Final Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program

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CANNABIS LAND USE ORDINANCE AND LICENSING PROGRAM FINAL ENVIRONMENTAL IMPACT REPORT

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ES-1 Introduction

The purpose of the Executive Summary and impact summary table is to provide the reader with a brief overview of the Cannabis Land Use Ordinance and Licensing Program (Project) proposed by the County of Santa Barbara (County). The County Planning and Development Department, as lead agency under the California Environmental Quality Act (CEQA), has prepared this Environmental Impact Report (EIR) in accordance with CEQA, Public Resources Code (PRC) Sections 21000 et seq., the State of California CEQA Guidelines, California Code of Regulations (CCR), and Title 14, Sections 15000 et seq. to address the potential environmental impacts of the Project.

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

This EIR is considered a Program EIR, and due to the expansive nature of the Project and programmatic implementation, is characterized and examined as a Program EIR prepared pursuant to §15168 of the State CEQA Guidelines. As a Program EIR, the level of detail included in the project description and methodology for impact analysis is relatively more general than a project-level EIR, as individual cannabis activity site-level details are not available for prospective license applications or would be considered too speculative for evaluation. This approach allows the County Board of Supervisors to consider broad implications and impacts associated with the Project while not requiring a detailed evaluation of individual properties. Methods to analyze the Project's environmental effects consider cumulative cannabis activity (e.g., cultivation, distribution, manufacturing, processing, retail operations, testing, etc.) or site development under the Project, or a reasonable buildout scenario for a particular resource area (see also, Section 3.0, *Introduction and Approach to Analysis*). This EIR may be incorporated by reference in subsequent CEQA review documents to describe regional influences, secondary effects, cumulative impacts, and other broad factors that apply to the Project as a whole.

ES-2 Project Overview

The County of Santa Barbara (County) seeks to adopt the Cannabis Land Use Ordinance and Licensing Program (Project) to license and regulate commercial cannabis businesses consistent with required State of California licensing regulations. In September of 2015, the state approved Medical Marijuana Regulation and Safety Act (MMRSA), which established California's first statewide regulatory system for medical cannabis businesses. In November 2016, California voters approved Proposition 64 for the Adult Use of Marijuana Act (AUMA), which legalized the personal (non-medical) use and cultivation of cannabis for adults 21 years or older. In June 2017, the California Legislature passed Senate Bill 94 for the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), which

effectively combines MMRSA and with AUMA to create a hybrid regulatory structure to address both medical and recreational cannabis activities under the state's pending licensing program.

Current County regulations address medical cannabis cultivation only for personal use and limited commercial, medicinal activity. Article X, *Medical Marijuana Regulations* of the County Code entirely prohibits cultivation and/or processing of cannabis with only two exceptions: (1) cultivation may occur for personal medical use, and (2) medical cannabis cultivators operating legally under California state law as of January 19, 2016, are considered legal nonconforming uses. Existing County zoning ordinances state that medical marijuana dispensaries are not allowed in any zone district in the unincorporated areas of the County.

The Project would be compliant with MAUCRSA with appropriate regulations to safeguard the public health, safety, and general welfare. The Project would also provide County-specific regulations addressing cannabis licensing activities in the unincorporated portions of the County while providing standards to address neighborhood compatibility concerns, adequacy of services and utilities, and protection of natural resources. The Project involves new regulations governing commercial cannabis activities including cultivation and processing, product manufacturing, distribution, testing, and retail in the unincorporated areas of the County. The Project does not address personal use cannabis activities, given that state law has decriminalized the personal (non-medical) use of cannabis; this decision does not preempt federal prohibition of the use or possession of cannabis, and does not prevent federal law enforcement officers from enforcing federal law.

ES-3 Summary of Project Objectives

The California Environmental Quality Act (CEQA) Guidelines require that the EIR project description include a statement of objectives sought by the Project. The primary objectives of the Project are to:

1. Develop a robust and economically viable legal cannabis industry to ensure production and availability of high quality cannabis products to help meet local demands, and, as a public benefit, improve the County's tax base;

2. Provide opportunities for legal commercial cannabis cultivation, testing, packaging, transportation, distribution, manufacturing, and retail sale in appropriate unincorporated areas of the County, consistent with state law and County regulations;

3. Develop a new regulatory program allowing for the orderly development and oversight of commercial cannabis activities and businesses, consistent with state law and existing agricultural industry practices, standards, and regulations;

4. Encourage commercial cannabis businesses to operate legally and secure a license to operate in full compliance with County and state regulations, maximizing the proportion of licensed activities and minimizing unlicensed activities;

5. Provide an efficient, clear, and streamlined commercial cannabis licensing and permit process and attainable regulations and standards to facilitate participation by commercial cannabis business in the unincorporated areas of the County;

6. Minimize adverse effects of commercial cannabis activities on the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources;

7. Promote energy and resource efficiency in all cannabis activities, consistent with existing agricultural and other industry practices, standards, and regulations;
8. Establish land use requirements for commercial cannabis activities to minimize the risks associated with criminal activity, degradation of visual resources and neighborhood character, groundwater basin overdraft, obnoxious odors, noise nuisances, hazardous materials, and fire hazards;
9. Develop a regulatory program that protects the public health, safety, and welfare through effective enforcement controls (i.e., ensuring adequate law enforcement and fire protection services) for cannabis activities in compliance with state law, to protect neighborhood character and minimize potential negative effects on people, communities, and other components of the environment; and
10. Limit potential for adverse impacts on children and sensitive populations by ensuring compatibility of commercial cannabis activities with surrounding existing land uses, including residential neighborhoods, agricultural operations, youth facilities, recreational amenities, and educational institutions.

ES-4 Scope of the Environmental Impact Report

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

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas (GHG) Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Public Safety
- Hydrology and Water Resources
- Land Use and Planning
- Noise
- Public Services
- Transportation and Circulation
- Utilities and Energy Conservation

- Population, Employment, and Housing

(See Section 3.0, *Environmental Impact Analysis*.)

This EIR addresses the issues referenced above and identifies potential environmental impacts associated with the Project, in accordance with the provisions of the State CEQA Guidelines. The EIR recommends feasible mitigation measures where necessary that would reduce or eliminate adverse environmental effects. In accordance with State CEQA Guidelines Section 15128 (Effects Not Found to Be Significant), environmental impacts related to Mineral Resources and Recreation would be insignificant and, therefore, are not fully discussed in this EIR. (See Chapter 5, *Other CEQA Considerations* of this EIR.)

Consistent with the State CEQA Guidelines [Section 15126.6(d)], this EIR assesses a reasonable range of alternatives to the Project, including alternatives that could feasibly attain most of the basic objectives while avoiding or substantially lessening one or more of the significant effects of the proposed Project. See Section 4.0, *Alternatives*.

This EIR examines potential direct, indirect, secondary, and cumulative impacts of the Project. These impacts were determined through a rigorous process mandated by CEQA in which existing conditions are compared and contrasted with conditions that would exist once the Project is implemented. The significance of each identified impact was determined using either CEQA thresholds informed by local thresholds of significance. The following categories are used for classifying Project-related impacts.

- **Class I - Significant Unavoidable Adverse Impacts**: Significant impacts that cannot be feasibly mitigated or avoided. No measures could be taken to avoid or reduce these adverse effects to achieve insignificant or negligible levels. Even after application of feasible mitigation measures, the residual impact would be significant. If the Project is approved with significant and unavoidable impacts, decision-makers are required to adopt a Statement of Overriding Considerations pursuant to CEQA Section 15093 explaining why benefits of the Project outweigh the potential damage caused by these significant unavoidable impacts.

- **Class II – Significant but Mitigable Adverse Impacts**: Such impacts can be reduced to a less than significant level with feasible mitigation, which can include incorporating changes to the Project. If the proposed Project is approved with significant but mitigable impacts, decision-makers are required to make findings pursuant to CEQA Section 15091, stating that impacts have been mitigated to the maximum extent feasible and the residual impact would not be significant.

- **Class III – Adverse but Insignificant Impacts:** These adverse but less than significant impacts do not require mitigation, nor do they require findings be made. Mitigation measures may be recommended to further reduce environmental effects and/or improve consistency with policies in the Santa Barbara County General Plan and regulations of the SCCC.

- **Class IV – Beneficial Impacts**: Effects that are beneficial to the environment.

For each significant impact identified, mitigation to reduce impacts to less than significant levels are identified. In those instances where mitigation measures cannot reduce such impacts to less than significant levels, the impacts are identified as *significant and unavoidable*.

The EIR also presents alternatives to the Project, which include the No Project Alternative, Alternative 1 - Exclusion of Cannabis Activities from the AG-I Zone District Alternative, Alternative 2- Preclusion of Cannabis Activities from Williamson Act Land Alternative, and Alternative 3 - Reduced Registrants

Alternative, with a comparative assessment of impacts that would be associated with the implementation of each compared to the Project.

ES-5 Notice of Preparation

The County issued an NOP on July 12, 2017, to request comments on the scope of the EIR. The NOP was published online at http://longrange.sbcountyplanning.org/programs/cannabis/cannabis.php and circulated to relevant agencies, community organizations, and interested individuals in the County. The NOP was also posted in the Santa Barbara County Clerk's office for 30 days and sent to the State Clearinghouse at the Governor's Office of Planning and Research to solicit statewide agency participation in determining the scope of the EIR. Two public scoping workshop meetings were held separately on Wednesday, July 26, 2017, in Santa Barbara and on Thursday, July 27, 2017, in Santa Maria. A 30-day public comments period closed on August 11, 2017. Appendix A contains the NOP and comments and input received during the review period which was considered in preparing the scope of this EIR (CEQA Guidelines Section 15082).

ES-6 Notice of Completion

In accordance with Section 15085 of the state CEQA Guidelines, the Notice of Completion (NOC) was prepared and distributed to responsible and affected agencies and other interested parties for a 45-day public review along with the Draft EIR. The public review period for the NOC and Draft EIR began on October 2, 2017, and ended on November 16, 2017. The NOC was also posted in the Santa Barbara County Clerk's office and sent to the State Clearinghouse at the Governor's Office of Planning and Research to solicit statewide agency review and comment of the Draft EIR.

ES-7 Summary of Project Impacts

The significance of each impact resulting from implementation of the Project has been determined according to CEQA thresholds and local standards. Table ES-1 presents a summary of the impacts, mitigation measures, and residual impacts from implementation of the Project.

Based on the analysis presented in this EIR, implementation of the proposed Project would create significant and unavoidable direct or indirect impacts to agricultural resources, air quality and greenhouse gases, noise, and transportation. The Project could result in the loss of prime soils due to the allowable installation of greenhouses and similar agricultural structures for agricultural uses. Though site by site development may not result in significant loss of soils, the cumulative effect of all potential agricultural development pursuant to the Project may result in a significant amount of prime soil loss. Despite the use of mitigation to minimize the potential for siting new development on prime farmland, impacts would remain *significant and unavoidable*. While permit review of each cannabis operation would help to ensure proposed sites are designed, constructed, and operated to minimize air pollution consistent with the County General Plan and County Code, cannabis activities may occur throughout eligible areas of the County and involve generation of emissions from increased vehicle trips that may exceed thresholds and degrade regional air quality, with nominal additional emissions from ongoing stationary operations. Despite implementation of mitigation to reduce site by site transportation trips and associated air quality impacts, these impacts would remain *significant and*

unavoidable. Additionally, although the scent of cannabis plants can produce a variety of odors, especially during the flowering phase, which is often considered and perceived by some individuals as objectionable or offensive. Despite mitigation implementation, this nuisance may not be entirely removed and this impact would remain *significant and unavoidable*. With implementation of the Project, future long-term increases in roadway noise and congestion could result in impacts to sensitive receptors. Despite implementation of mitigation to reduce site by site transportation trips, impacts would remain *significant and unavoidable*. Lastly, the Project would increase traffic volumes such that new traffic would reasonably be dispersed to intersections located outside of the County's jurisdiction (i.e., Caltrans facilities), which currently and are projected to operate at or near deficient levels of service (LOS); therefore, the Project may contribute towards an exceedance in LOS or exacerbate existing deficient LOS. Also associated with traffic, the Project has the potential to create or exacerbate hazardous road conditions from the generation of traffic along roadways, which can be lightly maintained, be narrow, support use by larger, slower moving vehicles, have poor line-of-sight, have obstructed emergency access, and/or experience other potentially hazardous conditions such that impacts would be *significant and unavoidable*, despite implementation of mitigation measures.

Further, this EIR programmatically analyzes the impacts of the Project associated with unregulated and unlicensed cannabis activities in the County. These impacts may create significant and unavoidable impacts to all resource areas, as analyzed in Chapter 5, *Other CEQA Considerations,* except for aesthetics and visual resources, which would have less than significant secondary impacts. This is because it is not possible for the County to completely eradicate all unregulated cannabis activity. These illegal activities would not necessarily adhere to existing County regulators and/or mitigation measures in this EIR, and could therefore cause significant adverse impacts due to practices such as not following grading restrictions and causing erosion, using chemicals hazardous to biological resources, diverting streams and causing water supply and quality issues, and using diesel generators that contribute to air pollution and GHGs. This EIR notes that it is not possible to bring all unregulated cannabis activity into compliance with the Project, and these impacts remain *significant and unavoidable*.

The reasons why the Project is being proposed, notwithstanding the significant impacts, are related to the Program objectives stated above in ES-3, *Summary of Project Objectives* and in Section 2.3.2, *Project Objectives*. As indicated, the Project is being proposed to regulate cannabis cultivation, manufacturing, distribution, testing, and sale of cannabis products within the County in a manner consistent with state law, and encourages cultivators and manufacturers to operate legally and secure a license to operate in full compliance with County regulations, meet the local demand of cannabis products, improve the County's tax base, and prevent impacts of cannabis activities on children, sensitive populations, the natural environment, and public health and safety.

ES-8 Summary of Cumulative Impacts

"Cumulative Impacts," (CEQA Guidelines Section 15130) describes impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects. For each significant adverse impact identified, mitigation measures are presented where feasible to reduce the impacts to acceptable levels. Cumulative impacts were determined to be *less than significant* for aesthetic and visual resources; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use; public services; utilities and energy conservation; and population, employment, and housing. Cumulative impacts were determined to be considerable

and *therefore significant and unavoidable* on agricultural soil resources, air quality operational effects, noise, and cumulative traffic impacts. (See Section 3.3, *Air Quality,* Section 3.13, *Transportation and Circulation,* and Section 3.15, *Other CEQA Issues*).

ES-9 Environmentally Superior Alternative

In addition to the Project scenario addressed within the main analysis in Section 3.0 of this EIR, alternatives selected for analysis include:

- No Project Alternative
- Alternative 1 — Exclusion of Cannabis Activities from the AG-I Zone District Alternative
- Alternative 2 — Preclusion of Cannabis Activities from Williamson Act Land Alternative
- Alternative 3 — Reduced Registrants Alternative

Each alternative analyzed in Chapter 4, *Alternatives* was evaluated based on significance criteria, location, extent and magnitude of impacts, potential benefits, and relative impacts in comparison to other alternatives. The alternative with the fewest adverse impacts is thereby considered the Environmentally Superior Alternative.

The Project and Alternatives 1 and Alternative 2 would result in significant and unavoidable impacts to agricultural resources, air quality, noise, and transportation and circulation, and only Alternative 3 would reduce impacts to agricultural resources to a less than significant level. The Project, Alternative 1, Alternative 2, and Alternative 3 all contain fewer significant impacts than the No Project Alternative. As such, the No Project Alternative is eliminated from consideration for the Environmentally Superior Alternative. Compared to the Project, Alternative 1 would generally lessen impacts within the urbanized areas of the County and reduce land use compatibility impacts, though it could create more impacts associated with rural development. However, compared to the Project, Alternative 2 could create more impacts associated with land use compatibility by increasing cannabis activities within urbanized areas, and reducing impacts of potential development on rural agricultural lands. Compared to the project, Alternative 3 would generally result in less severe impacts due to the limited extent of cannabis development and the number of licenses issued by the County while reducing the severity of impacts to agricultural resources.

Based on the information in this EIR, Alternative 3 is identified as the Environmentally Superior Alternative. While Alternative 3 would not meet many of the key objectives of the Project, this alternative would give the County the limited flexibility and opportunity to bring cannabis operations into compliance with the SBCC and the County Comprehensive Plan while minimizing adverse effects to the environment. With implementation of mitigation measures, the Reduced Registrants Alternative provides a balance between meeting Project objectives, including quality of life concerns, and addressing environmental impacts and allowing for limited amounts of growth in the local cannabis industry. However, implementation of Alternative 3, due to its restrictions on development and limitations to eligible areas for cannabis activities, could introduce barriers to participation in the Project and increase unlicensed, unmonitored actions, which are consistently the more severe and environmentally damaging significant and unavoidable impacts identified by the analysis, as found within the No Project Alternative. Additionally, although restrictions could drive some growers into conducting illegal cultivation operations in areas such as the Los Padres National Forest, places with dense vegetation, or are readily concealed, the existing industry in the County is primarily that of

major agricultural operations (including use of hoop structures and greenhouses). These types of operations are unlikely to relocate to illegal areas or within more rural, removed areas. Instead, it is anticipated that these operations which cannot obtain licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Given that unregulated cannabis activities currently exist and are likely to continue to exist within the County, secondary impacts, with the exception of aesthetics and visual resources, are considered to result in significant and unavoidable effects on the human and natural environment due to the difficulty of effectively enforcing and regulating such unlicensed operations. Due to the potential for operators to continue to engage in such activities within the County and be precluded from the licensing program, either due to costs of licensing, associated costs of development, or other reasons, significant and unavoidable impacts are considered to continue to occur, regardless of the Project scenario.

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

Impact	Mitigation Measure	Residual Significance
Aesthetics and Visual Resources		
Impact AV-1. Cannabis cultivation could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.	MM AV-1. Screening Requirements	Less than significant with mitigation (Class II)
Impact AV-2. Cannabis manufacturing, testing, retail, and distribution could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.	None required	Less than significant (Class III)
Impact AV-1. Cannabis cultivation could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.	MM AV-1. Screening Requirements	Less than significant with mitigation (Class II)
Agricultural Resources		
Impact AG-1. Proposed land uses under the proposed Project are potentially incompatible with existing zoning for agricultural uses and Williamson Act contracts.	MM AG-1. Cannabis Cultivation Prerequisite to Ancillary Use Licenses	Less than significant with mitigation (Class II)
Impact AG-2. Cumulative cannabis-related development would potentially result in the loss of prime agricultural soils. However, the Project would not result in conversion to non-agricultural use or impair agricultural land productivity (whether prime or non-prime).	MM AG-2. New Structure Avoidance of Prime Soils	Significant and unavoidable (Class I)
Cumulative Impacts	None required	Significant and unavoidable (Class I)
Air Quality and Greenhouse Gas Emissions		
Impact AQ-1. Cannabis activities under the Project could be potentially inconsistent with the Clean Air Plan and County Land Use Element Air Quality Supplement.	No mitigation feasible	Significant and unavoidable (Class I)
Impact AQ-2. Construction-generated emissions from cannabis activities under the Project could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.	No mitigation required	Less than significant (Class III)
Impact AQ-3. Emissions from operations of cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net	MM AQ-3: Cannabis Site Transportation Demand Management	Significant and unavoidable (Class I)

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

Impact	Mitigation Measure	Residual Significance
increase of a criteria pollutant for which the County is in nonattainment.		
Impact AQ-4. Cannabis activities under the Project could be potentially inconsistent with the Energy and Climate Action Plan.	MM UE-2a. Energy Conservation Best Management Practices MM UE-2b. Participation in a Renewable Energy Choice Program MM UE-2c. Plan Review by the County Green Building Committee	Significant and unavoidable (Class I)
Impact AQ-5. Cannabis activities under the Project could potentially expose sensitive receptors to objectionable odors affecting a substantial number of people.	MM AQ-5. Odor Abatement Plan	Significant and unavoidable (Class I)
Cumulative Impacts	No mitigation required	Significant and unavoidable (Class I)
Biological Resources		
Impact BIO-1. Cannabis activities could have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	MM BIO-1a. Tree Protection Plan MM BIO-1b. Habitat Protection Plan MM HWR-1a. Cannabis Waste Discharge Requirements Draft General Order (see Section 3.8, *Hydrology and Water Resources*)	Less than significant with mitigation (Class II)
Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.	MM BIO-1a. Tree Protection Plan MM BIO-1b. Habitat Protection Plan	Less than significant with mitigation (Class II)
Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.	MM BIO-1b. Habitat Protection Plan MM BIO-3. Wildlife Movement Plan	Less than significant with mitigation (Class II)
Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	MM BIO-1a. Tree Protection Plan MM BIO-1b. Habitat Protection Plan	Less than significant with mitigation (Class II)
Cumulative Impacts	Mitigations above are required	Less than significant with mitigation (Class II)

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

Impact	Mitigation Measure	Residual Significance
Cultural Resources		
Impact CR-1. Cannabis activities that occur in or near previously unevaluated historic properties could potentially cause physical demolition, destruction, relocation, or alteration of historical resources.	MM CR-1 (County Standard Mitigation Measure [CSMM] CulRes-10). Preservation	Less than significant with mitigation (Class II)
Impact CR-2. Cannabis activities could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources, tribal cultural resources, human remains, or paleontological resources.	MM CR-2. Archaeological and Paleontological Surveys	Less than significant with mitigation (Class II)
Cumulative Impacts	No mitigation required	Less than significant (Class III)
Geology and Soils		
Impact GEO-1. Cannabis cultivation under the Project could have adverse effects due to exposure to unstable earth conditions, such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.	None required	Less than significant (Class III)
Impact GEO-2. Cannabis product manufacturing, testing, retail, and distribution could have adverse effects due to exposure to unstable earth conditions such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.	None required	Less than significant (Class III)
Cumulative Impacts	None required	Less than significant (Class III)
Hazards and Hazardous Materials		
Impact HAZ-1. Potential adverse impacts could result from prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities.	No mitigation required	Less than significant (Class III)
Impact HAZ-2. Potential adverse impacts could result from former oil or gas pipelines or well facilities on lands subject to cannabis activities.	No mitigation required	Less than significant (Class III)
Impact HAZ-3. Potential adverse impacts could result from use, storage, or distribution of hazardous or toxic materials for cannabis activities.	MM HAZ-3. *Volatile Manufacturing Employee Training Plan*	Less than significant with mitigation (Class II)
Impact HAZ-4. Potential adverse impacts could result from cannabis activities that may be located within high fire hazard areas, exposing people or structures to significant risks involving wildland fires.	No mitigation required	Less than significant (Class III)
Cumulative Impacts	No mitigation required	Less than significant (Class III)

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

Impact	Mitigation Measure	Residual Significance
Hydrology and Water Quality Impacts		
Impact HWR-1. Cannabis cultivation could potentially have adverse effects on surface water quality.	MM HWR-1. Cannabis Waste Discharge Requirements General Order MM BIO-1b. Habitat Protection Plan	Less than significant with mitigation (Class II)
Impact HWR-2. Cannabis cultivation could potentially have adverse effects on groundwater quality.	MM HWR-1. Cannabis Waste Discharge Requirements General Order	Less than significant with mitigation (Class II)
Impact HWR-3. Cannabis cultivation could have adverse effects on groundwater supplies and groundwater recharge.	***Recommended*** MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities	Less than Significant (Class III)
Impact HWR-4. Cannabis cultivation could potentially have adverse effects on existing drainage patterns.	No mitigation required	Less than Significant (Class III)
Impact HWR-5. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on surface and groundwater quality, groundwater supplies, and groundwater recharge.	***Recommended*** MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities	Less than Significant (Class III)
Impact HWR-6. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on existing drainage patterns.	No mitigation required	Less than Significant (Class III)
Cumulative Impacts	No mitigation required	Less than significant (Class III)
Land Use Impacts		
Impact LU-1. Cannabis cultivation, manufacturing, testing, distribution, and retail would potentially conflict with an applicable land use plan, policy, or regulation.	MM LU-1. Public Lands Restriction	Less than Significant with Mitigation (Class II)
Impact LU-2. Cannabis cultivation, manufacturing, testing, distribution, and retail could result in adverse quality of life effects to existing communities due to increases in traffic, odors, noise, or other physical environmental impacts.	MM AQ-3. Cannabis Site Transportation Demand Management MM AQ-5. Odor Abatement Plan MM TRA-1. Payment of Transportation Impact Fees	Less than Significant with Mitigation (Class II)
Cumulative Impacts	No mitigation required	Less than significant (Class III)
Noise		
Impact NOI-1. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales would result in a	No mitigation required	Less than Significant (Class III)

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

Impact	Mitigation Measure	Residual Significance
short-term increase in noise from construction.		
Impact NOI-2. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would result in long-term increases in noise from traffic on vicinity roadways and from cultivation operations.	MM AQ-3. Cannabis Site Transportation Demand Management	Significant and Unavoidable (Class I)
Cumulative Impacts	No mitigation required	Significant and Unavoidable (Class I)
Public Services		
Impact PS-1. Cannabis cultivation would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.	No mitigation required	Less than Significant (Class III)
Impact PS-2. Cannabis testing, manufacturing, distribution, and retail would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.	No mitigation required	Less than Significant (Class III)
Cumulative Impacts	No mitigation required	Less than Significant (Class III)
Transportation and Traffic		
Impact TRA-1. Cannabis activities may result in increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system.	MM AQ-3. Cannabis Site Transportation Demand Management MM TRA-1. Payment of Transportation Impact Fees	Significant and unavoidable (Class I)
Impact TRA-2. Cannabis activity operations may result in adverse changes to the traffic safety environment.	MM AQ-3. Cannabis Site Transportation Demand Management MM TRA-1. Payment of Transportation Impact Fees	Significant and unavoidable (Class I)
Cumulative Impacts	No mitigation required	Significant and unavoidable (Class I)
Utilities and Energy Conservation		
Impact UE-1. Implementation of the Project and operation of licensed commercial cannabis sites throughout the County would result in additional new demand for utility services, supplies, and infrastructure.	No mitigation required	Less than Significant (Class III)
Impact UE-2. The Project may result in increased demand for new energy resources.	MM UE-2a. Energy Conservation Best Management Practices MM UE-2b. Participation in a Renewable Energy Choice Program	Less than Significant with Mitigation (Class II)

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

Impact	Mitigation Measure	Residual Significance
	MM UE-2c. Licensing by the County Green Building Committee	
Impact UE-3. The Project would be potentially inconsistent with existing energy standards and conservation policies.	No mitigation required	Less than Significant (Class III)
Cumulative Impacts	No mitigation required	Less than Significant (Class III)
Population, Employment, and Housing		
Impact PEH-1. The Project would potentially induce population growth countywide.	No mitigation required	Less than significant (Class III)
Cumulative Projects	No mitigation required	Less than significant (Class III)

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Acronyms and Abbreviations

µg/m^3	micrograms per cubic meter
°F	degrees Fahrenheit
A.D.	Anno Domini (referring to the years after the birth of Jesus Christ)
AADT	average annual daily traffic
AAQS	ambient air quality standards
AB	Assembly Bill
ABC	Alcoholic Beverage Control Act
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADT	average daily trips
AFY	acre-feet per yea
AG-I	Agricultural I zone
AG-II	Agricultural II zone
ALS	Advanced Life Support
ALUC	Airport Lane Use Commission
ALUP	Airport Land Use Plan
APAC	Agricultural Preserve Advisory Committee
APCD	Air Pollution Control District
AQAP	Air Quality Attainment Plan
AST	aboveground storage tanks
AUMA	Adult Use of Marijuana Act
AUMA	Adult Use of Marijuana Act
AVA	acre-feet per year
B.P.	before present
BAR	Board of Architectural Review
BAT	Best Available Technology Economically Achievable
BCT	Best Conventional Pollutant Control Technology
BGEPA	Bald and Golden Eagle Protection Act
BHO	Butane honey oil
BMP	Best Management Practice
Board	County Board of Supervisors
CA	Carpinteria Agricultural

CAA	Clean Air Act
CAAA	Clean Air Act Amendments
CAAQS	California ambient air quality standards
CAC	County Agricultural Commissioner
Cal/OSHA	California Occupational Safety and Health Administration
CalARP	California Accidental Release Prevention
CalEPA	California Environmental Protection Agency
CalFire	California Department of Forestry and Fire Protection
CAL-OSHA	California Division of Occupational Safety and Health
CalRecycle	California Department of Resources, Recycling and Recovery
Caltrans	California Department of Transportation
Cannabis Registry	Non-Personal Cannabis Cultivation and Related Operations Registry Program
CAP	Clean Air Plan
CARB	California Air Resources Board
CASGEM	California Statewide Groundwater Elevation Monitoring
CBAR	Central County BAR
CBC	County Building Code
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCE	Community Choice Energy
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife
CDOC	California Department of Conservation
CDP	Coastal Development Permit
CDPR	California Department of Parks and Recreation
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations

CGS	California Geological Survey
CH_4	methane
CHL	California Historic Landmark
CHP	California Highway Patrol
CLUP	Coastal Land Use Plan
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
COLT	City of Lompoc Transit
County	County of Santa Barbara
County Code	Santa Barbara County Code
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
CSA	Controlled Substances Act
CSD	Community Service Districts
CSMM	County Standard Mitigation Measure
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
C-V	Visitor Serving Commercial
CVC	Critical Viewshed Corridor
CVWD	Carpinteria Valley Water District
CWA	Clean Water Act
cy	cubic yard
CZO	Coastal Zoning Ordinance
dB	decibel
dBA	A-Weighted Sound Level
dBC	C-Weighted Sound Level
DHS	Department of Health Services
DOC	Department of Conservation
DOGGR	Division of Oil, Gas and Geothermal Resources

DPR	Department of Pesticide Regulation
DPS	distinct population segment
DTSC	Department of Toxic Substances Control
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
ECAP	Energy and Climate Action Plan
EDRN	Existing Developed Rural Neighborhoods
EHS	Environmental Health Services
EIR	Environmental Impact Report
ERM	Emission Reduction Measure
ERME	Environmental Resources Management Element
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
Fire Department	Santa Barbara County Fire Department
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Management Program
FR	Federal Register
FTA	Federal Transit Administration
FTE	Full Time Equivalent
General Permit	NPDES General Permit for Storm Water Discharges Associated with Construction Activity
GHG	greenhouse gas
GIS	geographic information system
GSA	groundwater sustainability agency
GSP	Groundwater Sustainability Plan
GWH	gigawatt hours
GWh/year	gigawatt per year
H_2O	water
H_2S	hydrogen sulfide
HC	Highway 101 Corridor
HCD	California Department of Housing and Community Development
HCFC	hydrochlorofluorocarbon

HFC	hydrofluorocarbon
HID	high-intensity discharge
HLAC	Historic Landmark Advisory Commission's
H-MON	Montecito Hillside
HPP	Habitat Protection Plan
HPS	high pressure sodium
HSC	Health & Safety Code
HSWA	Hazardous and Solid Waste Act
HTL	high tidal line
HVAC	heating, ventilation, and air conditioning
HWM	high-water mark
Hz	Hertz
IBC	International Building Code
ILRP	Irrigated Lands Regulatory Project
IPCC	Intergovernmental Panel on Climate Change
IRWM	Integrated Regional Water Management Program
IRWMP	Integrated Regional Water Management Plan
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
kHz	kilohertz
km	kilometer
kWh/year	kilowatt hour per year
LAF	sound level with "A" frequency weighting and fast-time weighting
LAMP	Local Agency Management Program
LBP	lead-based paints
LCP	Local Coastal Program
L_{dn}	Day-Night Noise Level
LED	light-emitting diode
L_{eq}	Equivalent Noise Level
L_{eq} [h]	hourly Equivalent Noise Level
L_{max}	Maximum sound level
L_{min}	Minimum noise level
LOS	Level of Service
LPG	liquefied petroleum gas

LPNF	Los Padres National Forest
LUDC	Land Use and Development Code
LUP	Land Use Permit
LUST	Leaking Underground Storage Tank
MAUCRSA	Medicinal and Adult-Use Cannabis Regulation and Safety Act
MBAR	Montecito BAR
MBTA	Migratory Bird Treaty Act
MCRSA	Medical Cannabis Regulation and Safety Act
mg/l	milligram per liter
mg/m^3	milligram per cubic meter
MGD	million gallons per day
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MLUDC	Montecito Land Use and Development Code
MMRP	Mitigation Monitoring and Reporting Program
MMRSA	Medical Marijuana Regulation and Safety Act
MS4	Municipal Separate Storm Sewer System
MT CO_2e/yr	metric tons of CO_2 equivalent per year
MTD	Santa Barbara Metropolitan Transit District
MU	Mixed Use
MW	mega-watts
N/A	Not Applicable
N_2O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NBAR	North County BAR
NCP	National Contingency Plan
NCTS	New Cuyama Transfer Station
NFPA	National Fire Protection Association
NHL	National Historic Landmark
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO_2	nitrogen dioxide
NOA	Notice of Availability
NOAA	National Oceanic and Atmospheric Administration

NOD	Notice of Determination
NOI	Notice of Intent
NOP	Notice of Preparation
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	ozone
OAEMP	Operational Area Emergency Management Plan
OAP	Odor Abatement Plan
OEHHA	Office of Environmental Health Hazard Assessment
OES	Santa Barbara County Office of Emergency Services
OHP	Office of Historic Preservation's
OHWM	ordinary high water mark
OPR	Office of Planning and Research
ORV	off-road recreation vehicles
OSHA	Occupational Safety and Health Administration
OWTS	Onsite Wastewater Treatment Systems
P&D	Planning and Development
Pb	lead
PCI	Pavement Condition Index
PFC	perfluorocarbons
PG&E	Pacific Gas & Electric Company
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PMS	Pavement Management Systems
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
ppt	parts per trillion
PRC	Public Resources Code
Project	Cannabis Land Use Ordinance and Licensing Program
PSD	Prevention of Significant Deterioration

PST	Pacific Standard Time
PV	photovoltaic
PWD	Public Works Department
RCRA	Resource Conservation and Recovery Act
RH	relative humidity
RHNA	Regional Housing Needs Allocation
ROC	reactive organic compound
ROG	reactive organic gas
RRC	Regional Renewable Choice
RRWMD	Resource Recycling & Waste Management Division
RTP	Regional Transportation Plan
RWQCB	Central Coast Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SBAR	South County Bar
SBCAG	Santa Barbara County Association of Governments
SBCAPCD	Santa Barbara County Air Pollution Control District
SBCWA	Santa Barbara County Water Agency
SCCAB	South Central Coast Air Basin
SCE	Southern California Edison
SC-MC	Scenic Corridor – Mission Canyon
SCRTS	South Coast Recycling & Transfer Station
SCS	Sustainable Communities Strategy
sf	square feet
SF_6	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
Sheriff	Santa Barbara County Sheriff's Department
SHPO	State Historic Preservation Office
SIP	state implementation plan
SLAMS	State and Local Air Monitoring Station
SLORTA	San Luis Obispo Regional Transit Authority
SMAT	Santa Maria Area Transit
SMOOTH	Santa Maria Organization of Transportation Helpers
SO_2	sulfur dioxide

SOC	Statement of Overriding Considerations
SoCalGas	Southern California Gas Company
SPCC	spill prevention, control, and countermeasure
SR	State Route
SRA	State Responsibility Areas
SRRE	Source Reduction and Recycling Element
SWMP	Storm Water Management Program
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SYVRTS	Santa Ynez Valley Recycling & Transfer Station
SYVT	Santa Ynez Valley Transit
TAC	toxic air contaminants
TC	Transportation Corridor
TDM	transportation demand management
THC	tetrahydrocannabinol
TMDL	Total Maximum Daily Load
tpd	tons per day
TPP	Tree Protection Plan
Training Plan	Volatile Manufacturing Employee Training Plan
U.S.	United States
U.S. Census	United State Census Bureau
UCSB	University of California, Santa Barbara
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
USACE	United States Army Corps of Engineers
USAR	Urban Search and Rescue
USC	U.S. Code
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UV-B	ultraviolet rays (harmful)
VAFB	Vandenberg Air Force Base
VC	View Corridor

VCTC	Ventura County Transportation Commission
VHFHSZ	Very High Fire Hazard Severity Zones
VMT	Vehicle Miles of Travel
VOC	volatile organic compound
VTS	Ventucopa Transfer Station
WDR	Waste Discharge Requirements
Williamson Act	Land Conservation Act
WWTP	wastewater treatment plant

Chapter 1
Introduction

1.1 Project Overview

The County of Santa Barbara (County) seeks to adopt the Cannabis Land Use Ordinance and Licensing Program (Project) to license and regulate cannabis businesses consistent with required State of California licensing regulations. In September of 2015, the state approved Medical Marijuana Regulation and Safety Act (MMRSA), which established California's first statewide regulatory system for medical cannabis businesses. In November 2016, California voters approved Proposition 64 for the Adult Use of Marijuana Act (AUMA), which legalized the personal (non-medical) use and cultivation of cannabis for adults 21 years or older. In June 2017, the California Legislature passed Senate Bill 94 for the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), which effectively combines MMRSA and with AUMA to create a hybrid regulatory structure to address both medical and recreational cannabis activities under the state's pending licensing program.

Current County regulations address medical cannabis cultivation only for personal use and limited commercial, medicinal activity. Article X, *Medical Marijuana Regulations* of the County Code entirely prohibits cultivation and/or processing of cannabis with only two exceptions: (1) cultivation may occur for personal medical use, and (2) medical cannabis cultivators operating legally under California state law as of January 19, 2016, are considered legal nonconforming uses. Existing County zoning ordinances state that medical marijuana dispensaries are not allowed in any zone district in the unincorporated areas of the County. The background and regulatory setting for the Project, including the County's current regulations for cannabis activities and state and federal laws, are further described in Chapter 2, *Project Description*.

The Project would regulate cannabis activities within designated unincorporated portions of Santa Barbara County consistent with state law.

The Project includes regulations that specify how and where cannabis ~~activiites~~ activities may occur while also safeguarding public health, safety, and general welfare, consistent with MAUCRSA. These regulations would apply Countywide to restrict allowable cannabis activities to specific locations based on a range of criteria, including zoning, natural features, and communities (Figure 1-1). The Project would also provide County-specific regulations addressing cannabis licensing activities in the unincorporated portions of the County while providing standards to address neighborhood compatibility concerns, adequacy of services and utilities, and protection of natural resources. The proposed Project involves new regulations governing cannabis activities, including cultivation and processing, cannabis product manufacturing, distribution, testing, and retail in the unincorporated areas of the County. The Project does not address personal use (non-medical) cannabis activities, given that state law has decriminalized the personal use of cannabis; this decision does not preempt federal prohibition of the use or possession of cannabis, and does not prevent federal law enforcement officers from enforcing federal law.

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Santa Barbara County
Existing Setting

FIGURE 1-1

Implementation of the Project would require amendments to the Santa Barbara County Land Use and Development Code, Santa Barbara County Montecito Land Use and Development Code, Santa Barbara County Coastal Zoning Ordinance of the Local Coastal Program (Article II), Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones, and Santa Barbara County Code to establish a local cannabis activities licensing program.

1.2 Purpose of the EIR and Legal Authority

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

Guidance for the process and contents for the preparation of an EIR are codified in the CEQA Statutes provided in California Public Resources Code (PRC) Section 21000 et seq. and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.). The County's 2010 revised *Guidelines for the Implementation of the California Environmental Quality Act of 1970* provide definitions, procedures, and forms to be used in the implementation of CEQA and to supplement the State CEQA Guidelines for specific operations of the County (County of Santa Barbara 2010). The purpose of these local guidelines is to help the County accomplish the following basic objectives of CEQA:

- To enhance and provide long-term protection of the environment.
- To provide information to governmental decision makers and the public regarding the potential significant environmental effects of a proposed project.
- To identify ways that environmental damage can be avoided or significantly reduced.
- To prevent significant avoidable environmental damage through utilization of feasible project alternatives or mitigation measures.
- To disclose and demonstrate to the public the reasons why a governmental agency approved a project in the manner chosen.

The County's 2008 *Environmental Thresholds and Guidelines Manual*, revised in 2015, assists the public, applicants, environmental consulting firms, and County decision makers in understanding the use and application of various environmental impact thresholds as they relate to project proposals (County of Santa Barbara 2015). The thresholds of significance in the manual are intended to supplement provisions in the State CEQA Guidelines for determination of significant environmental effects, including Sections 15064, 15065, 15382, and Appendix G. This EIR applies the County's thresholds of significance where applicable, which are described in each environmental resource analysis section set forth in Chapter 3 of this EIR.

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

This EIR is based on the existing environmental conditions and regulatory setting of the County, accounting for data collected as part of the County's 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (Cannabis Registry), public agency compliance and enforcement data, field surveys, stakeholder surveys and interviews, other local cannabis industry knowledge, and case studies. (Refer to Section 2.2.6, *Environmental Baseline Conditions,* for details.)

1.3 Program-Level EIR Analysis

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

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

- Site-specific details for all potential cannabis activities and their site-specific locations are not available at this time, and the type, location, and intensity of future cannabis activities ~~will continue~~ is reasonably expected to evolve;
- The proposed Program covers a defined geographic area with regional subareas with similar land use characteristics (as further discussed in Chapter 2, *Project Description*); and
- A program-level analysis provides the County with the opportunity to consider "broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts" (State CEQA Guidelines Section 15168(b)(4)).

As a Program EIR, the level of detail included in the project description and methodology for impact analysis is relatively more general than a Project-level EIR, as individual cannabis site-level details are not available for all current license applications as well as for an unknown number of future license applications occurring in the County, rendering some analyses too speculative for detailed evaluation. This approach allows the County Board of Supervisors to consider broad implications and impacts associated with the Project while not requiring a detailed evaluation of individual properties. Methods to analyze the Program's environmental effects consider cumulative cannabis cultivation and manufacturing site development under the Project, or a reasonable worst-case scenario for a resource area. (See Section 3.0, *Environmental Impact Analysis.*) This EIR may be incorporated by reference in subsequent CEQA review documents to describe regional influences, secondary effects, cumulative impacts, and other factors that apply to the Project as a whole.

In accordance with the State CEQA Guidelines Section 15168(c), if subsequent cannabis site development would have effects that were not examined in the EIR, further CEQA review would be required to determine site-specific impacts, determined on a case-by-case basis, and in accordance with the use permit or development plan process applicable to the subject site.

1.4 Scope of EIR Analysis

This EIR assesses the potential environmental impacts that could occur with implementation of the proposed Project. The EIR evaluates potentially significant environmental impacts including issues raised in public comments received in response to the Notice of Preparation (NOP) and at public workshops/hearings (See Appendix A). This scoping process determined that the EIR should analyze the following issues (See Section 3.0, *Environmental Impact Analysis*.):

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas (GHG) Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Public Safety
- Hydrology and Water Resources
- Land Use and Planning
- Noise
- Public Services
- Transportation and Circulation
- Public Utilities (Utilities and Energy Conservation)
- Population, Employment, and Housing

This EIR addresses the issues referenced above and identifies potential environmental impacts associated with the Project, in accordance with the provisions of the State CEQA Guidelines. The EIR recommends feasible mitigation measures where necessary that would reduce or eliminate adverse environmental effects. In accordance with State CEQA Guidelines Section 15128 (Effects Not Found to Be Significant), environmental impacts related to Mineral Resources and Recreation would be insignificant and, therefore, are not fully discussed in this EIR. (See Chapter 5, *Other CEQA Considerations* of this EIR.)

Consistent with the State CEQA Guidelines [Section 15126.6(d)], this EIR assesses a reasonable range of alternatives to the Project, including alternatives that could feasibly attain most of the basic objectives while avoiding or substantially lessening one or more of the significant effects of the proposed Program. See Section 4.0, *Alternatives*.

1.5 Agencies and Roles

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

Lead Agency	The County of Santa Barbara is the Lead Agency as it is the agency with principal responsibility for approving or carrying out the Project (CEQA Guidelines §15367). The County would issue cannabis licenses with assistance from departments that have roles associated with the Program, including the Planning and Development Department for land use permit, building permit, environmental permit and code enforcement functions.
Responsible Agencies	Additional agencies with approval authority over aspects of the Program include the California Coastal Commission (CCC) (CEQA Guidelines §15381).
Trustee Agencies	State agencies with general management authority over specified natural resources of the state when the resources may occur within the Project area, including the California Department of Fish and Wildlife (CDFW), California Department of Parks and Recreation (CDPR) (CEQA Guidelines §15386).
Other Interested Agencies	Additional agencies that may be interested in the Project and its impacts, though would have no authority over Project approval or adoption, may include the Santa Barbara County Air Pollution Control District (APCD), California Department of Food and Agriculture (CDFA), California Department of Forestry and Fire Protection (CalFire), Central Coast Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), the Native American Heritage Commission (NAHC), California Department of Transportation (Caltrans), California Department of Conservation (CDOC),and County School Districts, as listed in Section 3.11, *Public Services*.

1.6 Environmental Review Process

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

Notice of Preparation (NOP)/Public Scoping Hearing	The County issued an NOP on July 12, 2017, to request comments on the scope of the EIR. The NOP was published online at http://longrange.sbcountyplanning.org/programs/cannabis/cannabis.php and circulated to relevant agencies, community organizations, and interested individuals in the County. The NOP was also posted in the Santa Barbara County Clerk's office for 30 days and sent to the State Clearinghouse at the Governor's Office of Planning and Research to solicit statewide agency participation in determining the scope of the EIR. Two public scoping workshop meetings were held separately on Wednesday, July 26, 2017, in Santa Barbara and on Thursday, July 27, 2017, in Santa Maria. A 30-day public comments period closed on August 11, 2017. Appendix A contains the NOP and comments and input received during the review period which was considered in preparing the scope of this EIR (CEQA Guidelines Section 15082).

Draft EIR and Public Review Period	The County prepared and distributed a Notice of Availability (NOA) for the Draft EIR to relevant agencies and interested parties within the County on October 2, 2017. The NOA provides notice of a minimum 45-day public review and comment period for the Draft EIR, from October 2, 2017 to November 16, 2017, and the Draft EIR is made available on the County's website (http://longrange.sbcountyplanning.org/programs/cannabis/cannabis.php), at both the County Planning and Development Department locations, and at County libraries (CEQA Guidelines Section 15087).
Final EIR	The County prepares a Final EIR, which includes the Draft EIR with any necessary revisions, public comments received on the Draft EIR, a list of persons and entities who commented, and written responses to public comments submitted during the Draft EIR public review period. The Final EIR will be available to public agencies at least 10 days prior to the Project public hearing when the Montecito Planning Commission and County Planning Commission consider recommendations regarding the Final EIR, and the County Board of Supervisors considers certifying the Final EIR. The Final EIR will be available for public review on the County's website (http://longrange.sbcountyplanning.org/programs/cannabis/cannabis.php), at both the County Planning and Development Department locations, and at County libraries (CEQA Guidelines Section 15089).
EIR Certification, Project Decision, Findings and Statement of Overriding Considerations	The County certifies that the Final EIR is completed in compliance with CEQA. According to PRC Section 21081, when the EIR identifies significant environmental impacts that may result from a project, the lead agency's decision-making body must make specific findings before approving the project and adopt a Statement of Overriding Considerations (SOC). The SOC must provide specific reasons in writing why the decision makers have determined that the benefits of the proposed project make its unavoidable adverse environmental impacts acceptable (CEQA Guidelines Section 15091 - 15093).
Mitigation Monitoring and Reporting Program (MMRP)	The County adopts a MMRP for mitigation measures that are part of Project approval (CEQA Guidelines Section 15097).
Notice of Determination (NOD)	The County files a NOD with the State Clearinghouse within five working days of the agency action to approve the Project (CEQA Guidelines Section 15094).

1.7 Areas of Known Public Controversy

CEQA requires that an EIR identify areas of controversy known to the Lead Agency, including issues that the Lead Agency and/or the public raise (CEQA Guidelines Section 15123). Based on County public hearings, meetings with interested parties, and the NOP scoping meetings, as well as public letters received on the NOP (Appendix A), the following environmental issues are known to be of concern and may be controversial. Each issue is further discussed in this EIR.

- Objectionable odors;
- Zoning restrictions for cannabis activities;
- Compatibility issues with surrounding agricultural land uses;
- Compatibility issues with nearby residential communities;
- Compatibility issues with nearby public services;

- Criminal activity;
- Loss of sensitive biological habitat;
- Degradation of the environment;
- Aesthetics and views;
- Hydrology and water quality, including surface and groundwater sources;
- Water demand and supply;
- Fire hazards;
- Public services demand; and
- Cumulative impacts, such as changes in the character of communities and rural areas.

1.8 EIR Contents and Document Organization

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

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

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

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

Chapter 2, Project Description (Section 15124), describes the project location, project details, and the objectives of the Project.

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

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

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

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

Chapter 7, Mitigation Monitoring and Reporting Program (MMRP) (Section 15091), provides a program for reporting on or monitoring the changes and measures that are either required as part of the Program's adoption or made as conditions of approval to avoid or substantially lessen significant environmental effects.

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

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Chapter 2
Project Description

2.1 Introduction and Overview

The County of Santa Barbara (County) is proposing a Cannabis Land Use Ordinance and Licensing Program (Project). Consistent with state law, the proposed Project would regulate commercial cannabis activities within unincorporated areas of the County. The Project is intended to balance the diverse demands for cannabis products with the public health, safety, and welfare of the community through the enactment of strong and effective regulatory and enforcement controls. The Project would regulate how, where, and how much cannabis and cannabis products may be commercially cultivated, processed, manufactured, tested, distributed, and sold to provide a reliable and high quality supply. The Project would also protect the environment, neighborhood character, and quality of life for people and communities within the County through the establishment of appropriate land use requirements, agricultural industry support, and an improved tax base.

The proposed Project identifies allowable uses and suitable zones for cannabis-related activities, while prescribing standards to balance the benefits of a robust industry with related community, environmental resource, and public service concerns.

The Project would involve: amendments to the Santa Barbara County Code (County Code) to establish a new licensing program for cannabis activities; amendments to the County Land Use and Development Code (LUDC), the Montecito Land Use and Development Code (MLUDC), and the County Coastal Zoning Ordinance (CZO) to address cannabis activities; and other amendments to County documents and regulations to address specific aspects of cannabis activities (e.g., regulations regarding smoking in public spaces, and the compatibility of cannabis activities on lands subject to a Williamson Act contract). The Project would adopt new cannabis regulations to address allowed uses and permit requirements for the cultivation, processing, manufacturing, testing, distribution, and sale of medical and non-medical cannabis within the County. The Project may also allow for the possible adoption of amendments to the County Uniform Rules for Agricultural Preserves and Farmland Security Zones, to recognize cannabis cultivation as a compatible agricultural use.

The Program has four components for regulating commercial cannabis activities in the County:

- Amending the **LUDC, MLUDC,** and **CZO**
- Implement the **Licensing Program** through amendments in the **County Code** to track and oversee cannabis activities in the unincorporated areas of the County.
- Amending other regulations and policies of the County Code, to address specific aspects of cannabis activities.

The Board of Supervisors would designate one or more County departments to oversee the licensing of cannabis activities to comprehensively monitor and control commercial cannabis activities throughout the

County. Licensing would be subject to review and payment of fees to allow the County to regulate cannabis activities consistent with the standards of the Project.

Cannabis activities would be permitted uses subject to development standards and, in some cases, ~~will~~ would require discretionary review. For instance, cannabis cultivation would be permissible in agricultural and select commercial and industrial zones, consistent with recently adopted state laws, and manufacturing of cannabis would become permitted or conditionally permitted in many agricultural, commercial, and industrial zones. Within areas that would allow commercial cannabis activities, including cultivation and manufacturing, cannabis activities would be subject to several standards and limitations (e.g., setbacks from specified features and use prohibitions) based on the permit and license type issued.

The proposed Program would prohibit commercial cannabis cultivation in Resource Protection Zones, Residential Zones, and many Special Purpose Zones.

2.2 Existing Setting

2.2.1 Project Location

The Project would apply to the inland and coastal regions of the County. The County is located on the Pacific Coast of California, extending approximately 45 miles north from the south-facing coastal segment and approximately 65 miles inland from the west-facing coastline. The County has an approximate land area of 3,790 square miles (more than 2.4 million acres) with a population estimated at more than 446,000 residents in 2016 (U.S. Census Bureau 2017). The County includes 8 incorporated cities and 24 unincorporated communities, Vandenberg Air Force Base (VAFB), the Los Padres National Forest (LPNF), as well as the sovereign nation of the Santa Ynez Indian Reservation.

The Project would be applicable throughout the County and primarily confined to agricultural, commercial, and industrial lands. The cannabis industry would be regulated in a similar manner to the County's prevalent agricultural industry, with additional development standards and restrictions in line with adopted state and local regulations to maintain public safety and environmental protection. Photo Source: Ben Botkin

In addition, included in the County's jurisdiction are the three northernmost Channel Islands, San Miguel, Santa Rosa, and Santa Cruz, located to the south. The County is bounded to the east by Ventura County, the south and west by the Pacific Ocean, and to the north by San Luis Obispo County.

2.2.2 County Cannabis Regions

For planning purposes and to identify the unique characteristics of different areas of the County, five regions of the County have been identified and are used as the geographic basis for this Project[1]. The five regions offer generalized location similarities that are used to facilitate Project data and impact analysis within this EIR, and include the Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast regions. [2] (See Figure 2-1.)

Santa Maria Region

The Santa Maria Region is characterized by commercial agricultural lands overlying fertile alluvial plains which are fed by the Sisquoc and Santa Maria River. Photo Source: Amec Foster Wheeler.

The approximately 178,000-acre Santa Maria Region constitutes the northwestern-most portion of the County, extending from the Guadalupe Dunes along the Pacific Ocean approximately 25 miles inland to Tepusquet Canyon near the border of the LPNF. This region includes both the Santa Maria and Los Alamos valleys and intervening Solomon Hills. The area includes over 174,000 acres of agriculturally designated land, the incorporated cities of Santa Maria and Guadalupe, and the unincorporated communities of Casmalia, Orcutt, Garey, Sisquoc, and Tepusquet. The rural areas of this region contain predominately agricultural uses consisting of grazing lands, commercial-scale irrigated row crops and dryland farming, vineyards, and crops grown within greenhouses and hoop houses. Within the County, the Santa Maria Region constitutes the largest commercial agricultural region, producing the majority of the County's commercial agricultural crops (i.e., fruits, vegetables, and nuts) given this region's fertile alluvial plains, which are fed by sediments from the Cuyama and Sisquoc Rivers, which merge to become the Santa Maria River. Access to the region is primarily provided by Highway (Hwy) 101 from the County's southern regions and from the County of San Luis Obispo to the north, Hwy 166 from the Cachuma Valley to the east, and Hwy 135 which extends west from Los Alamos before merging with Hwy 1.

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

[2] The Program would apply only in the unincorporated areas of the County. Incorporated cities are noted for informational purposes only.

County Cannabis Regions Utilized for Project Analysis

FIGURE 2-1

Lompoc Region

The Lompoc Region is characterized by the fertile Lompoc Valley located along the Santa Ynez river, foothills, commercial wineries, and undeveloped coastal regions. Photo Source: Amec Foster Wheeler

The approximately 296,000-acre Lompoc Region constitutes the western-most portion of the County. The Lompoc Region is bounded by the Purisima, Santa Rita, Santa Rosa, and White Hills, as well as Point Sal State Beach and the Pacific Ocean to the west. This region consists of the incorporated city of Lompoc, and the unincorporated communities of Vandenberg Village and Mission Hills. In addition, a large portion of the Lompoc Region consists of the federally-owned VAFB, which is located along the region's western boundary adjacent to the Pacific Ocean. Land uses within the unincorporated areas of the region are mainly agriculturally-designated, and contain open spaces, vineyards, irrigated and non-irrigated agricultural fields, grazing lands, and ranchettes. Oak forest and chaparral vegetation make up the majority of rural landscapes in the region, with sandy beaches and coastal terraces characterizing the coastal areas in the southern and western areas of the region. Access through the region is primarily provided via State Route (SR) 246 and Hwy 1, while well-established arterials and collector roads service the communities surrounding the City of Lompoc.

Santa Ynez Region

The Santa Ynez Region is characterized by rural ranchettes, wineries and vineyards, and open pasture/grazing lands dominated by coastal oaks. Photo Source: Amec Foster Wheeler

The approximately 259,000-acre Santa Ynez Region constitutes the central portion of the County, encompassing the Santa Ynez Valley and bounded by the San Rafael Mountains and Manzana Creek to the north, Arroyo Burro and Oso Canyon Creeks to the east, the ridgeline of the Santa Ynez Mountains to the south, and the Lompoc Valley and Santa Maria Valley to the west. This region consists of LPNF lands to the south and northeast, the incorporated cities of Buellton and Solvang, and the unincorporated communities of Ballard, Los Alamos, Los Olivos, and Santa Ynez. Similar to the Lompoc Region, much of the Santa Ynez Region consists of agriculturally-designated land with vineyards, irrigation and non-irrigated row crops, grazing lands, and ranchettes. In the eastern portions of this region is Lake Cachuma, a County reservoir and its primary source of water supply. Surrounding Lake Cachuma are recreational and open lands. The Santa Ynez River, which

originates in the Santa Ynez Mountains in the east and runs to the Pacific Ocean through the Lompoc Region, transects this region. Hwy 101 provides access to this region from the north and south, Hwy 154 provides access to the South Coast Region to the southeast, and Hwy 246 connects the communities of Santa Ynez, Solvang, and Buellton, as well as the Lompoc Region to the west.

Cuyama Region

The approximately 747,000-acre Cuyama Region constitutes the largest area of the County and includes the northeast and eastern-most portion of the County. The federally-managed lands of the LPNF, which extend from the South Coast Region to the northernmost edge of the County along the Cuyama River and San Luis Obispo County line, occupy this region. The region contains the unincorporated communities of Cuyama and New Cuyama. This rural region predominantly supports agricultural and oil-related production and processing uses, with commercial, educational, industrial, recreational, and residential uses generally limited to the Cuyama and New Cuyama communities. LNPF and wilderness lands bound these uses. The Valley's inland location lends itself to dramatic seasonal temperature variations with freezing winters and hot, dry summers. Despite these weather conditions and the limited availability of groundwater, the alluvial plain of the Cuyama River successfully supports several irrigated and non-irrigated row crops including carrots, onions, garlic, pistachios, and grapes, and field crops, including small grains and alfalfa; and cattle grazing operations occupy the canyon bottoms and foothills of the Sierra Madre Mountains. Access to the region is limited to Hwy 166 from San Luis Obispo County in the north or Kern County to the northeast, which provides the primary transportation corridor through the region. Additionally, Hwy 33 provides access to the Cuyama Valley from Ventura County to the southeast. Outside of these transportation corridors, public roads are limited primarily to paved and unpaved agricultural and collector roads.

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

South Coast Region

The approximate 157,000-acre South Coast Region constitutes the southern-most portion of the County, extending along approximately 47 miles of coastline and up to 7.5 miles inland to the crest of the Santa Ynez Mountains.

The developed urban coastal areas and incorporated cities located between the foothills of the Santa Ynez Mountains and coastal bluffs of the Pacific Ocean, from Rincon Point to Point Conception, characterize the South Coast Region. Photo Source: Amec Foster Wheeler

The region is bounded to the east by Ventura County, to the north by the LPNF and crest of the Santa Ynez Mountain range, to the south by the Pacific Ocean, and to the west by the western-most Gaviota Coast at Point Conception. Included in this region are the incorporated cities of Santa Barbara, Goleta, and Carpinteria, and the unincorporated communities of Gaviota, Hope Ranch, Goleta Valley, Mission Canyon, Toro Canyon, Montecito, and Summerland. This region consists largely of developed urban areas along the coast from Goleta to Carpinteria, with extensive tracts of agricultural lands bordering these urban areas and more rural agricultural regions located along the Gaviota Coast and within the Santa Ynez Mountain foothills. The eastern-most portions of this region surrounding the City of Carpinteria support one of the largest and most concentrated agricultural greenhouse districts in the County. Hwy 101, which traverses the entire region from southeast to northwest, and Hwy 154, which provides access between Santa Barbara and the communities of the Santa Ynez Valley over the Santa Ynez Mountain Range, provide access throughout this region. Public road infrastructure within this region constitutes the most-densely concentrated and largest interconnected road network of the five regions. Included in this region are dozens of creeks and tributaries forming watersheds that drain from the crest of the Santa Ynez Mountain Range to the coast. In addition, the South Coast Region contains Gaviota State Park, Refugio State Beach, and El Capitan State Beach, as well as the University of California Santa Barbara (UCSB) campus and southern portions of the LPNF.

2.2.3 Regulatory Context

Summary of Existing Cannabis Regulations

The laws and regulations surrounding cannabis activities are complex and vary considerably among the federal, state, and local levels of government. The Federal Controlled Substances Act (CSA) of 1970 makes it a crime under federal law to manufacture, distribute or dispense, or possess cannabis. However, states and local jurisdictions can regulate cannabis if their laws do not positively conflict with the CSA. For example, the California voters' 1996 passage of Proposition 215 (The Compassionate Use Act) allowed use of medical cannabis statewide without threat of local or state criminal prosecution. Proposition 215 made it legal under state law for patients and their designated primary caregivers to possess and cultivate marijuana for their personal medical use given the recommendation or approval of a California-licensed physician. However, Proposition 215 did not permit commercial cultivation or manufacturing of cannabis products and expressly did not allow unlimited amounts of cannabis to be grown anywhere. In 2004, Senate Bill (SB) 420 broadened Proposition 215 by: further protecting patients and caregivers from state criminal prosecution for additional related activities, such as transporting medical cannabis; allowing patients to form medical cultivation "collectives" or "cooperatives" to grow cannabis for medical use; and establishing a voluntary state ID card system for county health departments to administer.

In 2015, the California Legislature passed the Medical Marijuana Regulation and Safety Act (MMRSA or MCRSA), establishing permitting for marijuana cultivation at the state level (with local approval). The law went into effect on January 1, 2016; however, the state estimates that the program will not be implemented until January 2018, when necessary agencies, information systems, and regulations to begin issuing state commercial cultivation licenses are in effect. In the interim, local governments may choose to adopt new ordinances to permit or license local businesses in preparation for state licensing. Under the MMRSA, facilities currently operating in accordance with state and local laws may continue to do so until their license applications are approved or denied.

- **CA Department of Consumer Affairs:** Responsible for licensing of transporters, distributors, dispensaries, and testing laboratories.
- **CA Department of Food and Agricultural (CalCannabis Division):** Responsible for licensing of cultivation and implementation of the Track-and-Trace System.
- **CA Department of Public Health:** Responsible for licensing of cannabis manufacturers.

On November 8, 2016, voters passed Proposition 64, commonly known as the Adult Use of Marijuana Act (AUMA), for non-medicinal cannabis activities. Subject to specified restrictions, Proposition 64 legalizes cannabis under state law for use by adults 21 or older, including the cultivation of cannabis for personal use. Proposition 64 also sets up a state licensing scheme for commercialization of non-medical marijuana and state licenses for a range of commercial cannabis activities to be issued by January 1, 2018. Proposition 64 imposes state taxes on sales and cultivation, provides for industry licensing and establishes standards for cannabis products. Proposition 64 allows local jurisdictions to regulate (including prohibit) and tax non-medical cannabis. Senate Bill 94, signed by Governor Brown on June 27, 2017, repealed MCRSA and merged its provisions with AUMA unifying medicinal and commercial cannabis administration now referred to as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA).

The following timeline summarizes the regulatory series of events which has occurred in the County of Santa Barbara associated with cannabis since 2010:

- In February 2010, the County Board of Supervisors adopted Ordinance No. 4739, An Interim Urgency Ordinance of the County of Santa Barbara on Establishing a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries. The moratorium was extended twice and was set to expire on December 6, 2011.
- In November 2011, the County Board of Supervisors adopted Ordinance No. 4806 amending Section 35, *Zoning*, of the County Code, which prohibited Medical Marijuana Dispensary storefronts similar to the moratorium that was in effect. This action also adopted Ordinance No. 4807 in the MLUDC and Ordinance No. 4808 in the CZO, prohibiting dispensaries in Montecito and the coastal zone.
- In September of 2015, California legislators passed the MMRSA, which established California's first statewide regulatory system for medical cannabis businesses.
- In response to the passage of MMRSA, in January 2016, the County Board of Supervisors adopted Ordinance No. 4954, adding a new Article X, titled "Medical Marijuana Regulations" to Section 35, *Zoning*, of the County Code, which prohibited the cultivation and delivery of medical cannabis, except for cultivation for personal medicinal use in accordance with MMRSA, the CSA, and Medical Marijuana Program Act. Article X of the County Code provided a limited exemption for medical cannabis cultivation as a "legal non-conforming use" for cultivation sites existing on January 19, 2016.
- In November 2016, California voters approved Proposition 64 for the AUMA, which legalized the personal (non-medical) use and cultivation of cannabis.
- In April 2017, the Santa Barbara County Board of Supervisors adopted Ordinance No. 4992, the Nonmedical Marijuana Interim Urgency Ordinance imposing a temporary moratorium on any activities that would require a state license under the recently passed AUMA, as well as the prohibition of industrial hemp, until County staff could develop a permanent ordinance to prohibit or regulate non-medical marijuana activities within the County. The moratorium was extended in May 2017 and is set to expire in March 2019.

- In June 2017, the California Legislature passed Senate Bill 94 for the Medicinal and Adult-Use Cannabis regulation and Safety Act (MAUCRSA), which effectively combines MMRSA with AUMA to create a hybrid regulatory structure to address both medical and recreational cannabis activities under the state's pending licensing program.

The state Right to Farm Act protects agricultural operations within the state.

While the state is setting up its commercial cannabis licensing program under the MAUCRSA, local governments can choose to adopt their own ordinances to permit or license local commercial cannabis cultivation. None of the above regulations limit the authority of a local governing body to adopt and enforce local ordinances regulating or completely prohibiting state-licensed cannabis operations. Moreover, local jurisdictions may regulate or ban all outdoor cultivation and may impose reasonable regulations on personal cultivation (Health and Safety Code section 11362.2(3)(b)).

Current Agricultural Context of Cannabis

The treatment of the cannabis plant as "agriculture" or an "agricultural product" within the County is partially contingent on adoption of the proposed Project. The following is an overview of state and locally-adopted regulations and policy decisions that have been made related to both agriculture and cannabis.

California Decisions and Protections for Agriculture

Under the California Land Conservation Act of 1965 (Williamson Act), a landowner commits a parcel to a 10-year "rolling" period wherein no conversion out of agricultural use is permitted except as provided in the Williamson Act. California Government Code Section 51238.1 allows a board or council to deem compatible any use for Williamson Act contract lands, provided that the use:

The Williamson Act preserves prime and non-prime agricultural lands from conversion to non-agricultural uses with reduced tax rates as an incentive.

- does not significantly compromise the long-term productive agricultural capability of the land;
- does not displace or impair current or reasonably foreseeable agricultural operations (though uses may be deemed compatible if they relate directly to the production of commercial agricultural products); and
- does not remove adjacent contracted land from agricultural or open space use.

Under both the Williamson Act and MMRSA, marijuana is considered to be an agricultural product, and as such, the California Department of Conservation (DOC) previously determined that no regulations provided under the Williamson Act may prohibit the cultivation of medical marijuana on lands enrolled in the Williamson Act (DOC 2016). Given the changes in recent cannabis regulations and passage of MAURCSA in June 2017, the DOC may further review the compatible use status of medical marijuana.

As the largest agriculture-producing state in the country, California passed the "Right to Farm Act" in 1981 to protect farmers from public nuisance concerns. The statute specifically states that it prevails over any contrary provision of a city or county ordinance or regulation, but allows cities and counties to require disclosures to be given to prospective home buyers that a dwelling is near an agricultural operation or agriculturally zoned land. While the law does not convey unlimited right to agricultural businesses to conduct operations in any desired manner, the Act provides that a farming activity cannot be a public nuisance if all the following factors are met (Nuisance General Principles 3482.5[a][1]):

The Department of Conservation determines compatible uses on lands under Williamson Act agricultural preserve contracts. A determination that cannabis cultivation is a compatible use would ensure contract compliance.

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

The California Department of Food and Agriculture (CDFA) CalCannabis ~~division~~ Division states that California defines medical and adult-use (recreational) cannabis as an agricultural product. However, this identification as an agricultural product at the state level does not extend to other areas of the law (California Department of Food and Agriculture 2017). For example, cannabis may not necessarily constitute an agricultural product with respect to local right to farm ordinances. For this determination, local regulating entities interpret how their local right to farm ordinance relates to cannabis cultivation.

The Department of Food and Agriculture states that both medical and recreational cannabis is an agricultural product, however does not specify if local right to farm ordinances apply to cannabis.

Santa Barbara County Decisions and Protections for Agriculture

Given the significance and history of agriculture within the County, much of the County's land use policies, regulations, and rules are focused around encouraging and protecting important farmland and agricultural resources within the County. Specifically, the County has adopted several regulatory policies and programs related to agricultural operations, which include the County's Right to Farm Ordinance (Ordinance No. 3778), *Uniform Rules for Agricultural Preserves and Farmland Security Zones*, Santa Barbara County Comprehensive Plan Agricultural Element, and numerous goals, policies, and development standards set forth in community plans.

The County of Santa Barbara has adopted a local Right to Farm Ordinance to support and encourage agricultural operations in the County.

Santa Barbara County adopted a local right to farm ordinance in 1989 (Santa Barbara County Code, Article V. Right to Farm Ordinance No. 3778). The Right to Farm Ordinance protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural

operators or the termination of their operation. Section 4 of the County's Right to Farm Ordinance states the following, consistent with the Right to Farm Act:

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

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

2.2.4 Summary of Cannabis Industry Activities

The existing commercial cannabis industry comprises a range of related activities to produce and sell cannabis only to patients and caregivers with a physician's recommendation consistent with state law. While non-medical use of cannabis is technically legal under the Adult Use of Marijuana Act (AUMA), retail outlets are not permitted to sell to non-medical customers until state regulations and guidelines are implemented in 2018. The existing system involves the following activities to provide cannabis products to meet medical demand, as further detailed below:

- Cultivation and packaging/processing of raw cannabis plant material;
- Manufacturing and packaging/processing of cannabis products;
- Testing of raw cannabis and cannabis products prior to sale;
- Transportation of raw cannabis and manufactured cannabis products; and
- Distribution and sale of raw cannabis and cannabis products.

Cannabis Cultivation

Based on review of available data and meetings with cannabis industry representatives, the County currently contains a wide range of cannabis cultivation types and locations. These include medium to large greenhouse growers, outdoor growers (often in mountainous areas), and indoor growers in commercial and industrial areas. Types of cultivation in the County generally include:

- **Indoor** – cultivation occurs in an enclosed space with full suppression of natural light. Artificial lights, irrigation, dehumidifiers, and HVAC equipment are typically used to control interior climate. Indoor facilities are typically secured and locked to prevent trespassing and theft. Indoor operations may occur within a range of structures, including large farm structures (e.g., barns), garages, or commercial buildings which have been converted for indoor cultivation.
- **Greenhouse and Permanent Agricultural Structures** – cultivation occurs inside a permanent agricultural structure which can provide mixed light sources, such as a greenhouse or Quonset

hut located on a permanent foundation. Passive greenhouses and other agricultural structures use only natural light, though it can be controlled with shading or removable plastic, and typically use drip or recirculating irrigation. Mixed light structures may supplement natural light with light suppression/shielding and artificial lights, along with HVAC and other climate controls, including CO_2 enrichment systems. Light suppression systems (e.g., utilization of blackout curtains) are a common industry technique for plants that benefit from adjusted daylight hours; including poinsettias, kalanchoes, and chrysanthemums. Greenhouses and permanent agricultural structures are typically secured and locked to prevent trespassing and theft.

- **Outdoor** – cultivation occurs in an open-air space with access to only natural light. Cultivated area can either have unobstructed access to sunlight or can be covered with a light-permeable structure (e.g., hoop-house or Quonset hut with transparent cover). Structures used in outdoor cultivation are commonly temporary and do not involve permanent structural elements (e.g., footings, foundations, plumbing, and electrical wiring). Outdoor cannabis cultivation is often secured with fencing and located in relatively inaccessible areas on private properties to dissuade trespassing and theft, or in some cases through trespass on public lands. Often the cannabis plants are not planted directly into native soil, but are in soil-filled containers or bags.

Cannabis Product Processing

Existing cultivation sites within the County typically include some form of processing associated with growing the plant, and generally take up less than 2,000 square feet (sf) of floor space, even for larger operations. Processing of cannabis is similar to that for cut flowers, hops, or lettuce operations, which prepare a crop onsite to be transferred from the soil or other growing medium to distribution. For cannabis plants, the product is generally transferred to dispensaries, testers, or manufacturers. Processing does not typically involve liquids or pressure, and is instead reserved for physical manipulation of the raw plant. The plant is dried, picked apart, and the flowers trimmed, with the leaf and prepared buds stored separately until transfer. Drying rooms are sometimes kept at a cooler

Mixed-light, greenhouse cultivation operations involve a controlled climate within a permanent greenhouse structure.

Outdoor, hoop structure cannabis operations involve cultivation in-ground or in pots or boxes with an open climate.

temperature, though this is not required. Processing typically results in three outputs, including the cannabis flower, trimmings, and the unusable stems and large leaves of the plant.[3,4,5]

Cannabis Product Packaging

Packaging does not currently comprise a large amount of space at cannabis operator locations, as there ~~were~~ are no previously adopted requirements, and it could occur at any location. Bulk packaging is typically conducted on-site after processing for delivery to testers, manufacturers, and dispensaries elsewhere. Processed cannabis flowers are frequently stored within large glass or plastic containers, turkey bags, and similar visible storage vessels. Trimmings are frequently stored for delivery within large Mylar or similar bags to preserve a partial vacuum on the product.

Individual packaging at dispensaries located outside of the County or within local city jurisdictions is limited to over-the-counter glass and plastic containers or bags. Packaging for individual use may occur after manufacturing or at dispensaries, which is directly sold as a product with its own wrapping within plastic bags (i.e., small Mylar, plastic, or snack bags), plastic containers (i.e., film or pill containers), glass containers (i.e., mason jars), among other vessel types.

Example of drying racks used during cannabis processing.

Example of packaging used for cannabis products.

Cannabis Product Manufacturing

Cannabis product manufacturing is defined as production, preparation, propagation, or compounding of manufactured cannabis products directly or indirectly, by extraction methods, independently by

[3] The cannabis flower typically contains most of active cannabis properties, and is also referred to as a "bud" or "nug," among other colloquial identifiers.

[4] Excess trimmings closer to the cannabis flower which may still contain viable product that can be used in manufacturing or other later uses, and is also referred to as "shake" or "kief," among other colloquial identifiers.

[5] These mostly unusable portions of the plant, or green waste, are typically turned into mulch, and used for other agricultural purposes such as for avocado or orange tree orchards.

means of chemical synthesis, or by a combination of extraction and chemical synthesis~~,~~ at a fixed location dedicated to packaging or repackaging cannabis. This process may also involve the transition of raw cannabis into other products, such as oil, rosin, hash, or tinctures, which ~~is~~ are then often used in other products, such as edibles, salves, and cosmetics. Manufacturing can use intensive processes, such as closed system, super-critical carbon dioxide processes for hash production and heated hydraulic pressing for creating rosin, or less intensive methods, such as screen filtering for straining hash or soaking cannabis in alcohol to create tinctures. A wide range of chemical and base materials are used depending on the manufacturing process, including ethanol, CO_2, butane, propane, and other natural gases, as well as isopropyl (rubbing) alcohol, hydrogen, liquid nitrogen, and lipids (e.g., coconut/olive oil or butter). These chemicals are used during the manufacturing process and typically stored onsite.

Example of a rosin press used for cannabis manufacturing.

Example of agricultural building interior used for cannabis product processing and manufacturing.

Required manufacturing equipment varies depending on the process and can include machinery engineered specifically for extraction, such as closed loop CO_2 extraction machines, distillation machines, rosin presses, and chromatography machines to simple household appliances, such as crockpots, ovens/stoves, and food processors or blenders. Additionally, manufacturers also use machinery to package products, such as capsule fillers. Following extraction, the products are then manufactured into tetrahydrocannabinol (THC)[6] concentrates, edibles, topical products, and cartridges for vape pens for distribution to consumers. Commercial manufacturing process locations can vary in size and range from a 100-square foot room to a 5,000-square-foot warehouse floor.

Detailed descriptions of manufacturing processes are available in Appendix C. Types of cannabis products typically include:

- **Hash** – a product made from filtered cannabis plant matter. Methods of filtering can include screening with mesh, cold water filtration, and heat pressing to form rosin.

[6] The principal psychoactive constituent of cannabis. "Dronabinol" is the international nonproprietary name, or official generic name, used for pharmaceutical reference as an active ingredient.

- **Tinctures** – a product made by dissolving cannabis in alcohol, such as ethanol or glycerin.
- **Infusions** – a product made using heat to infuse foods, oils, or liquids with cannabis.
- **Extractions** – a product made using solvents to dissolve THC from the cannabis plant matter. Processes can be volatile and potentially explosive, such as production of butane hash oil and high-pressure CO_2 extract, or non-volatile, such as the production of low-pressure CO_2 extract.

These products are created using a variety of manufacturing processes that range from low input/low risk to high input/high risk, as described below. Descriptions of manufacturing processes are available in Appendix C.

- **Infused Products** - Infuses raw cannabis flower/leaves or prepared concentrate into different media (e.g., oil, milk, butter, or other lipids) to make new products such as edibles like baked goods, tinctures, lotions, salves, soaps, and cartridges for vape pens.
- **Non-flammable Extraction** - Using cold water, ice, heat press, lipid (butter, milk, or oil) or other non-chemical extraction method to make bubble hash, kief, rosin, cannabis-infused lipid, or comparable materials; CO_2 extraction to make cannabis concentrates/oil (closed loop only) under pressure.
- **Flammable Extraction** - Compressed and uncompressed liquid solvents using pentane, hexane, butane, propane, ethanol, or similar materials to make cannabis concentrates/oil (closed loop only); post-extraction refinement, taking previously extracted cannabis concentrates and further refining through processes such as chromatography, to make distillates.

Cannabis Product Testing

Previously regulated under both MCRSA and AUMA, quality control testing is conducted to ensure that products are safe for human consumption. Testing involves shipment of the cannabis product that is ready to be sold from the cultivator or manufacturer to the testing laboratory. Once approved, the cannabis product can be sold to consumers. Testing facilities do not currently have universal standardized requirements to ensure public safety and are not regularly inspected or regulated; therefore, quality may vary widely between testing laboratories. Under new MAUCRSA regulations, which become effective in January 2018, distributors will be required to store cannabis batches on their premise during testing to allow for laboratory employees to obtain samples for transport to and testing at licensed laboratories, of which distributors are required to ensure the testing of all delivered products. Additionally, MAUCRSA would now allow for distributors to sell untested cannabis or cannabis products for a limited time, so long as the products are labeled as untested and comply with other requirements of the Bureau of Marijuana Control.

Cannabis Product Distribution

Existing cannabis product distribution consists of preparing the product for transport and physically loading it into appropriate transport vehicles. Dispensaries or manufacturers currently distribute cannabis products when shipments are ready from the cultivators. A third-party entity may also ship cannabis products, though it is not necessary. Due to the size of the product, transport of cannabis products is generally not conducted via semi-trucks; instead, depending on the level of security, the product may be transported via standard pickup trucks (potentially within a lock box or truck vault), locked vans, or armored vehicles. MAUCRSA requires that the transportation of cannabis and cannabis products may only be conducted by persons or employees of persons holding a distributor license. Distributors must also conduct quality assurance review to ensure compliance with testing, labeling,

and packing requirements. For a limited time, cannabis products may be sold prior to issuance of testing licenses, with appropriate labeling. Additionally, transportation safety standards govern the types of vehicles in which cannabis and cannabis products may be distributed and delivered and minimum qualifications for persons eligible to operate such vehicles.

Cannabis Product Retail (Dispensaries)

Retail for cannabis products is administered to patients with medical identification for usage of cannabis products. Retail stores, referred to as dispensaries, contain a variety of products which cater to patient preferences for consumption and use. These items include natural cannabis or flowers, concentrates or oils, hash, edibles, vape cartridges, drinks, tinctures, wax, and seeds, among other items. Retail stores vary widely in size, though generally match the surrounding business establishments, such as within strip malls or plazas. Delivery service operators utilize a variety of smartphone applications or other web-based options to connect with consumers, and then deliver the product(s) from personal vehicles. Under MAUCRSA, a retail license would comprise ~~of~~ the retail sale and delivery of cannabis or cannabis products to customers. A retailer may have a licensed premise which is a physical location from which commercial cannabis activities are conducted. A retailer's premises may be closed to the public, and a retailer may conduct sales exclusively by delivery.

2.2.5 Environmental Baseline Conditions

Estimating the Size of the Cannabis Industry in the County

In the past century, cultivation of cannabis and manufacturing of cannabis products has been illegal, which means that these activities have not been reliably documented. While it is known that the County currently supports a range of commercial cannabis businesses, much of the extent, location, and productivity of such businesses is unknown. This difficulty in quantification is due largely to the lack of record keeping for past or current cannabis-related activities, since cannabis activities have historically been illegal. Documentation of non-conforming practices within the County has only recently commenced. Some existing medical cannabis activities are non-conforming uses under Article X of Chapter 35 of the County Code, which allows for legal cultivation sites existing on January 19, 2016, to continue operating under a legal, nonconforming status. The precise location and scale of these legal, nonconforming operations is not fully known.

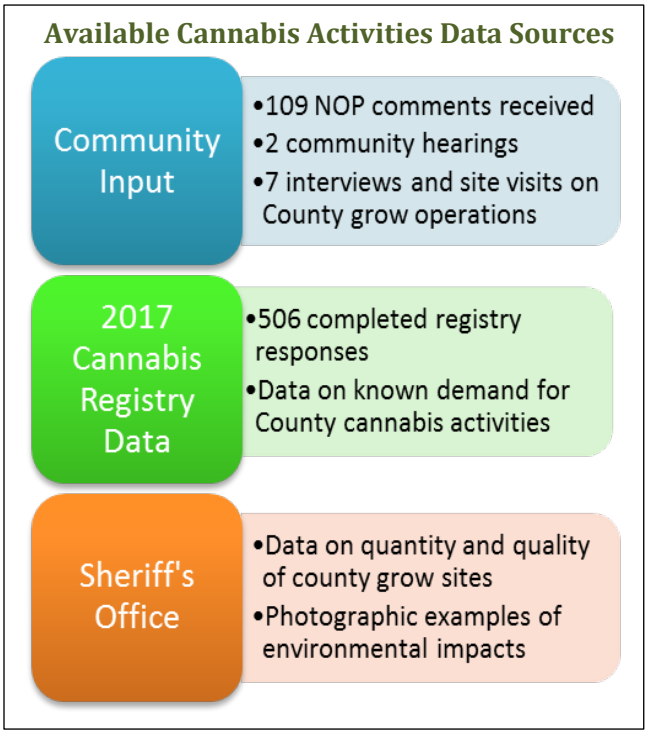
This EIR discloses the best available data on the existing cannabis industry in the County; however, as this activity has been illegal and hidden until recently, the information is incomplete.

Additionally, an unknown quantity of the existing illegal cannabis industry has operated in the County for several decades. Illegal cannabis activities have been subject to sometimes vigorous law enforcement action, and are partially existing within remote, poorly accessed, and/or well-screened regions of the County. Past anecdotal sources of data have mainly included enforcement and prosecution data related to raids of illegal grow sites within backcountry areas not covered by the Project and, as such, only capture a fraction of the total cannabis activities occurring in the County.

A raid of an illegal cannabis activities site in a poorly accessed, backcountry area of the County. Photo: Santa Barbara County Sheriff.

While the amount of cannabis activity currently taking place is difficult to quantify, a range of data sources are available that, taken together, indicate the probable maximum and minimum level of activity. The analysis set forth in this EIR is based on hundreds of sources of data, including County resources, industry and community member interviews, scoping meetings, and registry responses, in order to characterize the amount of current cannabis activity and to illustrate, as much as possible, where these activities are occurring. These resources include the June 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (Cannabis Registry) database, the County Sheriff's Office's list of enforcement cases, and interviews with community members and industry representatives conducted by staff members from the County and the EIR consulting team.

This EIR discloses the best available information on existing commercial cannabis conditions in the County to characterize a baseline for the purposes of impact analysis. Baseline conditions are defined as the existing physical setting that the Project may affect (State CEQA Guidelines, Section 15125, subd. (a)). This environmental setting constitutes the physical conditions against which the County will determine whether impacts from the Project and alternatives are significant. The approach to impact assessment relative to the established environmental baseline condition is described in Section 3.0.2, *Assessment Methodology.*



For this EIR, a range of likely levels and locations of commercial cannabis activities is described based on available data sources and field observations. At a minimum, existing cannabis cultivation includes 134 unique, known cannabis activity sites identified in the 2017 Cannabis Registry data as current cultivators within the County, along with 25 sites which are prior medical cannabis cultivators that are not currently cultivating as of 2017. Only 11 percent of respondents indicated that they currently engage in some form of manufacturing onsite, where cultivation of cannabis also occurs (Figure 2-2). Further, of the 506 responses provided, approximately 52 percent were from persons with no known history of engagement in cannabis activities within the County but would wish to seek acquisition of one or several types of licenses under the proposed Project.

Legal Nonconforming Cannabis Operations

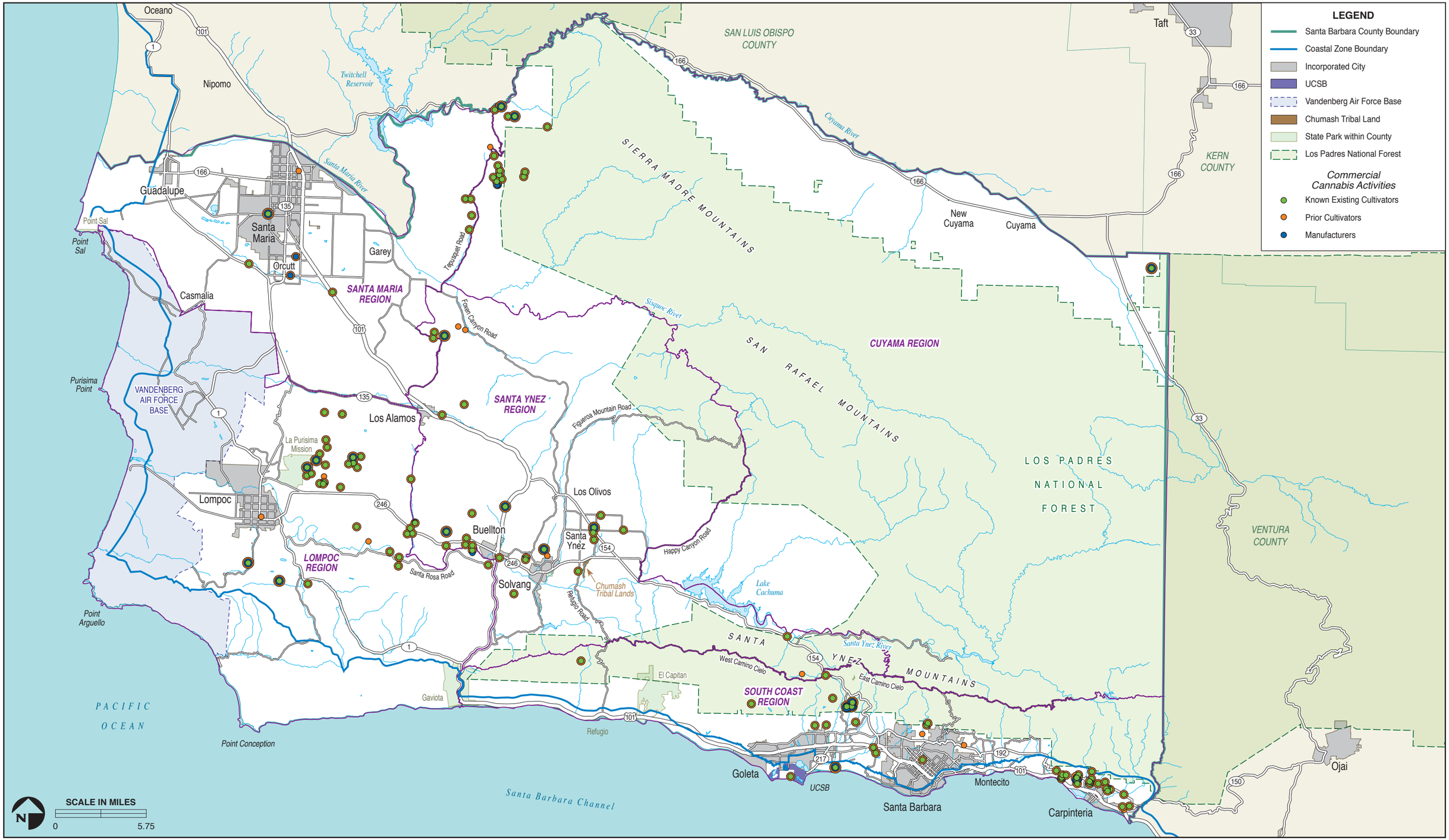
Per Article X, medical marijuana cultivation locations already existing on January 19, 2016, if they are legal under California state law, ~~would become~~are legal nonconforming uses. Under County zoning ordinances, legal nonconforming uses ~~would be prohibited from expanding or proposing other changes to the~~cannot be expanded and the use cannot be changed, or the use must be discontinued. There are several existing operations that may not be considered legal non-conforming that could close or relocate, though an unknown quantity of these sites may remain. Article X provides that that any legal, nonconforming status shall terminate six months after the operative date of the applicable County ordinance regarding medical cannabis cultivation that results from the Project or 18 months from the effective date of the applicable ordinance, whichever is longer.

In order to obtain a state license, the legal nonconforming use could apply for a state license, and when the state inquires for local approval, the County may choose to conduct a non-response. After 60 days, a non-response would become a "non-action" by the local jurisdiction, which permits the license to be legal at the state level. If the County decides not to approve the nonconforming use, the state inquiry could be rejected and the license would become invalid. Ultimately, the County does not currently plan on issuing documentation, and so does not hold a mechanism to enable documentation of a legal nonconforming use. However, under the Project, existing medical marijuana cultivation operations that would be considered legal nonconforming operations would be required to seek and obtain both a local and state license to continue to operate within the County.

June 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (Cannabis Registry)

The County initiated the Cannabis Registry, which closed in June 2017 and provides information for a sample of 506 existing and proposed cannabis cultivation and related cannabis activity operations located throughout the County. The registry forms were made available to cultivators and manufacturers seeking to obtain a license to engage in commercial cannabis activities in the County once the regulatory and licensing provisions of the proposed Project are adopted. The registration form attempted to capture the location, type, size, number of plants, number of employees, water supply, and other details of each registrant's cannabis operations site, as well as any plans for expansion or relocation in the future. Furthermore, the registry requested information for whether manufacturing of cannabis products would occur on the same site where cultivation would occur, though details of the type of manufacturing were not requested. The goal of the registry was to establish a pool of registrants within the County to register individuals as a medical cannabis cultivator and/or intent to engage in non-medical cannabis operations. The Project would allow for ongoing submittal of cannabis licensing applications, and could provide licensing priority to registry respondents who have a prior history of medical cannabis cultivation within the County.

The Cannabis Registry data varies widely, and many registrants did not provide locations or complete answers to all questions and data requests set forth in the registry. Additionally, applicants could apply more than once under the same name or within the same property, and provide different answers to questions and data requests between each registry submittal. All data is user-reported so there is no reliable way to confirm the data, and the data does not capture the whole cannabis industry in the County. Despite these data limitations, the 2017 Cannabis Registry provides the best available resource to characterize the types and distribution of existing cannabis cultivation, though not necessarily the total number or volume of production. The registry data provides extensive representative information on existing and potential future cannabis activity operators within the County.



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Existing Setting of Cannabis Activities

FIGURE 2-2

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Existing Cannabis Industry within the County

The collated information from data sources characterizes the general range, types, locations, and resource demands of existing cannabis cultivation, manufacturing, and related activities in the County to support an understanding of the environmental baseline for impact analysis. Existing cannabis cultivation includes indoor, outdoor, and greenhouse grows. These existing grows are known to occur in urban and rural communities, within residential, agricultural, commercial-industrial, and remote mountain or canyon areas, including large-scale commercial greenhouses. Cannabis canopies in the County range in size from under 100 square feet (sf) to approximately 1,070,010 sf, or 24.6 acres, at the largest extent, which is located in the Los Alamos community (2017 Cannabis Registry). Existing grow sites are supported by drying and processing rooms within homes, outbuildings, or warehouses and supporting cultivation infrastructure, such as watering, fertilization systems, and lighting. Cannabis products are tested, transported, and distributed within and outside the County to retail outlets, including storefronts and delivery services, depending on specific commercial supplier contractual agreements. There are no testing facilities within the County and products which undergo inspection are tested at third party facilities, with the nearest known testing facilities located in east Los Angeles.

Commercial cultivation sites within Santa Barbara County can be small-scale indoor operations or outdoors with less than 100 sf of canopy. Approximately 40 percent of registrants indicate having grows smaller than 5,000 sf.

Commercial cultivation sites also include indoor, mixed-light, or outdoor operations similar to Santa Barbara's existing agricultural cut flower and vegetable industries. Approximately 35 percent of registry responders indicated having grows larger than 22,000 sf (approx. 0.5 acre).

Existing Cultivation within the County

As discussed above, estimates recorded from data, industry, and community interviews in July and August 2017 range from 134 up to hundreds of commercial cultivators in the County, but these values are difficult to ~~define~~ verify at present. From the 2017 Cannabis Registry, 134 unique, known cannabis locations have been identified and are used to describe geographic distribution; however, 216 registry respondents indicated they are currently

According to the County's 2017 Cannabis Registry data, there are approximately 396 total acres of existing cannabis canopy cultivation in 2017.

cultivating.[7] Inclusion of all 216 respondents to the 2017 Cannabis Registry represents a conservative estimate of existing cannabis activities within the County, and is used for the Program EIR baseline when characterizing operational trends of the existing cultivators who currently farm an existing 396 acres of cannabis canopy. For comparison purposes, two of the County's top commercial crops, strawberries and wine grapes occupied 8,055 and 21,349 acres respectively in 2016 (County of Santa Barbara 2016).

All 506 registry responses are used when describing and projecting future potential buildout. Using the raw 2017 Cannabis Registry data, with ~~knowledge of~~reasonably presuming the potential for duplication and self-reporting biases, the demand for new cannabis canopy coverage could be approximately 730 acres, for a projected total of approximately 1,126 acres, representing 2.8 times more cannabis canopy coverage than the 396 existing acres, as further discussed in Section 3.0.2, *Assessment Methodology*.

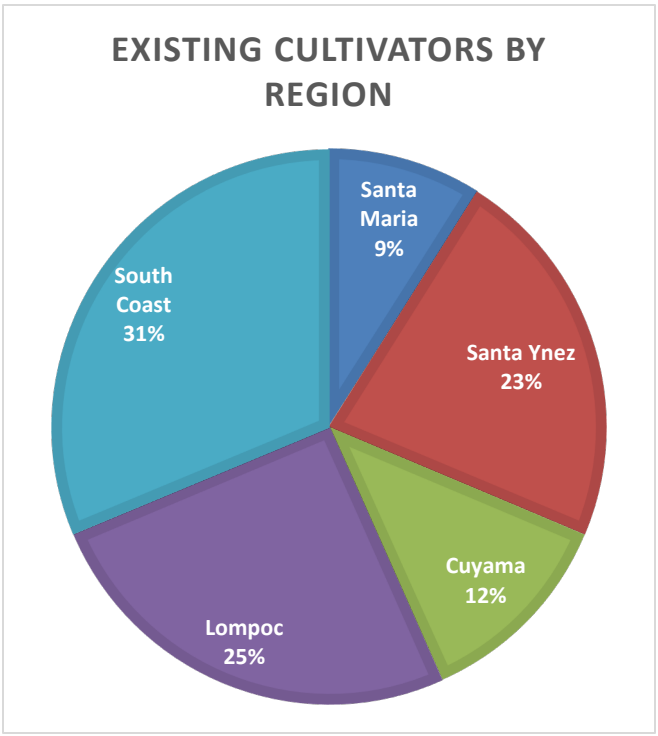
The data from the 2017 Cannabis Registry indicate that existing cannabis cultivation sites tend to be concentrated in certain regions and communities, primarily in the South Coast region and within the Lompoc and Santa Ynez regions (Table 2-1). Of the 134 known cultivation activity sites, at least 31 percent are located in the South Coast region, concentrated in Carpinteria agricultural areas and urban foothills. Within other regions of the County, approximately 25 percent is located primarily in the northeast interior Lompoc region, and 22 percent scattered throughout the Santa Ynez valley region.

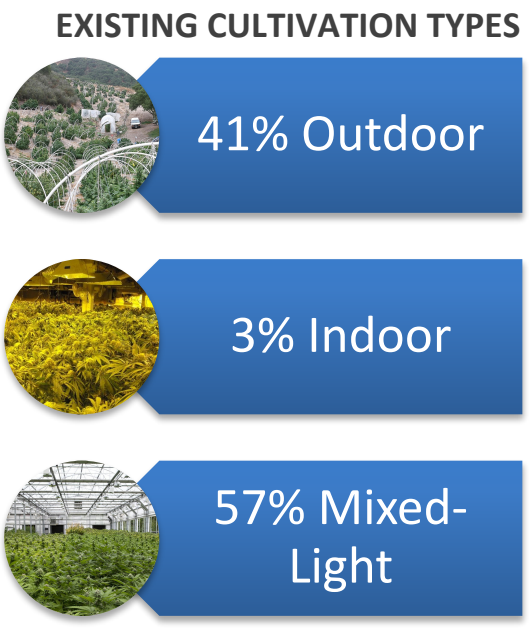
Table 2-1. Unique Known Cannabis Activity Site Locations and Percentages

County Region	Cannabis Activity Sites	Percent of Total
Santa Maria	12	9%
Lompoc	34	25%
Santa Ynez	30	23%
Cuyama[1]	16	12%
South Coast	42	31%
Total	**134 known cannabis activity sites**	**100%**

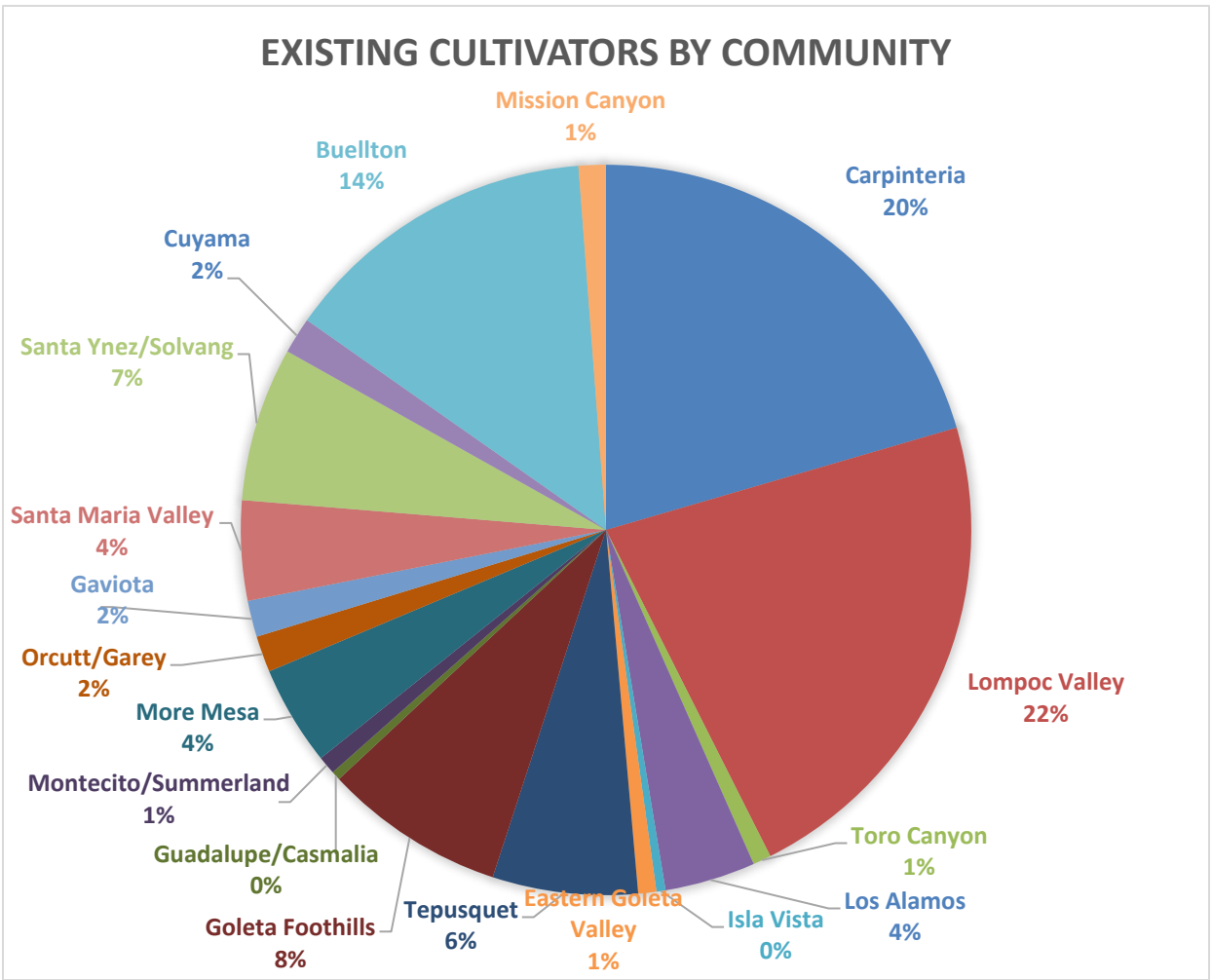
Source: 2017 County Licensing Registration Data.
[1]A majority of these sites are located within the Tepusquet area.

[7] Any duplication of an applicant name and associated assessor's parcels numbers (APN) were considered one "cannabis cultivation site", who may have submitted multiple applications.





Source: 2017 Cannabis Registry



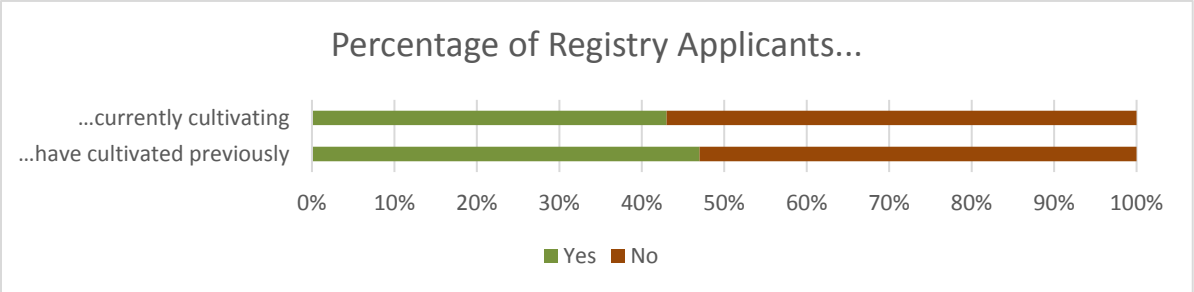
According to the 2017 Cannabis Registry, 57 percent of the cultivation occurs primarily under mixed-light conditions, inside greenhouses or agricultural hoop-houses, while approximately 41 percent occurs primarily outdoors under direct sunlight with minimal or no supplemental artificial lighting. Only 3 percent of respondents indicated they currently cultivate entirely indoors in a residence or garage. About 61 percent of existing cultivation sites have a residential unit on site that is occupied by the current operator of the site. Approximately 19 percent of cannabis canopies are under 1,000 sf, while approximately 65 percent are larger than 5,000 sf. (See Table 2-2.) The average canopy size is approximately 34,227 sf with a median canopy size of approximately 22,000 sf. From the 2017 Cannabis Registry data, the largest cultivation operations range in total canopy area from 12.4 to 24.6 acres in size. The 2017 Cannabis Registry indicates a total of 396 acres of existing cultivation occurring Countywide, however this quantity is subject to variable data.

Table 2-2. Existing Cultivation Canopy Sizes

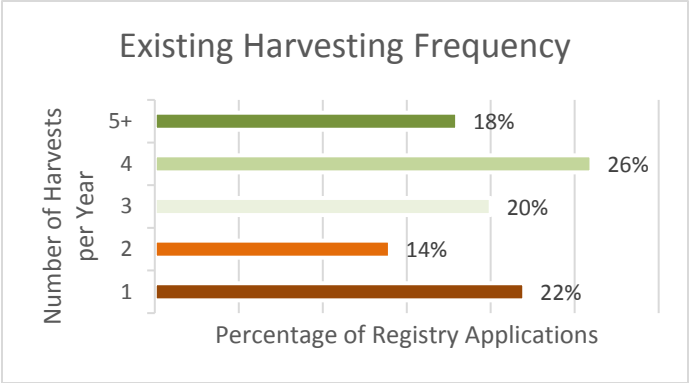
Canopy Size (sf)	Percent of Total[1]
Under 1,000	31%
1,000 to 5,000	17%
5,000-10,000	6%
10,000-22,000	12%
22,000-100,000	22%
100,000-1,071,010	13%
Total	**100%**

Source: 2017 County Licensing Registration Data.
[1]Sum discrepancies due to decimal rounding.

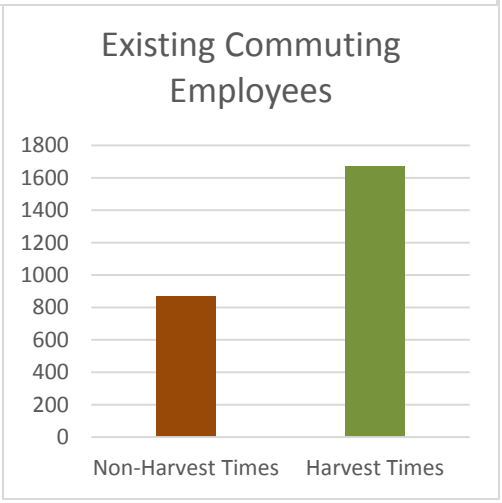
Of the 506 applications, 47 percent of applicants indicated they were prior cultivators, and 43 percent indicated they are current cultivators, indicating that nearly half of all applicants have experienced cannabis cultivation. All applications that indicated manufacturing exists onsite also indicated that they cultivate cannabis or have previously. These values indicate that there could be at least double the amount of licensed cannabis activity (in addition to actions such as manufacturing, distribution, and retail) with implementation of the Project compared to what is occurring currently or has occurred recently within the County. Cannabis activities associated specifically with manufacturing, packaging, distribution, and retail have not been permitted previously within the County, and these percentages do not reflect the potential increase of cannabis activities associated with those newly permitted license steps.



Harvest vs. Non-harvest



As indicated by the 2017 Cannabis Registry, cannabis harvesting can occur year-round, and with high variability between cannabis activity sites. As many as 22 percent of registrants indicated only one harvest is ~~done~~ conducted per year, while 18 percent indicated their cultivation site completes at least five or more harvests per year. Usually there is an increase of seasonal employees who work during harvest times.



The 2017 Cannabis Registry indicated for current cannabis cultivators, that there are approximately 867 employees who commute during non-harvest times, while approximately 1,668 employees commute during harvest times (indicating that there are 802 seasonal workers during harvest). This indicates that the number of individuals who commute during harvest times nearly doubles compared to non-harvest times. Employees who commute only during harvest time may be seasonal workers who work at multiple cannabis activity sites, so this quantity may be overstated. Nevertheless, the total potential number of commuters at one time may be nearly double that of how many work during non-harvest times at cannabis activity sites.

Additional 2017 Cannabis Registry Cultivation Data

- 12 percent of registrants indicated they are currently coastal
- 90 percent of current cultivators indicated they have a water conservation plan
- 25 percent indicated they use a generator onsite
- 23 percent indicated they use pesticides
- 2 percent indicated they use rodenticides
- Table 2-3 below summarizes the existing water sources for County cannabis activities

Table 2-3. Existing Water Sources of Cannabis Activities

Water Source	Existing
Private Well	65%
Water District	12%
City Water	4%
Shared well serving multiple properties	10%
Other	10%

Source: 2017 County Licensing Registration Data.
[1]Total sum discrepancies due to decimal rounding.

Existing Product Manufacturing within the County

Approximately 11 percent of Registry respondents report manufacturing cannabis products onsite.

Due to the nature of cannabis product manufacturing activities, many of which can be ~~done~~ conducted at a very small scale, it is not possible to describe with certainty the number, size, location, or specific processes or technologies of existing cannabis product manufacturing activities within the County.

The manufacturing data gathered from the 2017 Cannabis Registry is based upon respondents who indicated only whether their cannabis operations currently include some form of cannabis manufacturing onsite where they currently cultivate. However, while the 2017 Cannabis Registry did not collect data regarding type of manufacturing operation, size, amount of product manufactured, and type of product manufactured, interviews with members of the local cannabis industry provided some information about existing cannabis manufacturing within the County. From the 2017 Cannabis Registry and interviews with local operators, dozens of manufacturers likely exist within the County, of which 24 were identified from the 2017 Cannabis Registry.

Based on data from the 2017 Cannabis Registry, existing cannabis product manufacturers are located throughout the County and concentrated largely in Carpinteria, Lompoc Valley, and Santa Ynez/Solvang. These activities require employees onsite. Smaller and/or less labor-intensive operations may typically require less than 5 employees, but larger and/or more complex operations commonly require 6 or more employees.

Anecdotal data available from local dispensaries (located in incorporated cities) indicates that sales of cannabis flowers/buds account for over half of sales, with concentrates (e.g., oils) or hash and edibles accounting for the second most sales. A range of other products (e.g., vape cartridges, drinks, tinctures, wax, seed, and retail) make up remaining sales. It is unknown what portion of these products are manufactured within the County, if any.

- According to cannabis industry growers, the total area necessary for manufacturing to accommodate 10 to 20 acres of cannabis cultivation is estimated at between 1,000 to 5,000 sf (~~comfortable at~~with 2,000 sf a reasonable estimate), though this varies depending on the type of manufacturing processes involved and size of required equipment.
- Cannabis industry representatives indicated that a bulk of cultivated plant products are exported out-of-County for manufacturing (largely to the Los Angeles or inland California areas), however a few industrial-commercial manufacturing sites are located within the County.

Existing Product Packaging within the County

No current regulations exist for cannabis packaging for commercial cannabis operations within the County, and quantifiable data is difficult to discern regarding the square footage or material use of the packaging process. As described in Section 2.2.5, *Summary of Cannabis Industry Activities*, packaging processes vary widely but typically require less floor area than cultivation activities and may often be located near or within spaces utilized for product processing (e.g., drying, trimming, storage) spaces.

Existing Cannabis Testing within the County

There are no known testing facilities within the County; therefore, based on available data, it appears that ~~C~~cannabis product testing occurs outside of the County. Products that are tested undergo inspection at third party facilities, with some of the closest known facilities located in the Los Angeles region.

Existing Cannabis Distribution within the County

Vehicles used for distribution of cannabis products within the County are typically small trucks and/or vans with varying levels of security. According to cannabis industry growers, the total area typically used for a commercial distribution center to accommodate 10 to 20 acres of cannabis cultivation is estimated at 5,000 sf; however, the patterns of distribution within the County vary widely between operations.

Existing Cannabis Retail within the County (Dispensaries)

Retail for cannabis products within Santa Barbara County is generally limited to a few storefront entries within the incorporated cities or via delivery services. There are at least three legal dispensary retail storefronts in Santa Barbara County, all within the South Coast cities of Goleta and Santa Barbara; none are located within the unincorporated areas. According to the 2017 Cannabis Registry data, 3 percent of respondents indicated they conduct direct sales onsite. The majority of retail business within the County is conducted via delivery services. Based on research performed by EIR consultant staff, as of August 2017, smartphone applications indicated that there is access to at least 7 doctors, 4 storefronts, and 92 delivery service operators throughout the County.

Environmental Effects of the Existing Cannabis Industry

Based on 2017 Cannabis Registry data, a total of 396 acres ~~is~~ are currently under cultivation in the County as of 2017. The environmental setting includes unincorporated County landscapes that are altered by past, ongoing, and future cannabis activities. While secondary effects of road clearing and construction of ancillary structures and other features may lead to greater ground disturbance, the total amount of land directly impacted by plants appears to be relatively limited compared to certain other land uses. For example, cultivation of fruit and nuts occupies over 18,000 acres of the County's landscape, and cultivation of wine grapes occupies over 21,000 acres of the County, with associated potential for impacts to habitats and water quality. While some cultivators and manufacturers operate in warehouses and greenhouses in less sensitive locations, cultivation in more remote and sensitive areas may be more likely to create impacts to streamside habitats and water quality, as well as land

Some existing grows within the County do not conduct environmentally friendly cultivation methods or agricultural best management practices, such as in the above case: illegally diverting surface water sources.

Some existing grows within the County support environmentally friendly cultivation methods; one approach is to provide nesting habitat for bees and other wild pollinators through the season.

use compatibility impacts in effected residential communities, such as in Santa Ynez, Carpinteria, and Santa Ynez.

Some existing illegal grows within the County clear cut trees and vegetation, which could potentially have adverse impacts to wildlife or cause erosion and sedimentation issues. Photo: Santa Barbara County Sheriff.

Current cultivation and manufacturing sites vary widely in their location, characteristics, maintenance, cultivation practices, and related effects on the environment. As discussed above, a comprehensive survey of existing cannabis cultivation sites could not feasibly be performed beyond the 2017 Cannabis Registry, contact with industry insiders and community members, and County department insight, so it is not possible to fully characterize the total amount of current cannabis cultivation by acreage, annual production quantities, or the precise mix of cultivation types or precise effects on the environment. Additionally, it is not possible to determine exact percentages of manufacturing technique types used within the County due to limited data.

As detailed further below, the County Sheriff's Office noted that adverse effects on resources have occurred within the County via illegally diverted creeks and from unpermitted vegetative clearings that have occurred on hillsides and ridgelines. These records are contrasted with other low-impact operations visited during preparation of this EIR that employ many sustainable practices, such as pesticide-free cultivation, water recycling, and use of areas that were previously cultivated with other crop types and abandoned processing facilities to minimize adverse environmental consequences.

Unlicensed Commercial Cannabis Activities

As described above, the understanding of the actual size and character of cultivation outside of the County's 2017 Cannabis Registry is based on anecdotal input from the County Sheriff's Office, Fire Department, and local knowledge from community members in the cannabis cultivation community. Estimates of the number of growers and the amount of cultivation by known cultivators from data sources represent an unclear size of the industry, as it includes unreliable data and may exclude many other operations by unidentified growers in the County.

As evidenced in other states where medical and recreational cannabis cultivation and manufacturing ~~has~~ have been legalized, including the state of Colorado (Colorado), illegal markets for cannabis product are thriving, changing, and ~~growing~~expanding. Legal recreational cannabis is satisfying only 59 percent of the need for marijuana in Colorado. The remaining 41 percent of users are turning to the illegal market and medical marijuana growers. Due to operating expenses including taxation on cannabis at government-licensed dispensaries, many users are looking to unlicensed sources, including home-based cultivators and delivery services, to obtain cannabis. Further, demand from residents living in nearby states where cannabis is still illegal supports illegal cannabis activities. In the state of Oregon (Oregon), as much as 80 percent of the state's cannabis crop is exported. Much of this export is shipped to the East Coast, where residents in states with high demand but harsh

penalties are able to take advantage of the quality facilitated by legal cannabis systems in other states (Newsweek 2016).

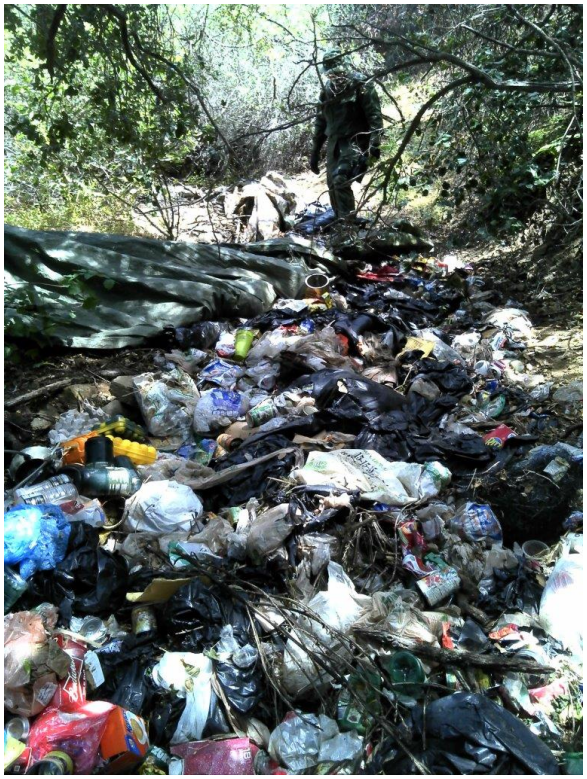
There is high potential for future unlicensed cultivators and manufacturers to remain or increase in the County. License requirements such as site improvements, conducting site-specific technical studies, County permit requirements, payment of fees, and taxation may create a burden on small to medium cannabis cultivators that may be difficult to succeed and result in the potential license registrant to abandon the project; it is also likely that not every manufacturer will be granted a license for similar reasons. Those that choose not to seek a license may cease cannabis activities, but unlicensed cannabis activities may continue to occur, increase, and change. Additionally, based on the sources described above, the cannabis industry may be larger than reflected in the County's 2017 Cannabis Registry. The cannabis industry changes over time; changes of products and technologies occur that can result in corresponding changes to processing and manufacturing systems. Cultivation and production can therefore increase, and movement of operations to differing sites occurs. Given the potential for an expanding illegal market in the state and the County, the effectiveness of enforcement programs in the County and proposed Project requirements to encourage legalization of cannabis activities countywide are addressed in this EIR.

Other County Department Data Sources

The County maintains a limited range of data related to existing cannabis activities from the existing enforcement program, including those from the County Sheriff's Office and the County Fire Department. Input from these departments indicate the following:

County Sheriff's Office

- The anecdotal estimation of the total number of cannabis activity sites within the County and LPNF from the County Sheriff's Office is focused on backcountry grows, and is estimated at well over a hundred sites. In the backcountry, there seems to be additional grows when water is available and these sites are not expected to cease due to their remoteness and associated ability to remain covert. These sites can consist of a couple hundred plants, but typically what is found can range between 3,000 to 10,000 plants.
- The County Sheriff's Office indicated that many remote cases within the County have resulted in environmental damage associated with leaching off the natural runoff, diverting natural streams, limited grading, and temporary development and habitation. Some of the cases involved use of volatile



Environmental damage can occur due to illegal habitation and waste practices at remote and rural hidden cannabis activities sites. Photo: Santa Barbara County Sheriff.

manufacturing processes, such as open blasting for butane honey oil (BHO) or similar unregulated compressed processes.

- "Very few busts" of grow sites have occurred since the passage of Proposition 64, and most of the enforcement cases have occurred in the backcountry and on grows in the national forest. The severe statewide drought appears to have reduced the amount of cultivation in the backcountry. In 2011, approximately 150,000 plants were seized from the backcountry, while approximately 10,000 plants were cleared from the backcountry in 2016 after several years of drought conditions.[8]
- Although no "hard data" was available, the County Sheriff's Office provided information for the Tepusquet Canyon area east of the City of Santa Maria. There were eight reports received by the Sheriff's Office between July 2016 and July 2017 within this area, including illegal sales, descriptions of a large operation using water trucks (of which Planning and Development took enforcement action, though no marijuana was discovered onsite), and reports of a brush fire in a marijuana grow.

Some existing cannabis activities within the County illegally clear riparian vegetation and divert surface water sources for their outdoor cannabis grows. Photo: Santa Barbara County Sheriff.

[8] Primarily within the National Forest (excluded from the Project area).

- Other areas have also included complaints within ranchette communities (i.e., some areas of Santa Ynez Valley, and Dove Meadow) of multi-acre grows with lighting and public safety complaints; such complaints include industrial-scale transport in a predominantly residential neighborhood.

County Fire Department

- The County Fire Department indicated via personal communication that fires are not recorded by the cause of the fire. Instead, fires are typically recorded by descriptors such as "one-story structure fire" or "two-story structure fire". An informal estimate was given regarding the occurrence of fires associated with commercial cannabis activities at one fire per year within the County.

2.3 Proposed Project

2.3.1 Project Overview

The proposed Project is a regulatory program designed to manage and monitor commercial cannabis activities and operations in the unincorporated areas of the County. The proposed Project would include adoption of zoning amendments and other amendments to the County Code, as well as establishment of a licensing program to regulate how and where commercial cannabis activities could occur to balance creation of a legal, sustainable cannabis industry with protection of the environment and neighborhood quality of life. The Project would also specify and regulate how and where cannabis products, including extracts, tinctures, infusions, hash, and oil, may be manufactured and licensed in the County. Consistent with state law, the Project is intended to balance the demands for cannabis and cannabis products with the health, safety, and welfare of the community and the environment.

Commercial cannabis activities would be regulated under the Program to protect the quality of life within neighborhoods and the environment.

The Project would apply to unincorporated regions of the County where proposed amendments to the County LUDC, Montecito LUDC, and CZO would allow for commercial cannabis cultivation, manufacturing, distribution, retail sales, and testing. The location, extent, and type of cannabis activities would be consistent throughout all unincorporated regions of the County, including within the coastal zone boundary. Areas of land under the jurisdiction of other agencies, including incorporated cities, the federal government (LPNF, Channel Islands National Park, and VAFB), the University of California Santa Barbara (UCSB), and sovereign nations (Santa Ynez Indian Reservation) would not be affected. While the Project would apply to applicable zoning districts

countywide, the 2017 Cannabis Registry data indicates that the most demand for cannabis activities occurs in the South Coast Region, which currently contains the highest number of registrants for licensing of existing and future cannabis activities, followed by the Lompoc Region and Santa Ynez Region. ~~Existing~~ Estimated existing manufacturing operations are currently concentrated within Carpinteria (14 percent) and Lompoc Valley (14 percent) areas and registrants have indicated their desire to expand manufacturing operations.

2.3.2 Project Objectives

The California Environmental Quality Act (CEQA) Guidelines require that the EIR project description include a statement of objectives sought by the proposed Project. The primary objectives of the Project are to:

1. Develop a robust and economically viable legal cannabis industry to ensure production and availability of high quality cannabis products to help meet local demands, and, as a public benefit, improve the County's tax base;

2. Provide opportunities for legal commercial cannabis cultivation, testing, packaging, transportation, distribution, manufacturing, and retail sale in appropriate unincorporated areas of the County, consistent with state law and County regulations;

3. Develop a new regulatory program allowing for the orderly development and oversight of commercial cannabis activities and businesses, consistent with state law and existing agricultural industry practices, standards, and regulations;

4. Encourage commercial cannabis businesses to operate legally and secure a license to operate in full compliance with County and state regulations, maximizing the proportion of licensed activities and minimizing unlicensed activities;

5. Provide an efficient, clear, and streamlined commercial cannabis licensing and permit process and attainable regulations and standards to facilitate participation by commercial cannabis business in the unincorporated areas of the County;

6. Minimize adverse effects of commercial cannabis activities on the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources;

7. Promote energy and resource efficiency in all cannabis activities, consistent with existing agricultural and other industry practices, standards, and regulations;

8. Establish land use requirements for commercial cannabis activities to minimize the risks associated with criminal activity, degradation of visual resources and neighborhood character, groundwater basin overdraft, obnoxious odors, noise nuisances, hazardous materials, and fire hazards;

9. Develop a regulatory program that protects the public health, safety, and welfare through effective enforcement controls (i.e., ensuring adequate law enforcement and fire protection services) for cannabis activities in compliance with state law, to protect neighborhood character and minimize potential negative effects on people, communities, and other components of the environment; and

10. Limit potential for adverse impacts on children and sensitive populations by ensuring compatibility of commercial cannabis activities with surrounding existing land uses, including residential neighborhoods, agricultural operations, youth facilities, recreational amenities, and educational institutions.

2.3.3 Summary of Proposed Project

The Project includes new definitions, development standards, and commercial development standards as they apply to medical and non-medical cannabis activities. These definitions and development standards serve to regulate commercial cannabis activities. Specifically, the proposed Project would allow certain types of cannabis activities by zone district, as described below:

- Permit cultivation of cannabis in Agricultural I (AG-I), Agricultural II (AG-II), General Commercial (C-3), Industrial Research Park (M-RP), Light Industry (M-1), and General Industry (M-2) zone districts.
- Permit manufacturing of non-volatile extraction in AG-I, AG-II, C-3, M-RP, M-1, M-2, Limited Commercial (C-1), Retail Commercial (C-2), Service Commercial (CS), Mixed Use (MU), Community Mixed Use – Los Alamos (CM-LA), Old Town – Residential/Light Commercial (OT-R/LC), Old Town – Residential/General Commercial (OT-R/GC), and Shopping Center (SC) zone districts.
- Permit manufacturing of volatile extraction in AG-I, AG-II, M-1, and M-2 zone districts.
- Permit testing in C-3, M-RP, M-1, M-2, and Professional and Institutional (PI) zone districts.
- Permit commercial retail sales in C-1, C-2, C-3, CS, SC, MU, CM-LA, OT-R/LC, OT-R/GC, and M-1 zone districts.
- Permit commercial distribution in AG-I, AG-II, C-3, M-RP, M-1, and M-2.
- Prohibit cannabis activities in all other zone districts including all Residential, Mountainous Areas, Highway Commercial (CH), Resort/Visitor Serving Commercial (C-V), Coastal Dependent Industry (M-CD), Coastal Related Industry (M-CR), Public Works Utilities and Private Service Facilities (PU), Recreation District (REC), Resource Management (RES), and Transportation Corridor (TC) zone districts.

Post-processing and packaging would be considered an ancillary use to the cannabis activities located within all zone districts which permit cannabis activities.

The Project would also be subject to all requirements of the state cannabis regulations; as of December 2017, this includes the November 17, 2017, Bureau of Cannabis Control emergency rulemaking action to adopt the Medicinal and Adult Use Cannabis Regulation and Safety Act. This regulation provides requirements for license acquisition, security measures (e.g. cameras, alarms), waste, packaging labels, setbacks from a school, daycare, or youth center, distributor testing responsibility, vehicle security, testing measures and certification, enforcement, and disciplinary actions, among other items.

A description of permitted license types and associated cannabis activities applicable to the proposed Project, as well as a list of the permitted license types by zone district as provided by the Project are further detailed in Tables 2-4 and 2-5, respectively, with corresponding eligible areas of the County mapped in Figures 2-3 and 2-4. Focus area figures, including the areas surrounding Santa Ynez, Santa Maria, Lompoc, Goleta, Santa Barbara, and Carpinteria, have also been included in Appendix C.

Table 2-4. Description of Proposed Cannabis License Types Allowed Under the Project

License Type	Designation	Description of Allowed Uses
Type 1	Cultivation; Specialty Outdoor; Small	Outdoor; no artificial lighting; 5,000 sf or smaller canopy size on one premises, or for up to 50 mature plants on noncontiguous plots.
Type 1A	Cultivation; Specialty Indoor; Small	Indoor; exclusively utilizes artificial lighting for 501 to 5,000 sf of total canopy size on one premises.
Type 1B	Cultivation; Specialty Mixed-light; Small	Utilizes natural and supplemental artificial lighting; 2,501 to 5,000 square feet of total canopy size on one premises.
Type 1C	Cultivation; Specialty Cottage; Small	Utilizes natural and artificial lighting; maximum of 2,500 sf; up to 25 mature plants for outdoor cultivation, or 500 sf or less size for indoor cultivation, on one premises.
Type 2	Cultivation; Outdoor; Small	Outdoor; no artificial lighting; 5,001 and 10,000 sf, inclusive, of total canopy size on one premises.
Type 2A	Cultivation; Indoor; Small	Indoor; exclusively utilizes artificial lighting; 5,001 and 10,000 sf, inclusive, of total canopy size on one premises.
Type 2B	Cultivation; Mixed-light; Small	Utilizes natural and supplemental artificial lighting; 5,001 and 10,000 sf, inclusive, of total canopy size on one premises.
Type 3	Cultivation; Outdoor; Medium	Outdoor; no artificial lighting; 10,001 sf to 1 acre, inclusive, of total canopy size on one premises. CDFA shall limit the number of licenses allowed of this type.
Type 3A	Cultivation; Indoor; Medium	Indoor; exclusively utilizes artificial lighting; 10,001 and 22,000 sf, inclusive, of total canopy size on one premises. CDFA shall limit the number of licenses allowed of this type.
Type 3B	Cultivation; Mixed-light; Medium	Utilizes natural and supplemental artificial lighting; 10,001 and 22,000 sf, inclusive, of total canopy size on one premises. CDFA shall limit the number of licenses allowed of this type.
Type 4	Cultivation; Nursery	Cultivation of cannabis solely as a nursery.
Type 5[1]	Cultivation; Outdoor; Unlimited	Outdoor; no artificial lighting; greater than 1 acre, inclusive, of total canopy size on one premises.
Type 5A[1]	Cultivation; Indoor; Unlimited	Indoor; exclusively utilizes artificial lighting; greater than 22,000 sf, inclusive, of total canopy size on one premises.
Type 5B[1]	Cultivation; Mixed-light; Unlimited	Utilizes natural and supplemental artificial lighting; greater than 22,000 sf, inclusive, of total canopy size on one premises.
Type 6	Manufacturing; Non-volatile	Sites that manufacture cannabis products using nonvolatile solvents, or no solvents.
Type 7	Manufacturing; Volatile	Sites that manufacture cannabis products using volatile solvents.

Table 2-4. Description of Proposed Cannabis License Types Allowed Under the Project (Continued)

License Type	Designation	Description of Allowed Uses
Type 8	Testing	A facility for testing of all cannabis and cannabis products (both medicinal and adult use).
Type 10	Retailer	The retail sale and delivery of cannabis or cannabis products to customers. A retailer shall have a licensed premise which is a physical location from which commercial cannabis activities are conducted. A retailer's premises may be closed to the public. A retailer may conduct sales exclusively by delivery.
Type 11	Distributor	A facility for the distribution of cannabis and cannabis products. A distributor licensee shall be bonded and insured at a minimum level established by the licensing authority.
Type 12	Microbusiness	Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division, provided such licensee can demonstrate compliance with all requirements imposed by the state on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the licensee engages in such activities. Microbusiness licenses that authorize cultivation of cannabis shall include the license conditions described in subdivision (b) of MAUCRSA Section 26060.1.

[1]Type 5 licenses will not be issued prior to 2023.

Table 2-5. Allowed Cannabis License Types by Zone District

Land Use and Development Zones	Permitted Cannabis License Types								
	Cannabis Cultivation - Limited (Type 1 – 3)	Nursery (Type 4)	Cannabis Cultivation- Unlimited (Type 5)[3]	Non-volatile Manufacturing (Type 6)	Volatile Manufacturing (Type 7)	Testing (Type 8)	Retail (Type 10)	Distribution (Type 11)	Microbusiness (Type 12)
AG-I	P	P	P	P	CUP	--	--	MCUP	--
AG-II	P	P	P	P	CUP	--	--	P	CUP[1]
C-1	--	--	--	P	--	--	P	--	CUP
C-2	--	--	--	P	--	--	P	--	CUP
C-3	P[2]	P[2]	P[2]	P	--	P	P	P	CUP
CS	--	--	--	P	--	--	P	--	CUP
SC	--	--	--	P	--	--	P	--	--
PI	--	--	--	--	--	P	--	--	--
M-RP	P[2]	P[2]	P[2]	P	--	P	--	P	--
M-1	P[2]	P[2]	P[2]	P	P	P	P	P	CUP
M-2	P[2]	P[2]	P[2]	P	P	P	--	P	CUP
MU[4]	--	--	--	P	--	--	P	--	--
CM-LA	--	--	--	P	--	--	P	--	--
OT-R/LC	--	--	--	P	--	--	P	--	--
OT-R/GC	--	--	--	P	--	--	P	--	--
Eligible Acres in County[5]	671,023	671,023	671,023	671,718	670,875	2,279	890	671,023	629,994

P = Land Use Permit/Coastal Development Permit (for lands within the coastal zone); CUP = Conditional Use Permit; MCUP = Minor Conditional Use Permit; -- = Use not allowed

[1]Only allows delivery retail and not store front type retail

[2]Indoor only

[3]Type 5 licenses will not be issued prior to 2023

[4]Consistent with the Santa Barbara County Comprehensive Plan, cannabis licensing in MU zones shall comply with all requirements for Special Purpose Zones – MU including requirements for Development Plan and associated permit approvals.

[5]Total acreage does not include consideration of Project setback and additional requirements which may further limit total area of eligibility by zone district.

Notes: Where a zone district is not included in this table, the Project would not allow for any cannabis activities. These districts include all Residential [except under certain local and state conditions], Mountainous Areas, CH, C-V, CN, NTS, M-CD, M-CR, PU, REC, RES, and TC zone districts.

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Project Eligibility for Cannabis Activities

FIGURE 2-3

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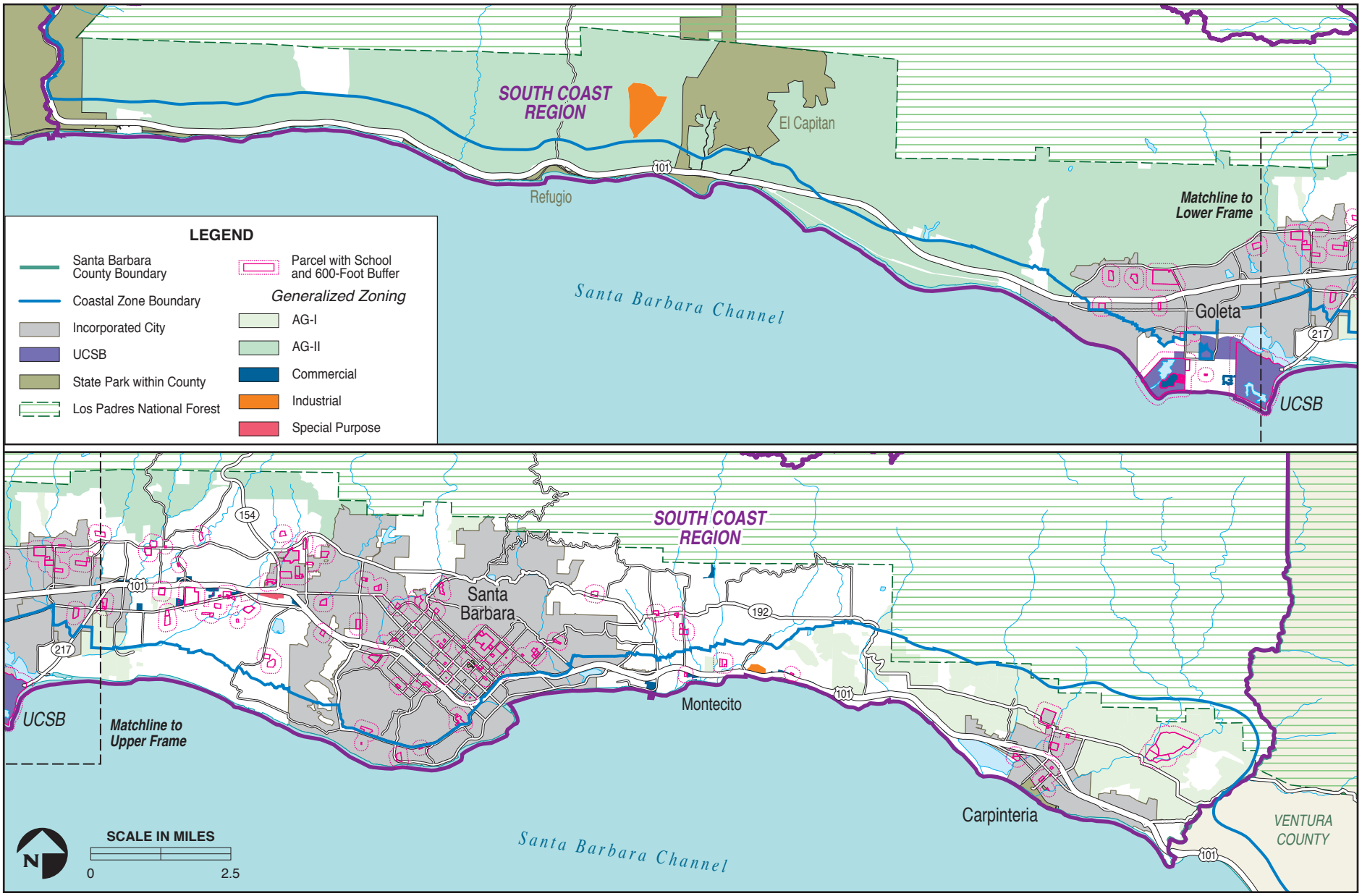

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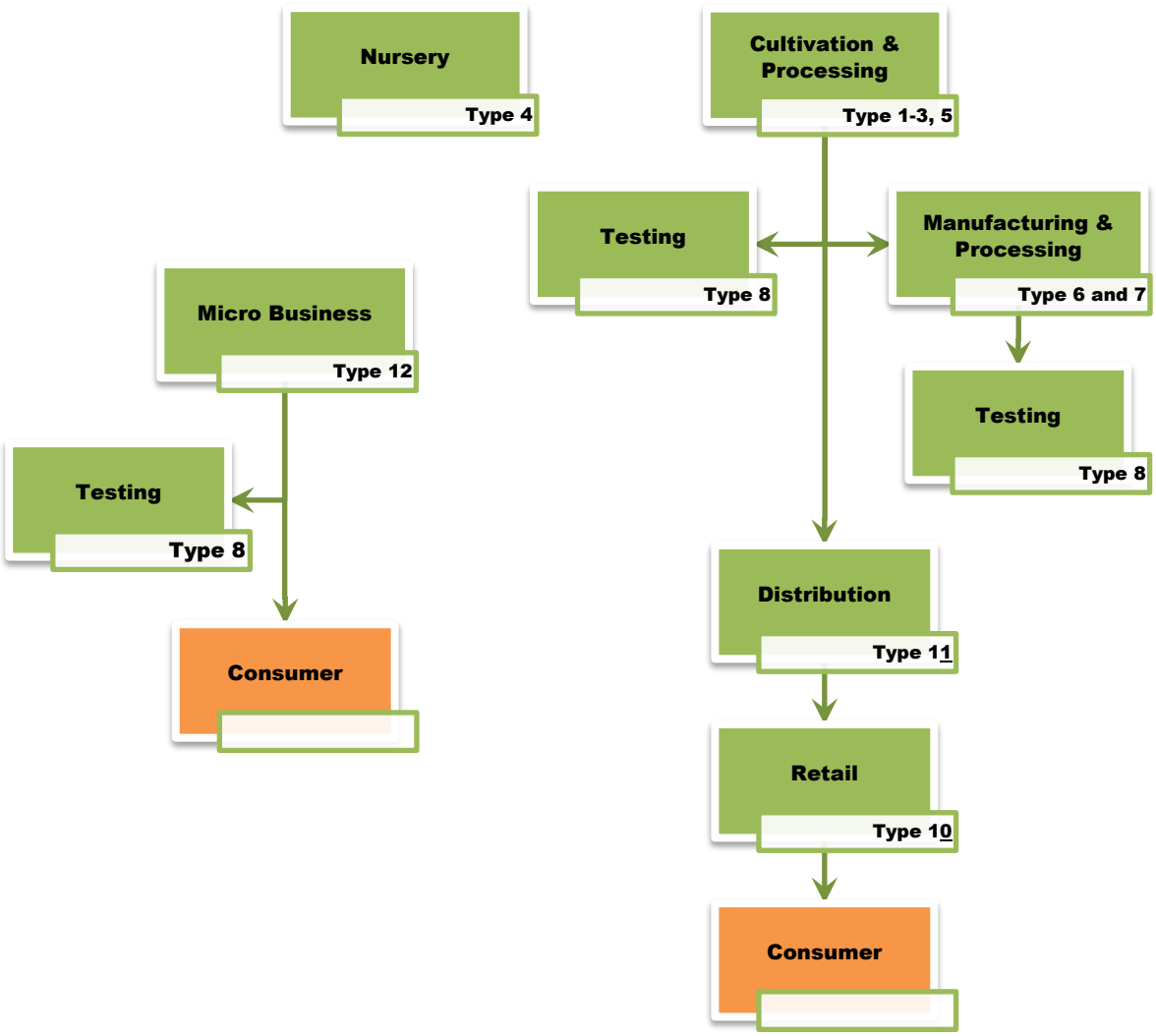
Program Eligibility in the South Coast Region

FIGURE 2-4

Targeted Regulation and Licensing Structure

One of the objectives of the Project is to organize the regulation of cannabis activities within the County to allow for a licensing system that allows for and encompasses the entirety of the processes involved in the cannabis industry, from propagation and cultivation of a plant to the sale of final products to a customer for adult recreational use. In this way, the draft local regulations are intended to mirror the State's cannabis licensing structure (Figure 2-5).

Figure 2-5. Cannabis Supply Chain and Required License Type [9]



[9] Under a Type 12 license, cultivation must occur consistent with Type 2 license requirements, manufacturing must occur consistent with Type 6 license requirements, distribution must occur consistent with Type 10 license requirements, and retail operations must occur consistent with Type 11 license requirements.

Proposed Development Standards for Commercial Cannabis Activities

As previously mentioned, the Project would include development standards which apply to all cannabis activities within the County. Proposed under Section 35.42.070, *Cannabis Regulations,* these regulatory development standards include a range of exclusions, such as setbacks from schools and standard operating procedures for specific cannabis businesses. Such development standards would require:

Setbacks

- No cannabis cultivation site, non-volatile manufacturing operation, or retailer be located within 600 feet from the property line of the lot in which cannabis operations are proposed, to the property line of a lot containing a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued.
- No volatile manufacturing operations be located within 1,200 feet from the property line of the lot in which cannabis operations are proposed, to the property line of a lot containing a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued.

Manufacturing Standards

- All cannabis manufacturing operations ensure that cannabis is obtained from permitted and licensed cultivation sources and shall comply with State regulations to ensure that all manufactured cannabis products are properly packaged, stored, labeled, transported, and inspected prior to distribution at a legally permitted and licensed dispensary.
- Manufacturing facilities comply with all requirements of the State and County for the manufacturing of cannabis.
- The permittee of a volatile manufacturing operation shall train the employees of the cannabis manufacturing facility on the best management practices including proper use of equipment and hazard response protocols in the event of equipment failure.

Retail Standards

- Retail operations implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products in compliance with Section 19334 of the California Business and Professionals Code. Onsite consumption is permitted within a private residence pursuant to SB 94. In addition, the cannabis land use ordinance would allow on-site consumption within establishments that are permitted and licensed to conduct retail sales of cannabis and cannabis products.

Testing Standards

- Cannabis testing facilities adopt standard operating procedures using methods consistent with general requirements for the competence of testing and calibration activities, including sampling, using standards methods established by the International Organization for Standardization that are approved by an accrediting body that is a signatory to the International Laboratory Accreditation Cooperation Mutual Recognition Arrangement.

General Development Standards

In addition to the development standards listed above, proposed zoning amendments include general commercial development standards, which include the following requirements for site fencing, lighting, noise and odor controls, and site security requirements:

- Approved **fencing** shall be permanent in nature and shall not consist of materials such as tarps, dust guard fencing, privacy netting, or polyethylene plastic.
- All **lighting** shall be shielded to prevent light trespass into the night sky and/or glare onto lots other than the lots that constitute the project site or rights-of-way.
- Greenhouses using **artificial light** shall be completely shielded between sunset and sunrise.
- The **use of a generator** as an energy source for ~~cultivation~~cannabis activities, outside of temporary use in the event of a power outage or emergency, is prohibited.
- All **noise** shall be located, shielded, or controlled to avoid exposure of incompatible noise to nearby sensitive receptors, in compliance with the Santa Barbara County Noise Element.
- Prevent individuals from **loitering** on the premises of a dispensary if they are not engaging in activities expressly related to the operations of the dispensary.
- Establish **limited access areas** accessible only to authorized dispensary personnel.
- Secure **storage** of cannabis and cannabis products in a locked safe room, safe, or vault, in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis and cannabis products used for display purposes, samples, or immediate sales.
- All cannabis sites and facilities shall install **security cameras** on site.

Personal Use

The Project would set forth regulations for the personal use of cannabis. Specifically, the Project would permit the personal use of cannabis in all zone districts that allow for residential uses without a land use entitlement, provided that the personal use of cannabis complies with the following standards:

- Only adults 21 years or above may use and grow cannabis for personal use within a legally established dwelling.
- The individual, possesses, stores, or cultivates cannabis exclusively for their personal use, and does not provide, donate, sell, or distribute cannabis to any other person.
- Personal growing of cannabis is limited to six plants per legally established dwelling.
- Outdoor cultivation shall not be permitted.
- The growing area shall not impact areas that are required to satisfy the parking requirement for the primary use of the lot.
- None of the cannabis cultivation or consumption activities shall be detectable (e.g., due to odor or lighting) outside of the building in which the activities occur.
- No cannabis shall be cultivated in accessory structures.

Cannabis cultivation for personal use does not require a license under state law and would not be subject to County or state review or approval. Personal use cultivation of cannabis would be allowed without a land use entitlement from the County. Personal use cultivation would be subject to County code enforcement only in response to complaints.

Commercial Cannabis Licensing Program

The proposed amendments to the County Code would create the Commercial Cannabis Licensing Program. To provide a comprehensive licensing program to monitor and control commercial cannabis activities throughout the County, the Planning and Development Department would issue required land use permits, to which the County would issue the licenses based on successful approval of the required permits. The licensing program would allow cannabis activities and businesses in accordance with MAUCRSA, as discussed above, along with local requirements.

Under the Program, to legally operate, any commercial cannabis operator would be required to obtain a license from the County.

Table 2-6 summarizes the general County planning permitting process, which indicates which approvals are necessary, and who would review a particular application pursuant to permit appeals. Notably, other entitlements may be required for any associated structural development, such as approval of a development plan for certain sized greenhouses.

Table 2-6. Planning Permitting Process

Type of Action	Director	Zoning Administrator	Planning Commission	Board of Supervisors
Permit	Decision (one or both)		Appeal	Appeal
Conditional Use Permit, Minor		Decision	Appeal	Appeal
Conditional Use Permit			Decision	Appeal

LUDC, MLUDC, and CZO Amendments

To address commercial cannabis activities, the Project would amend existing sections of the LUDC, MLUDC, and CZO, which currently prohibit commercial cannabis cultivation, to include language on allowable cannabis land use types in applicable zone districts, and add new sections that set forth regulations for commercial cannabis activities and allowed cannabis license types and permit requirements by applicable zone district. Additionally, the Project would add new definitions for cannabis and cannabis-related activities.

Amendments to Uniform Rules for Agricultural Preserves and Farmland Security Zones

Amendments to the Uniform Rules for Agricultural Preserves and Farmland Security Zones would clarify the compatibility of cannabis activities on land reserved for agricultural uses within the County. Because the lands are reserved for agricultural uses, growing activities associated with the cannabis plant would need to be found consistent with the intent for the land, including preventing the degradation of the land's resource viability. Consistent with CDFA CalCannabis, the Project would

consider medical and adult-use (recreational) cannabis as an agricultural product, and would extend this identification to the local level (California Department of Food and Agriculture 2017). ~~An~~ A Project alternative detailed in Chapter 4, *Alternatives*, discusses a situation in which cannabis cultivation ~~is~~ would be instead determined to be a compatible use, while all other cannabis activities would not be permitted on agricultural preserve lands.

2.4 Required Actions and Approvals

The County is the Lead Agency for the proposed Project, consistent with State CEQA Guidelines Section 15065(b). As such, the County will use this EIR to both evaluate the potential environmental impacts that could result from implementation of the Project, and develop changes in the proposed Project and/or adopt mitigation measures which would address those impacts. The County Board of Supervisors will consider adoption of the Project after certification of the Final EIR. Pursuant to State CEQA Guidelines Section 15093, the decision-makers must "…balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" If the County, as Lead Agency, approves the proposed Project, a statement of overriding considerations must be written, which shall state the specific reasons to support its action based on the Final EIR and/or other information in the record.

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

1. Adoption of environmental findings, certification of the Final EIR, and, if needed, adoption of a Statement of Overriding Considerations for any unavoidable, significant environmental impact that will result from the Project;
2. Adoption of amendments to the County Code to establish a local licensing program for cannabis activities, and to address other aspects of cannabis activities;
3. Adoption of amendments to the LUDC, MLUDC, and CZO to establish the land use regulations that will pertain to cannabis activities;
4. California Coastal Commission certification of amendments to the Local Coastal Program (LCP), including the Article II Coastal Zoning Ordinance; and
5. Updates to provide consistency with County codes, including, but not limited to, amendments within the following Comprehensive Plan chapters:
    - Chapters 22 and 24A, to address business license code and allow for collection of fines;
    - Chapter 16, to address food and food product permitting code;
    - Chapter 37, to address the smoking code;
    - Chapter 6, to address outdoor festivals; and
    - Chapter 13A, to address drug paraphernalia.

Chapter 3
Environmental Impact Analysis

3.0 Introduction and Approach to Analysis

This chapter discusses the environmental impact analysis approach, methodology, and cumulative project scenario for analysis of the County of Santa Barbara (County) Cannabis Land Use Ordinance and Licensing Program (Project). As noted in Chapter 2, *Project Description,* as a formerly illegal or unpermitted activity, data on the existing cannabis industry and firm projections for the future type, location and level of intensity of cannabis related activities are challenging to accurately describe. However, this section describes the most accurate environmental baseline possible, including all existing development (in addition to cannabis facility development) and undeveloped physical conditions, in addition to data of the existing cannabis industry and information on illegal grow operations in the County. Further, the assumptions used by this analysis for the amount and location of development associated with commercial cannabis activities and projected growth of the industry, including potential site improvements required by the zoning codes, are detailed herein based on the best available data.

3.0.1 Environmental Elements Analyzed in the EIR

The scope of this EIR is based on the Project Description outlined in Chapter 2, *Project Description*, as well as the proposed scope of analysis contained within the Notice of Preparation (NOP) (Appendix A), focusing on review of environmental resources that could result in potentially significant impacts. This chapter identifies 13 environmental resources, which were determined to be potentially significant in the NOP scoping process and are addressed in the following sections:

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

Sections 3.1 through 3.14 provide a detailed discussion of the environmental setting, impacts associated with the proposed Project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measures and cumulative impacts also are discussed. Additionally, Chapter 5, *Other CEQA Considerations,* identifies other California Environmental Quality Act (CEQA) resource areas and provides a brief discussion of why the resource areas were not primarily analyzed within this EIR,

due to their reduced potential for significant impacts from the Project. Chapter 5, *Other CEQA Considerations,* also addresses growth inducing effects of the Project.

3.0.2 Assessment Methodology

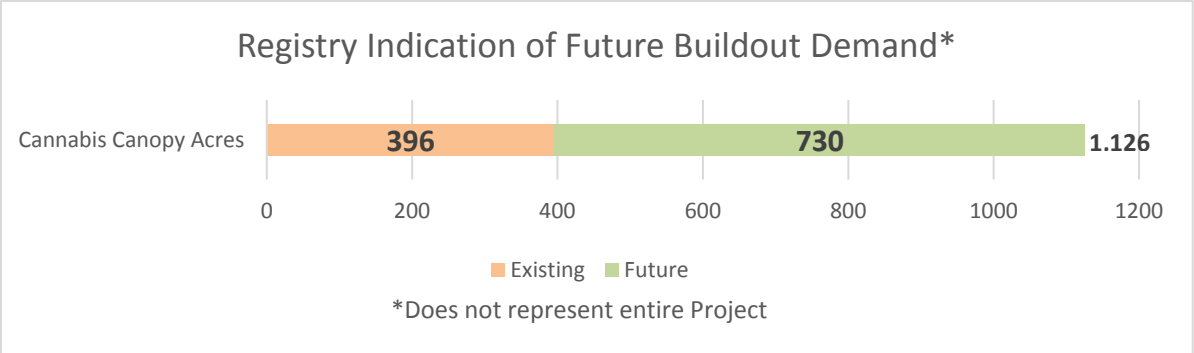
Environmental Baseline

Baseline conditions are defined as the existing physical setting that may be affected by the Project (State CEQA Guidelines, § 15125, subd. (a)). Baseline conditions are the local and regional physical environmental conditions as they existed at the time of the NOP, which was published on July 12, 2017. This environmental setting constitutes the baseline physical conditions against which the County will determine whether impacts from the Project and alternatives are significant. The impacts of the Project are defined as changes to the environmental setting or baseline attributable to Project components or operations. The baseline data is detailed within Section 2.2, *Existing Setting*.

Cannabis Program Registration Data and Associated Projected Increase in Cannabis Activities

Based on registrant data, a potential future demand for 1,126 acres of cannabis cultivation would increase existing cultivation by 730 acres, or approximately 184 percent increase.

Utilizing the raw data retrieved from the June 2017 Non-Personal Cannabis Cultivation and Related Operation Registry Program (Cannabis Registry), with knowledge of the potential for duplication and self-reporting biases, the potential demand for new cannabis coverage ~~c~~would be approximately 730 acres, for a total of approximately 1,126 acres, representing an increase approaching three times the existing 396 acres. A reduced assessment of 186 acres from sites with associated addresses was determined solely cannabis sites with known addresses. However, because the Project does not limit the number of licenses and the EIR analysis relies on variable Registry data, the 396 and total projected 1,126 acreages represent a conservative assessment and best available projection of the estimated number of potential future acreage of cannabis cultivation, as well as programmatic estimates of the total number of potential future manufacturing, processing, packaging, distribution, testing, or retail operations. Additionally, the requirements from both state and regulatory agencies may further reduce the actual number of operations. Regardless, to support the cultivation of cannabis on such a scale, it is estimated that additional cannabis activities and operations would experience substantial potential growth. The 2017 Cannabis Registry focused largely on existing and future desire to cultivate, and no quantitative data was provided to inform such assumptions; therefore, potential growth within other areas of the cannabis industry is based upon the reasonable, best availa~~l~~ble data as explained in detail later in this section.



Based on registrant data and conversations with cannabis industry representatives, projected increases in such activities are difficult to quantify precisely, although it is estimated that up to, and potentially more than, 1,900 cannabis licenses may be sought within the County, the greatest number of which are associated with cultivation, nursery, and microbusiness license types. Of the 506 respondents to the Registry, the increase in future cannabis operations are represented by both existing operators and members of the public or existing cannabis industry who would seek to begin new operations within the County. Given the focus of the 2017 Cannabis Registry on cultivation, without considering future desire to engage in additional manufacturing, processing, distribution, or retail operations, these values indicate that there ~~e~~would be at least triple the amount of licensed cannabis cultivation with Project implementation compared to the existing baseline. Cannabis activities associated specifically with manufacturing, packaging, distribution, and retail are also projected to increase substantially; however, as discussed above, as such activities have not been permitted previously within the County and were not a focus of the Registry, these percentages do not reflect the potential increase of cannabis activities associated with those newly permitted license steps.

Buildout Information from Cannabis Industry Representatives

While exact data is not available and cannot be independently verified, representatives of the County's established cannabis industry, local representatives of California Strategies, the Santa Barbara Cannabis Business Council, and other cultivators, manufacturers, and suppliers indicated the following, which are corroborated where possible:

- Growers generally agree that a total of 134 existing cannabis activity sites operate commercially in the County, as reflected by the 2017 Cannabis Registry;
- The total number of cannabis operations within the County certainly exceeds the 134 estimated existing legal operations, as well as the 2017 Cannabis Registry's 206 responders who indicated they are currently cultivating. Those operating illegally range from small backyard and garage grows to backcountry outdoor grows within trespassed public and private properties;
- Based on responses to the 2017 Cannabis Registry and without considering potential duplication within responses, approximately 867 full-time and 802 seasonal or harvest workers have been indicated as being employed with the County's existing cannabis industry;
- Growers are hesitant to invest heavily into some quality of life protections (i.e., experimental or tested odor control systems) until assured of the ability to stay in operation within the County, primarily due to high costs.
- At least two to three testing facilities within the County would be necessary to reduce transport trips and bottlenecking for distributors.
- With regard to space requirements, to accommodate 10 to 20 acres of cultivated cannabis canopy:
    - A conservatively spacious square footage for manufacturing would consist of a 3,000 to 5,000 square foot area, though only 1,000 sf would be necessary and 2,000 sf would be "comfortable."
    - Approximately 5,000 to 10,000 sf would accommodate packaging.
    - Approximately 5,000 sf would accommodate distribution.

Based on this information, as well as detailed information acquired specifically for the Carpinteria area cannabis industry, the following provides a summary of key information regarding the cannabis operations which are known to exist within the Carpinteria area:

Grower Profile: Carpinteria Area

Data was provided for the Carpinteria area specific to 19 growers regarding existing canopy size and potential demand for future buildout. The data provided also includes two individuals (who operate approximately 312,000 sf of existing greenhouse grows), who did not participate in the 2017 Cannabis Registry. The data provided also do not represent every individual who provided information from the Carpinteria area. The data is used as a representative quantity of existing production. The total increase is reflective of the total percent increase indicated by respondents in the Registry, at nearly triple the amount of existing cannabis canopy. (See Table 3.0-1 and Table 3.0-2.)

Table 3.0-1. Representative Projected Expansion within Carpinteria

Existing cannabis canopy	Increase in existing greenhouses or hoop structures	New hoop house installation	Future cultivation
37 acres	18 acres	43 acres	98 acres (2.7x increase)

Table 3.0-2. Existing Infrastructure within Carpinteria

Agricultural structures in use for processing	Vacant agricultural structures	Total
5 structures, comprising 39,800 sf	9 structures, comprising 150,000 sf	14 structures, comprising 189,800 sf

Example of an underutilized agricultural building in Carpinteria that could be used for processing, manufacturing, and distribution uses, and existing cultivation practices within the area.

EIR Assumptions for the Project

Projected Cannabis Activities

As described in Chapter 2, *Project Description,* the impact analysis in this EIR assumes that future cannabis activity licenses would not be limited under the Project, with the total area permitted to be unincorporated areas Countywide that are under County jurisdiction (excludes incorporated cities, state, federal, and tribal lands). Utilizing the raw 2017 Cannabis Registry data, with some potential for duplication and self-reporting biases, the demand for new cannabis canopy coverage ~~c~~would be approximately 730 acres, for a total of approximately 1,126 acres, representing an increase of 284 percent. Based on existing trends in the cannabis industry and generalized assumptions for commercial cannabis operations informed by interviews with representatives of the cannabis industry, an estimated 957,100 sf (21.97 acres) of manufacturing, packaging, and distribution space may be necessary to accommodate the County's potential 1,126 acres of cannabis canopy.[1] However, this value is an informed projection based on frequently incomplete and/or duplicated 2017 Cannabis Registry information and anecdotal notes from representatives of the existing cannabis industry, and does not take into account those that may register in the future upon Project adoption. As a new industry with limited available data on existing and projected activities, the potential for future expansion of the industry cannot be fully predicted. It is anticipated that a majority of this acreage would occur within existing eligible agricultural, commercial, and industrial zoned areas, resulting in some potential for conversion from one crop type or use to another. For instance, the 2017 Cannabis Registry-derived buildout of 1,126 acres would represent approximately 0.2 percent of the total County's 712,823 acres of agricultural land in 2016, of which approximately 121,990 acres were associated harvested crop land and approximately 590,833 acres were associated grazing land, pasture land, and rangeland (County of Santa Barbara 2016). Cultivation under the Project would be eligible within 671,023 acres. Further, as the Project would not cap or limit activities, potential would remain for additional development; however, this future activity cannot be projected with any degree of accuracy and such activity would be subject to state regulations and local requirements. Instead, available data is used as a representation of possible future demand. (See Table 3.0-3.)

Table 3.0-3. Percentage of Registrant Proposed Licensed Activities

Cultivation	Manufacturing	Micro-businesses	Distributors	Retail	Testing
55%	16%	11%	10%	6%	3%

Based on observed and reported conditions for the existing cannabis industry, projected future increases in countywide cannabis operations, and responses to the 2017 Cannabis Registry, basic assumptions regarding the amount, scale, extent, and location of future operations which may occur under the licensing of a cannabis activity are described for each license type below. While assumptions regarding amount of future development or space requirements have been provided, assumptions remain highly variable, and are used to provide a rudimentary analysis of potential Project impacts, and use of these assumptions as part of the discussion of Project impacts serve only to estimate the severity of potential impacts. The rate of market saturation in Colorado, which

[1] Based on assumptions informed by representatives of the cannabis industry, 1,126 acres of cultivated cannabis canopy would require 112,600 sf of manufacturing area (approx. 100 sf per acre of canopy), 563,000 sf of developed space for packaging (approx. 500 sf per acre of canopy), and 281,500 sf of developed space for product distribution (approx. 250 sf per acre of canopy).

experienced immediate growth upon legalization, has been rapid, with 59 percent of total demand supplied by the regulated market within one year, and total accommodation anticipated by 2020, resulting in an approximate 5-year timeline for growth (Marijuana Policy Group 2016). Considering a similar industry growth trajectory for Santa Barbara County, it can be assumed that the representative buildout estimated ~~c~~would occur over the next five years, by approximately 2023.

Additionally, although restrictions ~~c~~would drive some growers into conducting illegal cultivation operations, in areas such as Los Padres National Forest, places with dense vegetation, or are readily concealed, the nature of the existing industry in the County is primarily that of major agricultural operations (including use of hoop structures and greenhouses). These types of operations are unlikely to relocate to illegal areas that are screened or within more rural, removed areas. Instead, it is anticipated that these operations which cannot obtain licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Cultivation (Type 1, 2, 3, and 4 licenses)

Registration data indicates that 55 percent of licenses would be for cultivation and nursery operations, to be issued within eligible areas Countywide. All cultivation and nursery cannabis activities would be confined to designated agricultural and industrial lands of the County. The Registry data indicated that outdoor and mixed-light cultivation comprises the majority of existing canopy. Because less than 3 percent of cannabis cultivation activities is proposed to occur indoor, it is assumed that little to no new indoor cannabis cultivation activities would occur within the limited amount of industrial land available within the County. The data from the Cannabis Registry indicates that cannabis cultivation tends to be concentrated in certain regions and communities, starting in the South Coast region and secondarily within the Lompoc and Santa Ynez regions. Under the Project, it is anticipated that the general distribution of cannabis cultivation sites would be localized in similar regions. It is anticipated that under the Project, this distribution would continue in a similar fashion. Based on 2017 Cannabis Registry responses, the following assumptions and details regarding the number of employees, harvests, worker commutes, and water supply for existing and proposed commercial cannabis cultivation within the County have been made:[2]

- The number of cannabis-related employees ~~c~~would potentially increase by 867 to approximately 3,600 full-time employees (see also, Section 3.14, *Population, Employment, and Housing*).
- Harvesting is known to occur weekly for greenhouses given the staggered age classes of crops, resulting in approximately up to four harvest cycles per year for approximately 80 percent of applicants.
- There would be a distribution of work schedules and relatively constant harvesting activities and associated work force. Because most outdoor cultivation harvesting activities are usually conducted in the summer and fall, it is anticipated that there would be more commuting employees in summer and fall months than in winter and spring.
- Approximately 65 percent of existing cannabis activity operators currently utilize private wells and would decrease to 34 percent in the future.
- Only 4 percent of existing cannabis activity operators currently utilize municipal water sources and would increase to 50 percent in the future.

[2] This data may also not be representative of future activities, because up to 60 percent of applicants did not necessarily know where they would conduct future cannabis activities.

Unlimited Area Cultivation (Type 5 license)

Because unlimited cultivation area licenses would not be permitted until 2023 and are a delayed aspect of the Project with its own series of necessary approvals, this portion of the Project is considered within the cumulative impact section analyses within the EIR. (See Section 3.5, *Cumulative Project Scenario,* below.)

Manufacturing (Types 6 & 7 licenses)

It is assumed that up to 16 percent of overall Program licenses would include requests for non-volatile and volatile manufacturing operations within eligible areas countywide. Assuming a potential proportion of 2,000 sf of manufacturing area for every 20 acres of cannabis canopy, this would require approximately 112,600 sf (2.58 acres) of manufacturing space countywide to accommodate the Project. With consideration for state packaging requirements, by assuming a potential proportion of 10,000 sf of packaging area for every 20 acres of cannabis canopy (approx. 500 sf per acre of cultivated canopy) based on interviews with members of the existing County cannabis industry, this would require approximately 563,000 sf (12.92 acres) of packaging area countywide. However, these values likely do not accurately represent the Project and are highly variable. According to the 2017 Cannabis Registry data, there is potential demand for up to 176 Type 6 non-volatile licenses and 126 Type 7 volatile licenses. While many of the manufacturing licenses would occupy existing buildings, existing limited available manufacturing vacant or underutilized land ~~c~~would drive the development of new buildings. Notably, the need for new structures may not be necessary within the Carpinteria area of the County due to existing vacant agricultural infrastructure. For instance, in areas such as the Carpinteria Valley, consultation with area growers indicates that there is approximately 189,800 sf (4.36 acres) of vacant or underutilized packaging, warehouse, or cold storage buildings formerly used by the cut flower industry which ~~c~~would accommodate future cannabis manufacturing. While similar data is not available for other regions, the lack of vacant commercial or industrial land in the County may result in such uses locating within agricultural areas or within incorporated cities, particularly in the North County where such space is more readily available, to the extent permitted under local ordinances. Under the Project, Type 6 licenses would be eligible within 671,659 acres of the County, and Type 7 within 670,875 acres.

Testing (Type 8 license)

Testing licenses are currently proposed to comprise approximately 3 percent of cannabis activity licenses and would be limited to commercial and industrial areas of the County. According to the Cannabis Registry data, there is potential demand for up to 64 Type 8 testing licenses, though this may also indicate cultivators who wish to test onsite for self-checking quality assurance which is separate from mandated regulatory testing laboratories (which is considered an ancillary use under the Project and thus would not require a Type 8 license). Only 3 Cannabis Registry respondents indicated the desire to conduct testing operations separate from cultivation sites. Per industry representatives, few testing centers would be required to handle the County's industry and ~~c~~would comprise small footprints. Data is not readily available on the amount of testing facilities that would be required; however, based on interviews with operators of cannabis testing laboratories located throughout the state in August 2017, a cannabis testing laboratory may typically range between 2,000 to 3,000 sf and is not dissimilar in size and operation from other environmental testing laboratories (e.g., soil testing, food testing, groundwater testing). Under new state regulations, three cannabis testing laboratories totaling 9,000 sf (0.2 acre) ~~c~~would reasonably sample from and provide testing analysis for an industry similar in scale to that proposed within the County under the Project. Comparatively, within the City and County of Denver, Colorado, a total of six medical and retail

marijuana testing laboratories provide testing services to the cannabis industry present within Denver and the surrounding counties (City and County of Denver 2017). Under the Project, Type 8 licenses would be eligible within 2,279 acres of the County.

Retail (Type 10 license)

It is assumed that approximately 6 percent of licenses would consist of retail operations to be issued within eligible commercial and industrial zones within the County. Despite limited amounts of vacant land within commercial and industrial zone districts, many suitable existing developed spaces ~~c~~would accommodate future cannabis retail sales and associated operations. As such, new structures or development are not anticipated to be required to accommodate retail licenses. Because there is the potential demand for up to 124 Type 10 licenses according to the Cannabis Registry data, similar to the above, limited vacant land may drive future cannabis retail operations to existing developed commercial, industrial, and retail spaces. Based on the average size of existing licensed cannabis dispensaries within the County, future retail storefronts may require approximately 2,000 sf per storefront. Based on this assumption and the proposed number of retail licenses, future cannabis retail may require approximately 248,000 sf of retail space countywide. However, based on the viable scale of existing storefront operations, these values may not accurately represent the Project. As County lands are primarily agricultural and rural, and the County population is largely concentrated in the incorporated cities of the Santa Maria, Lompoc, and South Coast regions, it is not anticipated that cannabis retail development of this scale would be required to service the unincorporated County under the Project. Rather, to estimate the future scale of cannabis retail within the County, assumptions are based on cannabis retail store-per-service populations observed within the City and County of Denver, Colorado, and the City of Los Angeles, California. (See Table 3.0-4.)

Table 3.0-4. Comparative Cannabis Retail Storefronts per Population Ratio

Location	Population	Number of Dispensaries	Retail Storefronts-Per-Service Population Ratio
Denver, Colorado	682,545	158[1]	4,319.9 persons per store
City of Los Angeles, California	3,792,621	1,700[2]	2,231.0 persons per store

[1] Total number of active retail licenses held as of August 2017 (City and County of Denver 2017).
[2] The City of Los Angeles Controller estimates there may be up to 1,700 cannabis dispensary businesses of varying legal standing currently operating within the City of Los Angeles.

Based on retail storefront-per-service population ratios for Denver and the City of Los Angeles, a single store may serve a population of approximately 3,275 persons. When applying this ratio to the residential population of the unincorporated Santa Barbara County [approximately 142,000 (County of Santa Barbara 2017)], it is estimated that approximately 43 retail storefronts each of approximately 2,000 sf in size, or approximately 86,000 sf (1.97 acres) of total cannabis retail development, ~~c~~would satisfy the cannabis retail demands of the unincorporated County, and under the Project would be eligible within 831 acres of the County.

Distribution (Type 11 license)

It is assumed that up to 10 percent of licenses would consist of distributor licenses, to be issued within eligible areas countywide, and are anticipated for siting similar to non-volatile and volatile manufacturing primarily within existing buildings or warehouses. According to the 2017 Cannabis Registry data, respondents have indicated the desire to acquire up to 189 Type 11 distributor licenses.

Assuming a potential proportion of 5,000 sf of distribution area for every 20 acres of cannabis canopy as estimated by cannabis industry representatives, this would require approximately 281,500 sf (6.46 acres) of distribution area countywide. However, as previously noted, these values do not accurately represent the Project and is highly speculative. Under the Project, Type 11 licenses would be eligible within 671,023 acres of the County.

Microbusinesses (Type 12 license)

Microbusiness licenses may comprise up to 11 percent of administered licenses, and would require the highest levels of approval within all considered zoning districts. No square footage is assumed for this license type due to its highly variable nature and associated speculation. Under the Project, Type 12 licenses would be eligible within 629,994 acres of the County.

Personal Use Cultivation

The County is preempted by state law from prohibiting cultivation for personal use. As such, the proposed Project does not grant the ability to cultivate for personal use and, therefore, does not warrant environmental analysis in this EIR. However, the County is allowed to moderately restrict some aspects of personal use cultivation. As such, the Project includes requirements for personal use cultivation, including limitations per dwelling to a total of six plants cultivated in an indoor setting and not in an accessory structure; personal use cultivation also may not obstruct parking areas that serve the parking needs of the property (e.g., indoor garage spaces) (see also, Chapter 2, *Project Description*). Personal use cultivation would be allowed without a land use entitlement, so there is no mechanism for County review and approval of personal use cultivation activities in the County, including in residential areas. As such, these provisions would be implemented only through County code enforcement actions in response to complaints. Further, the limited restrictions on personal use cultivation included in the Project are minor and would have no potential to result in a significant impact; therefore, analysis of personal use cultivation does not warrant further analysis in the EIR.

3.0.3 Organization of Environmental Impact Analysis

Each section (Sections 3.1–3.13) addresses an environmental element and sets forth the following information for each component of the Proposed Project:

- **Introduction.** Introduces the issue area and provides a general approach to the assessment.
- **Existing Setting.** Describes the physical environmental conditions in the Project Site as they relate to the issue in question. According to the State CEQA Guidelines, the environmental setting normally constitutes the baseline physical conditions by which the lead agency determines whether an impact is significant. The existing environmental setting includes known operators, legal nonconforming uses, illegal operations, and all developed and undeveloped land that may be affected by the Project.
- **Regulatory Setting.** Summarizes the regulations, plans, and standards that apply to the Proposed Project and relate to the specific issue area in question.
- **Environmental Impact Analysis.** Discusses the significance criteria, the environmental impact analysis, and mitigation measures that may be necessary to reduce environmental impacts and the residual impacts following the implementation of recommended mitigation measures.
    - **Thresholds of Significance.** Identifies the significance criteria or, where applicable, the thresholds of significance that will be used to evaluate impacts. The criterion or threshold for a given environmental effect is the level at which the County finds the effect to be significant. The significance criteria can be a quantitative or qualitative standard, or set of

criteria, pursuant to which the significance of a given environmental effect may be determined (State CEQA Guidelines, Section 15064.7).

- **Impact Assessment Methodology.** Outlines the general approach taken in evaluating the individual environmental resource area, if applicable. The methodology is laid out to provide a context for the analysis of impacts.
- **Impacts of the Proposed Project.** The environmental analysis considers the potential impacts resulting from short-term construction and long-term operation of the proposed Project. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:
  - Class I - Significant unavoidable adverse impacts: Significant impacts that cannot be feasibly mitigated or avoided. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels. Even after application of feasible mitigation measures, the residual impact would be significant. If the proposed Project is approved with Class I impacts, decision-makers are required to adopt a Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093 explaining why benefits of the Project outweigh the potential damage caused by these significant unavoidable impacts.
  - Class II – Significant but mitigable adverse impacts: Significant adverse impacts that can be feasibly mitigated or avoided. If the proposed Project is approved with Class II impacts, decision-makers are required to make findings pursuant to State CEQA Guidelines Section 15091, stating that impacts have been mitigated to the maximum extent feasible and the residual impact would not be significant.
  - Class III – Adverse but insignificant impacts: These adverse but insignificant impacts do not require mitigation, and they do not require findings to be made. Mitigation measures may still be recommended to improve consistency with policies in the Santa Barbara County Comprehensive Plan.
  - Class IV –Beneficial impacts: Effects that are beneficial to the environment.
  - "Cumulative Impacts," (State CEQA Guidelines Section 15130) describes impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects. For each significant adverse impact identified, mitigation measures are presented where feasible to reduce the impacts to acceptable levels. "Residual Impacts" identify impact categories after mitigation is applied; in those instances where mitigation measures cannot reduce adverse impacts to less-than-significant levels, impacts are categorized as Class I Impacts.
  - A determination of no impact is given when no adverse changes in the environment are expected.

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

This section additionally references relevant existing County standard conditions of approval and mitigation measures as well as proposed ordinance regulations (e.g., development standards with which cannabis activities must comply) intended to proactively reduce potential Project impacts. Mitigation measures are defined within appropriate resource sections for Project impacts that are considered significant or less than significant with mitigation based on the significance criteria or thresholds of significance. Residual impacts are also identified after mitigation measures are applied to minimize those impacts.

3.0.4 Cumulative Project Scenario

The State CEQA Guidelines (Section 15130) require that cumulative impacts be analyzed in an Environmental Impact Report (EIR) when the resulting impacts are cumulatively considerable and, therefore, potentially significant. Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. The discussion of cumulative impacts must reflect the severity of the impacts as well as the likelihood of their occurrence. However, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Furthermore, the discussion should remain practical and reasonable in considering other projects and related cumulatively considerable impacts. According to Section 15355 of the 2017 State CEQA Guidelines:

> "Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> (a) The individual effects may be changes resulting from a single project or several separate projects.
>
> (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Furthermore, according to State CEQA Guidelines, Section 15130(a)(1): "As defined in Section 15355, a 'cumulative impact' consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR."

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

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

County Planning and Development Department staff reviewed current work plans for the Long Range Planning Division. Programs and policy initiatives excluded from the Cannabis Land Use Ordinance EIR cumulative impact analysis include:

- County policy initiatives and ordinance amendments that are unfunded and not included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which do not cause related impacts to resources evaluated in the Cannabis Land Use Ordinance EIR;

- County policy initiatives and ordinance amendments that are procedural in nature; and
- A County policy initiative or ordinance amendment project description that is unspecified, uncertain, loosely defined, or speculative. This criterion would apply to programs that have not undergone environmental review or been formally initiated by the Board of Supervisors. (See Table 3.0-5.)

In addition to cumulatively considered program and policy initiatives, discretionary and ministerial projects throughout the County that may have a cumulative effect on the environment are listed in Table 3.0-6. Only some of these projects may contribute to cumulative impacts. Each resource section provides a brief discussion of cumulative projects' potentials to contribute to cumulative effects. Projects which are the pending and recently approved development projects in Santa Barbara County are included in the cumulative impact analysis:

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

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

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

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

Unlimited Area Cultivation (Type 5 license)

As stated above, the Unlimited Area Cultivation (Type 5 license) component of the Project is analyzed with other cumulative projects. Because unlimited cultivation area licenses would not be permitted until 2023 and are a delayed aspect of the Project with its own series of necessary approvals, this portion of the Project is considered within the cumulative impact section analyses within the EIR.

Other Projects within County

Local and Regional Cannabis Regulations

City of Buellton

Under Government Code Section 65858(a), the Buellton City Council ~~approved~~ adopted Urgency Ordinance No. 17-01 on ~~January 12~~February 23, 2017, which established a 10 month and 15~~45-~~ day moratorium on non-medical marijuana facilities and marijuana cultivation, except for private indoor cultivation of six plants or less, which remain under reasonable regulation. Additionally, a non-medical marijuana facility may not deliver marijuana from any fixed or mobile location inside or

outside of the City to any person within the City. Urgency Ordinance No. 17-01 became effective on February 26,2017.

~~. The City Council then directed staff to collect information regarding recreational marijuana and report back to the City Council.~~

City of Carpinteria

In anticipation of the passing of Proposition 64, The Adult Use of Marijuana Act, which was passed by voters in November 2016, the City of Carpinteria conducted extensive research and adopted Ordinance No. 715, an urgency ordinance establishing a moratorium on commercial marijuana activities, effective May 8, 2017 for a period of 45 days. The City then adopted Ordinance No. 716, an extension on the urgency ordinance, which extends the moratorium on commercial use for a period of 10 months and 15 days beginning at the expiration of Ordinance No. 715.

~~the adoption of Ordinance Nos. 712 and 713 established local regulation on personal use. The ordinances include relations with expand upon and fill gaps in stat regulations that are of particular concern to Carpinteria. The proposed regulations would be added to Title 8, Health and Safety, of the Carpinteria Municipal Code and includes the following regulations:~~

- ~~Restrict outdoor cultivation to rear yards not in view of public places.~~
- ~~Restrict outdoor cultivation to not be within building setbacks to provide a buffer between cultivation and neighboring properties.~~
- ~~Prohibit outdoor cultivation in apartment and condominium buildings due to proximity to other residence.~~
- ~~Prohibit indoor or outdoor cultivation in common areas of apartment or condominiums.~~
- ~~Buildings where cultivation is taking place must be in compliance with applicable building standards to protect health and safety of residents.~~
- ~~Prohibit cultivation within 600 feet of schools, daycare centers and use centers.~~

City of Goleta

The City of Goleta has ordinances for both medical cannabis and recreation cannabis sales, cultivation, deliveries, manufacturing, extraction, testing or processing and transport within the city.

For medical cannabis, sales, cultivation, manufacturing, extraction, testing or processing are not allowed within the City with the exception of the two existing dispensaries which have been grandfathered in. Deliveries are allowed only if the delivery business is located in another jurisdiction and brining product into the City, with exception of the two grandfathered dispensaries. Transport of cannabis and cannabis products is allowed within the City, since transport is allowed by state law and cannot be banned by cities.

Recreational cannabis ordinances for retail, and manufacturing, extraction, testing or processing are still under discussion by the City Council. Personal cultivation is allowed in the City but commercial is not. Deliveries of cannabis and cannabis products can be made inside the City but the Council has yet

to decide if delivery businesses can be located in the City and transport of cannabis and cannabis products is allowed in the City.

City of Guadalupe

The City of Guadalupe currently has regulations on the cultivation, processing, and transport of medical cannabis included in the Guadalupe Municipal Code (Title 18 Chapter 18.74). Regulations for recreational cannabis have not yet been established.

City of Lompoc

As of November 7, 2017, the City of Lompoc has adopted Ordinance No. 1640(17), which amends Chapter 9.36 of the Lompoc Municipal Code Relating to Cannabis. The ordinance prohibits all outdoor cultivation of cannabis and regulates indoor cultivation of recreational cannabis by restricting when and where cannabis operations can commence, provides odor control, requires annual self-certifications, as well as the payment of taxes, fees and the use of video monitoring systems.

~~The City of Lompoc developed Ordinance No. 1632(17) to amend Chapter 9.36 of the Lompoc Municipal Code Relating to Cannabis. The intent of the ordinance is to prohibit as permitted by AUMA.~~

City of Santa Barbara

The Santa Barbara City Council approved Ordinance No. 5733 on January 27, 2016, which permits small-scale cannabis cultivation for personal medical use and prohibits any commercial cultivation within the City of Santa Barbara, adding Section 28.87.300 to the Santa Barbara Municipal Code. Following the adoption of this ordinance, the City of Santa Barbara updated their Zoning Ordinance to regulate zoning of cannabis cultivation (Section 28.87.300). On October 19, 2016, the City adopted Ordinance No. 5774 an interim emergency ordinance which is an extension of Ordinance No. 5763, which prohibits non-medical marijuana businesses for 22 months and 15 days or until September 5, 2018.

City of Santa Maria

In September of 2016, the Santa Maria City Council adopted Ordinance No. 2016-19, establishing a moratorium on the manufacturing, processing, laboratory testing, labeling, and storing of cannabis. On July 18, 2017, the City Council adopted Resolution No. 2017-90 extending Urgency Ordinance No. 2016-18 by one year. ~~which prohibits manufacturing, processing, laboratory testing, labeling, storing and wholesale and retail distribution of cannabis.~~

City of Solvang

The Solvang Municipal code presently prohibits medical cannabis dispensaries and cannabis cultivation of any sort, whether personal or commercial, within every zone in the City. While dispensaries are prohibited within the City, the code allows for the delivery of medical cannabis to qualified patients under the Compassionate Use Act. The Code does not provide information regarding manufacturing, processing, laboratory testing, labeling, storing and wholesale, or retail distribution of cannabis.

On September 26, 2016, the City Council enacted Urgency Ordinance No. 16-319, which prohibits the manufacturing, processing, laboratory testing, labeling, storing and wholesale, and retail distribution of cannabis. On August 14, 2017, the Solvang City Council adopted a resolution to extend the

previously adopted Urgency Ordinance banning recreational cannabis activities until September 21, 2017.

Kern County

Kern County currently has proposed two cannabis land use ordinances – Option A would ban all commercial cannabis activity within the County and Option B would regulate all commercial cannabis activity within the County. Option B would cap the combination of cannabis-related greenhouses, warehouses, and other structures within the County at 2,000,000 square feet. The County has also provided draft environmental impact reports on each of the option ordinances.

On May 10, 2016, the Board of Supervisors passed Ordinance G-8630, imposing a moratorium on the establishment of new medical marijuana dispensaries in Kern County. Pursuant to the moratorium, medical marijuana dispensaries other than those in existence and operating on the effective date of the ordinance are prohibited within the unincorporated areas of Kern County. The moratorium was extended on April 4, 2017, for one year, and again on September 28, 2017, to expire on April 4, 2018.

San Luis Obispo County

The San Luis Obispo County Board of Supervisors reviewed an early public review draft of the proposed cannabis ordinance on February 28, 2017. Since then, the draft ordinance has gone through several public reviews and the ~~current~~ public hearing draft ~~will be~~was reviewed by the Planning Commission on August 10, 2017. The most recent draft of the proposed ordinance includes information on allowable land uses, permit requirements, and proposed development and other standards associated with the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery, or sale of cannabis or a cannabis product.

Ventura County

The Ventura County Board of Supervisors was presented a regulatory outline drafted by Ventura County staff on December 6, 2016, to develop specific Zoning Ordinance amendments governing the permitting of commercial medical cannabis businesses in the unincorporated areas of the county. At the hearing, the Board directed staff to refine the outline to reflect a "go slow" approach as well as reach out to stakeholders to obtain further input. A revised Regulatory Outline was developed in response to the Board's direction. This outline was presented to the Board of Supervisors on March 21, 2017. At that hearing, the Board of Supervisors took no action. Consequently, commercial and medical cannabis activities continue to be prohibited within unincorporated Ventura County.

Local Development Projects

As of September 2017, Buellton has 11 commercial, 4 residential, 3 mixed-use (i.e., commercial spaces combined with residential housing units), and 2 recreational use projects which are pending, approved, under construction or recently completed. The largest projects include the pending Buellton Hub, a 74,742-sf commercial and 54 residential unit mixed-used project, and the 247-unit Meritage Senior Living Community which is currently inactive.

The City of Carpinteria has a total of 24 approved and proposed projects as of July 2017. Of those 24 projects, 15 are residential projects constructing or remodeling both single-family and multi-family homes, to add a total of 110 new residential units in the City. The City has 4 commercial projects, the largest of which is the construction of the 85,000 sf Lagunitas Mixed Use office building. There are 2

mixed-use projects, both of which include construction of 2 new apartments and commercial space. In addition, there is are 2 road work projects and plans to construct a new community garden park.

The City of Goleta has 33 projects under construction, approved or pending as of May 2017, the majority (12 projects) of which include improvements to or new construction of industrial/light industrial/office projects. The largest new industrial project is the pending Old Town Industrial Center, a 186,770-sf light industrial building with outdoor storage and a 5,100-sf office building. There are 9 single-family and multi-family housing projects, the largest being The Village at Los Carneros, a 465-unit multi-family housing development that is currently under construction. The City has 11 commercial projects. Rincon Palms Hotel (Hilton Garden Inn) is the largest commercial project in the City with the 95,685-sf building hosting 142 rooms and a meeting space. The City also has 1 residential/commercial mixed-use project and is currently waiting for Coastal Commission approval for a 7.1-mile trail and 13-acre habitat restoration project at Ellwood Mesa.

There are 27 completed, under construction, approved or pending projects in the City of Lompoc. Of these projects, 13 are commercial development or improvement projects. The largest commercial project is the 31,119-sf building proposed for wine storage, which was approved for construction. There are 10 under construction, pending and approved single-family and multi-family residential projects in the City. The largest residential project is the approved Towbes Residential Development, a 210-unit development on 100.96 acres. There is one residential/commercial mixed-use project and 3 industrial projects. The City of Santa Barbara has at least 100 recently completed, under construction, approved, and pending residential projects, the largest of which include a four-story affordable housing development with 90 units for seniors, and a four-story, mixed-use development with 125 apartments, including 14 affordable housing units, and 21,319 sf of commercial space. Additionally, there are at least 400 recently completed, under construction, approved, and pending commercial and industrial development projects within the City of Santa Barbara. The largest of these includes the proposed construction of a new facility for Direct Relief, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and associated parking, totaling 148,920 sf.

The City of Santa Maria has a total of 70 recently completed, under construction, approved, and pending development projects. There are 27 commercial projects within the City. The largest project, Crossroads Expansion Pads, includes the construction of three new building pads totaling 47.8 acres with associated parking and landscaping. There are 19 single-family and multi-family housing projects in the City. Heritage at Westgate Ranch, a 52.6-acre site that will include 296 small-lot single-family units, is the largest project. The City has 8 under construction, approved, and pending mixed-use development projects. Additionally, there are 16 industrial projects within the City, the largest of which is Windset Farms Phase IV, a 28-acre greenhouse with a 2-acre building.

The City of Solvang has at least one residential project undergoing approval, of up to 8 units, and the City of Guadalupe has one residential project under construction, of approximately 802 units, as well as three proposed apartment complexes, of up to 36 units, which are currently pending approval by the County.

Table 3.0-5. County Policies and Initiatives that Could Impact the Cannabis Land Use Ordinance

Project Name		Description	Location	CEQA Process	Status	Discussion
Comprehensive Planning projects in process.						
1	Hoop Structure Update	The Hoop Structures Ordinance Amendments Project will amend the Land Use and Development Code (LUDC) to address the permit requirements for hoop structures on agriculturally zoned lands in the inland areas of the unincorporated County of Santa Barbara.	Countywide	Planning	In Process	This LUDC amendment includes proposed permit requirements for agricultural plant protection structures and is therefore relevant to the proposed Project.
2	Coastal Resiliency Project	A grant-funded effort to evaluate the impacts of sea level rise and related coastal hazards along the County's entire 110-mile long coastline.	Coastal areas	Planning	In Process	This effort could determine the future viability of lands eligible under the Project, notably within the coastal zone, via developing a vulnerability assessment, identifying adaptation measures, and amending the County's Local Coastal Program.
3	Short-term Rental Ordinance	The project would review and clarify provisions concerning the use of Short-term Rentals within the unincorporated areas of the County.	Countywide	Planning	In Process	The Short-term Rental project could result in zoning ordinance changes regarding how and where Short-term Rentals may or may not be permitted.
4	Advanced Meter Ordinance Amendments	Southern California Gas (SCG) is proposing to install new facilities which qualify as telecommunications facilities, in support of its Advanced Metering Program, and seeks approval of an ordinance amendment to both the LUDC and Montecito LUDC to exempt the facilities.	Countywide	Planning	In Process	The Santa Barbara County LUDC regulates how the county permits telecommunication facilities, and the ordinance would exempt SCG facilities from any discretionary permit requirements.
5	Hollister Avenue-State Street Improvements Project	The project is to conduct important roadway and streetscape improvements for Hollister Avenue-State Street, a 1.25-mile corridor stretching from San Antonio Road/Auhay Drive to State Route 154.	South Coast	Planning	In Process	The project would improve all modes of transportation and create a safe and attractive corridor within the South Coast Region near Highway 101.

Table 3.0-5. County Policies and Initiatives that Could Impact the Cannabis Land Use Ordinance (Continued)

Project Name		Description	Location	CEQA Process	Status	Discussion
6	Santa Claus Lane Beach Access and Streetscape Improvements	The project is comprised of two projects at Santa Claus Lane: a beach access plan and a streetscape improvements plan.	South Coast	Final MND for one portion	In Process	The projects would implement goals, policies, and actions in the Toro Canyon Plan and Coastal Land Use Plan that are intended to increase public access to the beach and revitalize the nearby commercial area and Highway 101 vicinity.
7	Legal Nonconforming Use Determination in Article X	The project would enable the County of Santa Barbara to make determinations and issue documentation to cannabis operators that are deemed legal nonconforming operations.	Countywide	Planning	In Process	This project would provide a mechanism to the County to comply with state MAUCRSA regulation, which requires a determination by the local jurisdiction to issue cannabis activity licenses (by issuing documentation of legal nonconformance).

Table 3.0-6. County Active Projects that Could Impact the Proposed Project

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
Area projects						
1	South Coast 101 High Occupancy Vehicle (HOV) Lanes – California Department of Transportation	City Santa Barbara to City Carpinteria	n/a		South Coast	This project proposes to add one HOV lane in each direction of U.S. Highway 101. The project is 10.9 miles in length. This project represents one component of a larger U.S. Highway 101 corridor improvements strategy in Northern Ventura County and Southern Santa Barbara County.
Development review projects in process.						
1	Orcutt Aquacenter	107-470-011	n/a	31,074	Santa Maria Valley	A request for the development of the Orcutt Aquacenter.
2	St Athanasius Orthodox Church	071-140-072	n/a		South Coast	A request for a church facility consisting of a temple, chapel, fellowship hall, office building and associated parking and landscaping.
3	Westmont College	013-050-018	n/a	314,500	South Coast	A request to revise the Westmont College Master Plan.
4	Ventucopa Rock Plant Expansion	149-170-036	n/a		Cuyama Valley	A request to shift the location of in-channel mine pit to the immediate west of the existing mine pit and continue existing processing operations.
5	Arc Vineyards Employee Dwellings	129-151-045	4		Santa Maria Valley	A request to construct farm employee units, a winery manager's unit and a ranch manager's unit.
6	Crane School Updated Master Plan	007-340-028	n/a	39,985	South Coast	A request to revise the master plan.
7	Adizes Graduate Institute Educational Facility	001-190-041	n/a		South Coast	A request to validate an existing unpermitted graduate school use within an existing barn.
8	Montessori Center School	065-080-009	n/a	55,779	South Coast	A request to construct and operate a new school campus buildings.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
9	Primrose Special Care Facility	105-010-080	n/a	2,742	Santa Maria Valley	A request for the expansion of the existing Primrose Residential Care Facility for Alzheimer's patients.
10	Leo Evans-Northpointe	107-560-001	32		Santa Maria Valley	A request to construct 32 condominium units.
11	Santa Barbara Botanic Garden	023-052-001	n/a	60,508	South Coast	A request for a final development plan for botanic garden including proposed new classrooms, teaching center, research center and administrative offices as well as new residential duplex and caretaker units.
12	Rice Ranch Development Plan	101-010-013	725		Santa Maria Valley	A request to divide 626 acres into 512 lots with 496 residential lots, nine open space lots, five park lots, two school lots, and one oil field lot.
13	Santa Barbara Ranch	079-160-067	21		Gaviota Coast Plan	A request to process applications for development pursuant to BOS approved Memorandum of Understanding.
14	Orcutt Marketplace	129-120-024	n/a	320,663	Santa Maria Valley	A request for a development plan to construct a commercial and hotel development, a conditional use permit for three drive-thrus, mechanical carwash and residential apartments.
15	OSR Enterprises/NRG Enterprises	128-096-001	n/a	218,316	Santa Maria Valley	A request for construction of a foot cooler, office building, and shop/field supply.
16	Johnson Truck Service Center	111-030-018	n/a	15,900	Santa Maria Valley	A request to construct and operate a truck service center with an associated hay storage and hauling service, concrete batch plant and hauling service, and concrete and asphalt materials stockpile.
17	PR Investments/Evergreen Shopping Center	109-200-012	n/a	61,958	Santa Maria Valley	A request to redevelop the shopping center for both retail and office space.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
18	Dore Winery	133-070-039	n/a	22,509	Santa Maria Valley	A request to construct a new winery processing facility including covered outdoor area, a tasting and conference facility, storage area, office, and lab space.
19	Riverbench Winery	129-220-015	n/a	2,400	Santa Maria Valley	A request to change of use of an existing single-family dwelling into a winery building, tasting room, and supporting winery administrative uses.
20	Stoker Development Plan	097-730-021	14		Lompoc Valley	A request for a development plan for condominiums.
21	St Joseph High School Development Plan	107-240-015	n/a	39,829	Santa Maria Valley	A request for a development plan for additions to the school.
22	St Louis De Montfort Church	103-200-071	n/a		Santa Maria Valley	A request to construct a new structure for the elementary and middle school and an increase in meeting room facilities to serve the mission of the Parish congregational needs.
23	Scoggin/Sundheim Winery Tier II	083-160-014	n/a	20,000	Lompoc Valley	A request to construction of a Tier II winery.
24	Plantel Nurseries	129-170-004	n/a	7 acres	Santa Maria Valley	A request to development two open growing areas for a total of 1.04 additional acres and 21 greenhouses (total greenhouse area 6.9 acres) and construction of 30,000 square foot warehouse and 12,000 square foot shop/office.
25	Cavaletto/Noel Housing	069-100-006	142		South Coast	A request to development a residential community.
26	De Werd Tier II Winery	133-151-050	n/a	9,856	Santa Ynez Valley	A request for a Tier II winery.
27	SB Ranch Development Plan	079-140-013	50		Gaviota Coast Plan	A request for a development plan for 50 residential units.
28	Arc Vineyards Winery	129-151-045	4	12,790	Santa Maria Valley	A request for a Tier III winery.
29	State Street Hospitality	061-110-009	n/a	46,849	South Coast	A request to construct a new three-story hotel.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
30	Inn At Mattei's Tavern	135-064-002	n/a	37,200	Santa Ynez Valley	A request to construct 65-room cottage hotel including a small gym, spa, pool and meeting/banquets room.
31	Clark Avenue Commercial	103-750-038	n/a	12,875	Santa Maria Valley	A request for a development plan for three commercial buildings including a drive-thru restaurant and other food or retail.
32	Larner Tier II Winery	137-100-001	n/a	19,384	Santa Ynez Valley	A request for a Tier II winery with tasting room.
33	Zacara Ranch Development Plan	081-250-016	11		Gaviota Coast Plan	A request to permit existing agricultural employee dwellings.
34	Black Opal Ranch	155-170-059	3		South Coast	A request for agricultural employee dwellings.
35	Claxton Winery	141-460-002	n/a	19,818	Santa Ynez Valley	A request for a Tier II winery.
37	Coastal Growers Supply Storage Yard	111-020-013	n/a	15,000	Santa Maria Valley	A request to construct an agricultural storage and supply yard consisting of two metal buildings.
38	Sierra Madre Ranch Tier II Winery	129-010-007	n/a	10,602	Santa Maria Valley	A request for a Tier II winery.
39	Erg Oil & Gas Pipeline Development Plan	129-180-015	n/a		Santa Maria Valley	A request for a pipeline that would transport crude oil from ERG's Cantin Tank battery, located along Foxen Canyon Road northwest of the community of Sisquoc, north along Foxen Canyon Road and an expansion of the Cantin Tank Battery.
40	The Golden Inn	141-380-014	n/a	36,991	Santa Ynez Valley	A request for a development plan for a mixed housing project including an assisted living/memory care facility, affordable independent senior apartments, senior daycare/community center and affordable housing for families/individuals and employees.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
41	Coastal Growers Evora II Development Plan	111-020-014	n/a	15,000	Santa Maria Valley	A request for the construction of a new agricultural/equipment storage and supply yard consisting of two new support metal building.
42	Key Site 3 Development Plans	129-151-026	125		Santa Maria Valley	A request for a track map and general plan amendment from RR-10 to PRD.
43	Pence Ranch Tier II Winery	099-220-013	n/a	19,979	Lompoc Valley	A request for a Tier II winery.
44	Valley Gardens Mobile Home Park Expansion	141-211-062	24		Santa Ynez Valley	A request for 24 additional units.
45	Santa Rosa Road Tier II Winery	083-170-015	n/a	17,300	Lompoc Valley	A request for a Tier II winery.
46	799 W Hwy. 246 Tier II Winery	099-251-069	n/a	15,998	Santa Ynez Valley	A request for a Tier II winery.
47	Spear Winery Tier II	099-210-058	n/a	19,775	Lompoc Valley	A request for a Tier II winery.
48	Amity Group Commercial Development	067-230-032	n/a	4,775	South Coast	A request for the construction of a new, two-story commercial structure.
49	Nojoqui Ranch Tier II Winery	081-020-024	n/a	12,500	Santa Ynez Valley	A request for a Tier II winery.
50	Patterson Avenue Holdings Commercial	067-200-005	n/a	7,360	South Coast	A request for the construction of a commercial office building.
51	Rancho La Laguna Tract Map	133-080-026	13		San Antonio Creek	A request for a tract map.
52	Key Site 17 General Plan Amendment	105-134-004	257		Santa Maria Valley	A request for an amendment to the Orcutt Community Plan to allow for a 100% senior housing project.
53	Van Veen Mixed Use Building	105-101-012	1	8,601	Santa Maria Valley	A request for construction of a mixed use building consisting of commercial and a residential second unit.
54	Sagebrush Junction	101-260-007	82	5,600	San Antonio Creek	A request for construction of three apartment buildings and a commercial building.
55	Coastal Growers Evora II Commercial Development	111-020-014	n/a	30,180	Santa Maria Valley	A request for an agricultural/equipment storage and supply yard.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
56	Plantel Nurseries Warehouse Office Addition	129-170-004	n/a	11,417	Santa Maria Valley	A request for the construction of a two-story office addition.
57	Pence Ranch Tier II Winery	099-220-013	n/a	19,979	Lompoc Valley	A request for a Tier II winery.
58	KS30 Bradley Cherry Lots	107-250-008	30		Santa Maria Valley	A request for construction of 30 single family lots.
59	KS30 Bradley Gardens and Park West	107-250-008	212		Santa Maria Valley	A request for a multi-family apartment.
60	Peake Winery Tier II Winery	083-170-015	n/a	17,300	Lompoc Valley	A request for a Tier II winery.
61	Santa Maria Energy Petroleum Production Plan	101-020-074	n/a		San Antonio Creek	A request for installation of 120 new oil exploration or production wells.
62	Bridlewood Development Plan Revision	135-051-019	n/a	7,662	Santa Ynez Valley	A request to revise the approved development to include a new hospitality House and improve the existing crush pad, and waste water system.
63	Montecito YMCA Master Plan	007-270-005	n/a	19,954	South Coast	A request to make improvements and additions to the main building, child care, and gym.
64	Cate School Master Plan	001-040-008	6	154,279	South Coast	A request to revise the existing conditional use permit to construct new faculty residence, student dormitories, classrooms, student center/dining facility, squash pavilion, multi-purpose building, additions and renovations to the existing gym, library, chapel, dorms, classrooms, and art building.
65	Miramar Hotel Revision	009-345-031	4	237,865	South Coast	A request to revise a development plan for the Miramar Hotel including elimination of the spa building, elimination of all underground parking and creation of a new surface parking lot in the previous location of the spa building, reduction in the number of guest rooms from 186 to 170, a reduction in the maximum allowable attendance for events from 500

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
						persons to 400 persons, reduction in parking spaces from 494 to 438 and a redesign of the architectural style of the hotel consistent with the "Cottage Type Hotel" tradition within the Montecito Community.
66	English-Joseph Specific Plan	103-181-006	30	56,800	Santa Maria Valley	A request for a mixed use development of commercial retail and office condominiums.
67	Granite Gardner Ranch Mining Revisions	137-270-015	n/a		Santa Ynez Valley	A request to continue the ongoing mining-related activities at the site for an additional 48 years under an amendment to the existing Conditional Use Permit and an amendment to the existing Reclamation Plan that would adjust the timelines for the various phases of reclamation.
68	Oak Glen Development	101-010-002	52		Santa Maria Valley	A request to develop single-family residential.
69	Preserve At San Marcos	055-010-006	20		South Coast	A request to create residential lots on 167.47 acres, dedicate private conservation areas, trails and a public park.
70	Addamo Winery/Diamante	129-151-042	7		Santa Maria Valley	A request to create RR-10 lots and two AG-I-20 lots.
71	Fetyko Tract Map	103-740-016	18		Santa Maria Valley	A request for a tract map.
72	Clubhouse Estates Tract Map	097-371-008	53		Lompoc Valley	A request for a tract map.
73	Rancho La Laguna Tract Map	133-080-026	13		San Antonio Creek	A request for a tract map.
74	Orcutt Marketplace Tract Map	129-120-024	12		Santa Maria Valley	A request for a tract map.
75	The Knoll Subdivision	069-172-059	13		South Coast	A request for a tract map.
76	Key Site 30 Vest. Tract Map	107-250-008	113		Santa Maria Valley	A request for a tract map.
77	Estelle Vineyard Estates Tract	141-010-007	12		Santa Ynez Valley	A request for a tract map.
78	Park Hill Estates V.2	059-290-041	18		South Coast	A request for a tract map.

Table 3.0-6. County Active Projects that Could Impact the Proposed Project (Continued)

	Project Name	APN	Units/ Lots	Building size (sf)	Region	Comment
79	Terrace Villas Tract Map	129-300-001	16		Santa Maria Valley	A request for a revision to an existing tract map.

Section 3.1
Aesthetics and Visual Resources

3.1.1 Introduction

This section evaluates potential impacts related to aesthetics and visual resources from cannabis activity sites in Santa Barbara County with implementation of the Cannabis Land Use Ordinance and Licensing Program (Project). The existing setting includes a description of scenic vistas, visual quality, and visual character of Santa Barbara County. Impacts are assessed on a comparison of the existing conditions with the cannabis activities that have the potential to impact visual character or quality. Project impact determinations are based on consistency with California Environmental Quality Act (CEQA) thresholds, County Visual Aesthetic Impact Guidelines, and County policies and regulations.

3.1.2 Environmental Setting

The Project area consists of Santa Barbara County, divided into five subregions for the purpose of this analysis: Santa Maria, Lompoc, Santa Ynez, Cuyama, and the South Coast. This includes coastal and inland rural and urban regions of the County. Inland areas are often characterized by rural open spaces of chaparral hillsides, oak forests, and grassland meadows, agricultural and pastoral landscapes containing farmlands and vineyards, and ranch-style development. The coastal areas of the County are characterized by dunes, sandy beaches, sea cliffs, and views of the surrounding mountains, Channel Islands, and Pacific Ocean. Only 10.5 percent of lands within the County are classified as having high scenic value, while nearly 58 percent have low scenic value (County of Santa Barbara 2009a).

Inland regions of Santa Barbara County are largely characterized by rural open spaces of chaparral hillsides and grassland meadows, such as in Happy Canyon. Photo: Ben Botkin

Open lands within the Los Padres National Forest and Vandenberg Air Force Base contribute to the rural aesthetic; however, these regions have been excluded from the Project area because they are federally owned and not subject to County zoning ordinance requirements.

Santa Barbara County Scenic Values Mapping

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

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

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

Santa Barbara County Scenic Highways

Highway travel gives residents and visitors great exposure to the County's visual attributes. At present there are three state highways in the County that have been officially designated as State Scenic Highways: Highway 1 between the intersection of US Highway 101 and Las Cruces and the City of Lompoc, the entire length of Highway 154, and Highway 101 from the City of Goleta's western boundary to Route 1 at Las Cruces (Caltrans 2017; County of Santa Barbara 2009b). Portions of other state highways traversing the County are in the state's master plan of highways eligible for a Scenic Highway designation. These eligible highways may become official State Scenic Highways when the County implements a plan of preservation. State-designated Eligible Scenic Highways within inland areas of Santa Barbara County include:

Travel routes through inland areas of Santa Barbara County, such as Highway 154 and US Highway 101, serve as scenic corridors within rural agricultural landscapes with backdrops of mountainous topography. Photo: County of Santa Barbara

- Highway 33 from the junction of Highway 166 traversing south into Ventura County;

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

Light and Glare

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

The Project area is both rural and urban. The primary sources of light and glare differs between rural and urban areas. The primary sources of light in urban areas include interior building lighting, landscape lighting, security lighting, illuminated signs, streetlights, vehicles, and airplanes. Sources of glare in these areas include windows and reflective building materials such as metal roofs, as well as vehicles and airplanes.

In rural and semi-developed areas, there are few sources of light. The few sources of light in these areas include exterior and interior building lighting, illuminated signs, streetlights, airplanes, vehicles, and farm equipment. Sources of glare in these areas include windows and reflective building materials such as metal roofs~~; however, natural sources and farmlands are often the primary source of glare~~. Greenhouses are a potential source of light and glare in rural areas and in area where urban development interfaces with rural areas. Greenhouse may be equipped with indoor lighting that illuminates the structure and can be visible from a distance. Depending on the materials (i.e., glass or metal), greenhouse structures may also have high glare when highly reflective materials are used.

Greenhouses are a potential source of light from internal illumination at night and glare from reflective materials during the day.

A source of glare can be natural in the form of water surfaces, such as from rivers and land cover. Glare from water is often not usually perceived as a negative aesthetic quality, and can often be associated with high-quality and memorable visual experiences. Land cover can be exposed soil, seedlings, mature row crops, orchards, pasture, forest, or similar. These different cover types can produce different amounts of glare based on the amount of surface area and its roughness, reflectiveness, and coloring. For example, a glossier leaved, low-growing row crop that forms more of a continuous surface is likely to create more glare than a vineyard where the vines are duller, taller, and planted in wider spaced rows that allow for areas of shade and light absorption. Similarly, dry, bare soil or mown

grain fields can be much lighter, hence more reflective, than wet, bare soil or a green grain field. Areas that tend to produce the least amount of glare are areas of natural vegetation.

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

3.1.2.1 Existing Visual Character of the Project Area

Santa Maria Region

The Santa Maria Valley is contained within the Santa Maria River to the north and the Casmalia and Solomon Hills to the south, which creates a valley that opens towards the Pacific Ocean. The visual character of the Santa Maria Valley is largely agricultural and distant views of the surrounding mountains and foothills are available across open fields and grazing lands. The region also contains the San ~~Antonia~~ Antonio Creek, Cuyama River, and Sisquoc River which form to become the Santa Maria River and add to the scenic value of the region. The region also supports urban and suburban areas including the cities of Santa Maria and Guadalupe, and the unincorporated communities of Orcutt, Garey, Sisquoc, Tepusquet, and Casmalia.

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

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

Lompoc Region

The Purisima, Santa Rita, Santa Rosa, and White Hills, as well as the Santa Ynez River have the highest scenic value in the Lompoc region. The region also includes the incorporated city of Lompoc, and the unincorporated communities of Vandenberg Village and Mission Hills. Oak forests, chaparral vegetation, and the topography of the Santa Rita Hills make up the majority of rural landscapes. Agricultural lands of low to moderate scenic value border Lompoc to the east and west. These lands support mostly row crops and vineyards. River Park, the western portion of the Gaviota State Park, and Jalama Beach County Park are some of the prominent scenic resources that attract visitors to the region.

Designated State Scenic Highway 1 traverses north-south through the Lompoc Valley, with its State Scenic Highway status terminating in the City of Lompoc. Highway 1 in this portion is a scenic corridor

winding through low-lying peaks and foothills of the Santa Ynez Mountains. Other scenic roadways include Highway 246, Santa Rosa Road, and Drum Canyon Road; these roads contain moderate to high quality agricultural landscapes and open spaces. Some of the primary scenic resources within the region include La Purisima Mission State Park, Burton Mesa Ecological Preserve, and La Purisima Golf Course.

Santa Ynez Region

The Santa Ynez Region has the highest percentage of high scenic value land in the County (County of Santa Barbara 2009a). Much of this high scenic value land corresponds with the numerous creeks, river, and hills in the northern portion of the valley. The Santa Ynez Valley is defined by the San Rafael Mountains to the north and east, the Santa Ynez Mountains to the south, and the Purisima Hills to the west. The character of the valley is largely distinguished by ranchette, rural, agricultural, and open space uses that surround distinct urbanized communities. This region encompasses urban developed areas include the Cities of Buellton and Solvang, the Chumash Reservation, and the townships of Los Olivos, Santa Ynez, and Ballard.

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

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

Los Alamos contains high quality pastoral, agricultural, and natural landscapes situated before backdrops of the Solomon and Purisima Hills. Photo: Amec Foster Wheeler~~Rita Bright~~

to the designated State Scenic Highway US Highway 101 to the east of Los Alamos, and Highway 135 to the west. Views of the creek from roadways are mostly obstructed by vegetation.

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

Cuyama Region

The Cuyama Valley Region consists of the Cuyama Valley and the unincorporated communities of Cuyama and New Cuyama. Views from these communities are of agricultural land, rural residential structures, and vacant land. The ridgelines of the Caliente Range and Sierra Madre Mountain and foothills can also be seen. The varying topography, ridgelines, and canyons associated with the Sierra Madre Mountain Range provide visual interest to the flat valley floor.

The scenic quality of the site is identified in the General Plan Open Space Element as having low scenic value, while high scenic values exist towards the Sierra Madre Mountains and foothills and Cuyama River (County of Santa Barbara 2009a).

Highway travel gives residents and visitors great exposure to the County's visual attributes. There are two eligible highways. They include State Route 33 from the junction of State Route 166 south into Ventura County and State Route 166 from the junction of State Route 33 west through Santa Barbara and San Luis Obispo counties to its junction with Highway 101. State Route 166 from Cuyama to Twitchell Reservoir is designated as Scenic Level One, Segment Category 4 which is defined as most scenic, having minor capacity, and a secondary destination route (County of Santa Barbara 2009a).

South Coast Region

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

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

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

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

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

Viewer Groups and Visual Sensitivity

Residents and Other Land Owners

The rural residences viewer group includes all permanent and seasonal residents within agricultural and rural inland regions of the County. Rural residents could be highly sensitive to changes in views within the Project area because they generally experience views with relatively less dense development than urban areas, within the context of panoramic views of open lands. Urban residents could be sensitive to further reduced scenic views. Both rural and urban residents could be sensitive to introduction of substantial new development such as greenhouses, hoop structures, and related use of night lighting in close proximity to their homes.

Motorists and Cyclists

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

Visitors and Recreationists

Visitors come to Santa Barbara County for purposes of tourism, wine-tasting, beach going, bicycling, hiking, equestrian, cultural events, and other recreational activities. Visitors and recreationists using trails, visiting County or State Parks, or using other outdoor facilities are considered a sensitive group.

This group would be susceptible to physical changes to the surrounding landscape, where a change in the quality of visual resources can diminish the experience for these users.

3.1.3 Regulatory Setting

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

3.1.3.1 State

California Scenic Highway Project

California's Scenic Highway Project was designed to preserve and protect scenic highway corridors. Jurisdictions nominating a Scenic Highway for official designation have in place or adopt ordinances to preserve the scenic quality of the corridor, including policies to preserve scenic resources through land use regulations, site planning, control of outdoor advertising (including a ban on billboards), grading, and measures to direct structural design and appearance (California Streets and Highways Code § 260 et seq.). Designated and eligible Scenic Highways within Santa Barbara County are described above in *Santa Barbara County Scenic Highways*.

California Coastal Act

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

3.1.3.2 Local

County of Santa Barbara Comprehensive Plan

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

Land Use Element

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

Applicable Visual Resource Policies

Policy 1: All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.

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

Policy 3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Policy 5: Signs shall be of size, location and appearance so as not to detract from scenic areas or views from public roads and other viewing points.

Open Space Element

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

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

Environmental Resources Management Element

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

Scenic Highway Element

The Scenic Highway Element of the Comprehensive Plan presents the County's policies and procedures for scenic highways and their designation. This element specifically presents the County's scenic highway goals, evaluation standards, preservation measures, and procedures for obtaining official "Scenic Highway" designation for state and county roads in the County. The County's Scenic

Highway Element contains preservation measures for eligible scenic routes (County of Santa Barbara 2009a). Such measures include the application of the Design Control Overlay District to require design review of structures or other development, additional grading and landscaping regulations, and control of outdoor signage.

Community Plans

Projects within areas that are subject to the following community plans would be subject to visual protection goals and policies of the respective plan:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Los Alamos Community Plan
- Mission Canyon Community Plan
- Montecito Community Plan
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Summerland Community Plan
- Toro Canyon Plan

County of Santa Barbara Local Coastal Program (LCP)

The LCP is required by the California Coastal Act to govern projects in the Coastal Zone. The County's LCP includes the Coastal Land Use Plan and the Coastal Zoning Ordinance, which implements the Coastal Land Use Plan.

Coastal Land Use Plan (CLUP)

The purpose of the CLUP is to protect coastal resources, provide greater access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal-dependent and coastal-related industry. The CLUP establishes land uses within the coastal zone. The other elements of the County's Comprehensive Plan are applicable within the coastal zone; however, where conflicts exist, the LCP takes precedence. The plan includes numerous policies applicable to development projects. Sections 3.4.3 and 3.4.4 of the County of Santa Barbara CLUP provide policies that protect coastal visual resources. These policies are intended to help implement the Coastal Act at the County level. Section 3.4.4 focuses on visual resource protection in the View Corridor Overlay, specifically vistas from scenic Highway 101.

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

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.

Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Policy 4-9: Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and shall be clustered to the maximum extent feasible.

Policy 4-10: A landscaping plan shall be submitted to the County for approval. Landscaping when mature, shall not impede public views.

Policy 4-11: Building height shall not exceed one story or 15 feet above average finished grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.

Coastal Zoning Ordinance (CZO)

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

Sections 35-77A, C-1 - Limited Commercial, 35-102F CA – Carpinteria Overlay District, 35-131 Agricultural Sales, and Section 35-144 Ridgeline and Hillside Development Guidelines state that the intent of the development standards is to ensure compatibility with surrounding land uses in order to protect visual resources.

Section 35-93 TC – Transportation Corridor states that to the maximum extent feasible, all development, including expansions of U.S. Highway 101, shall incorporate provisions for landscaping to preserve the scenic and visual amenities which exist along the affected transportation corridor, or to replace such landscaping with comparable scenic and visual amenities. To the extent feasible, the existing historic landscaping scheme shall be preserved and maintained.

Section 35-102F.9 Development Standards for Greenhouses and Related Development states:

A. Prior to approval of a Coastal Development Permit for any greenhouse, related development, packing and shipping facility, shade or hoop structure, within the CA Overlay District, the proposed development shall meet the following development standards where applicable.

1. A landscaping plan shall be required which provides, to the maximum extent feasible, visual screening of all structures and parking areas from all adjacent public roads and view corridors. The landscape plan shall include the following:

a. The landscaping plan shall consist of plants which will reasonably screen the development within five years and which are compatible with the surrounding visual character of the area.

b. Landscaping within front setbacks shall gradually increase in height away from public roadways. Solid wall fencing shall not be relied upon as a primary means of screening. Solid wall or chain-link security fencing shall be screened from public view corridors by dense landscaping and/or covered with attractive climbing vines.

c. Where structures are proposed in existing orchards or adjacent to windrows, perimeter trees shall be preserved to the maximum extent feasible in order to provide visual screening along adjacent public roadways. Remnant orchard trees shall be maintained in good condition to ensure that trees do not become hosts for pests or diseases.

d. Landscaping, fences, and walls shall not impede views of scenic areas from public roads, parks, beaches, or other public viewing areas.

Landscaping shall be maintained for the life of the project. The applicant shall post a performance security to ensure that landscaping provides adequate screening within five years. If landscaping is removed or substantially altered, a revised landscape plan shall be submitted to Planning and Development for substantial conformity review with the original conditions of approval and replacement landscaping shall be installed and maintained.

7. Exterior lighting shall be for specific safety purposes only and shall be hooded/shielded to minimize the spread of light off-site and to minimize impacts to the rural nighttime character.

8. To the extent feasible, new greenhouse development and packing and shipping facilities shall be oriented with the roof axis aligned from north to south to reduce glare impacts.

14. Packing and distribution facilities shall be subject to Board of Architectural Review. The size, height, design, and appearance shall be compatible with the rural character of the area.

16. All new or retrofit greenhouse or plant protection structures shall include a mechanized blackout screen system within growing areas to prevent interior night lighting from being visible outside the structure. If the applicant does not intend to use night lighting, the project description for individual greenhouse projects shall clearly state that night lighting within growing areas shall not occur.

18. Greenhouse development shall be sited and designed to minimize adverse impacts on scenic areas, and public views of the ridgelines and natural features visible from public roadways or other public viewing areas to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas and public views of ridgeline and natural features visible from scenic highways or public viewing areas, through measures including, but not limited to, siting development in the least visible portion of the site, reducing maximum height standards, breaking up the mass of new structures, clustering new structures with existing greenhouse development along the edges of the properties to maintain maximum through-view corridor, and incorporating landscape elements.

19. Avoidance of impacts to visual resources through site selection and design alternatives is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts shall not substitute for project alternatives including re-siting, or reducing the height or bulk of the greenhouse development.

Section 35-102F.4 – Development Cap for Greenhouses and Greenhouse Related Development. Within Area A of the CA Overlay District, no more than 2.75 million square feet of new greenhouses, greenhouse related development, packing and shipping facilities, and hoop structures may occur after the date of adoption of this overlay district. For the purpose of calculating this development cap, all

greenhouses, packing and shipping facilities, hoop structures, and greenhouse related development (including associated paved parking and driveways, and associated accessory structures [e.g., boiler rooms, storage sheds, etc.]) shall be included. Shade structures shall not be calculated towards the cap. Structures that are legalized during the amnesty period (Section 35-102F.7.2) shall not be calculated towards the development cap.

County of Santa Barbara Land Use and Development Code (LUDC)

The LUDC, Chapter 35 Zoning of the Santa Barbara County Code, includes development standards protecting visual resources. Section 35.30.120 (Outdoor Lighting) of the LUDC provides restrictions on outdoor lighting to protect against spillover onto adjacent properties and to minimize interference with vehicular traffic on private/public streets from lighting. The LUDC contains height and size limits, including guidelines for development that regulate the design of future development, in some cases, through review of project plans by the regional Board of Architectural Review (BAR). The North County BAR (NBAR) has review authority over the Santa Maria Project region, and the northern half of the Lompoc and Cuyama Project regions. The Central County BAR (CBAR) reviews projects in the Santa Ynez Project region, the western half of the South Coast Project region, the southern half of the Lompoc Project region, and the southwest quarter of the Cuyama Project regions, The South County Bar (SBAR) reviews projects in the southeast quarter of the Cuyama Project region and the eastern half of the South Coast Project region, excluding the area that is subject to the Montecito Community Plan. The Montecito BAR (MBAR) reviews projects in the area that is subject to the Montecito Community Plan.

35.21.050 Development Standards for Agricultural Zones

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

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

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

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

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

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

Further, Section 35.21.060 Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan Area states that development of land located on property zoned AG-II within

the Gaviota Coast Plan area be compatible with surrounding land uses in order to protect visual resources. This includes agricultural processing facilities (Section 35.42.040).

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

35.24.020 Development Standards for Commercial Zones

Scenic resources are protected through comprehensive site planning in C-V zones. Allowable uses within C-1 zones are to be compatible with neighboring residential uses and C-3 zones are to be compatible with adjacent uses. This includes protection from negative impacts from lighting. To protect views, the height limit for C-1 zones is 25 feet for coastal areas, 35 feet for inland, and 25 feet for residential structures only in the Toro Canyon Plan area. The height limit for C-2, C-3, and CM-LA zones is 35 feet. For C-V zones, the height limit inland is 35 feet, but to not exceed 2 stories on a site surrounded by residential zoning.

35.25.050 Development Standards for Industrial Zones

No offensive glare generated by or resulting from the use on any lot, other than motor vehicles or lighting fixtures, shall be detectable at any point along the property line of, or outside of the lot where the use is located in M-1 zones. To protect views, there is a height limit of 35 feet for the M-RP zone, and 45 feet for M-1, M-2, and M-CR zones.

35.26.050 Development Standards for Mixed Use (MU) Zones

Any allowed use within a MU zone shall not, by reason of its lighting adversely affect other land uses within or adjoining the development. Further, the lighting associated with any nonresidential use in a MU zone is compatible with any residential use located in the vicinity. To protect views, the height limit for MU zones is 35 ft.

35.28.070 Development Standards for Critical Viewshed Corridor (CVC) Overlay Zone

These policies apply to the visually critical nearfield viewsheds of the Gaviota Coast Plan area located to the north and south of Highway 101. For structures, all exterior lighting must comply with the same requirements listed in Section 35.21.050 Development Standards for Agricultural Zones. CVC zone also has additional requirements for screening, landscaping, ocean views, and structure height.

Screening: Development must be screened to the maximum extent feasible as seen from public viewing places. Screening shall be achieved to the maximum extent feasible through adherence to the Site Design Hierarchy within the Gaviota Coast Plan Design Guidelines.

Landscaping: Landscaping, not including any agricultural crop or orchard, when mature, cannot obstruct public views of the mountains or the ocean.

Ocean views: Development must be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and be clustered to the maximum extent feasible.

Structure height:

(1) The height of any structure located south of Highway 101 may not exceed 15 feet unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.

(2) Visible portions of structures located on lots having unobstructed broad view of the ocean must be designed so that any intrusions into the view of the ocean, as seen from public viewing areas, is minimized to the maximum extent feasible.

(3) The height and/or scale of development must be harmonious with the surrounding area.

(4) The appearance of the development must not be undesirable or unsightly.

35.28.150 Highway 101 Corridor (HC) Overlay Zone

The HC overlay zone includes areas along Highway 101 in the South Coast urbanized area. Each project must be evaluated to determine the potential of the proposed development to impact the visual qualities of the area. To the maximum extent feasible, all development, including expansions of Highway 101, must incorporate provisions for landscaping to preserve the scenic and visual amenities which exist along the affected transportation corridor, or to replace such landscaping with comparable scenic and visual amenities.

35.28.175 Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone

The overlay zone is designed to protect the visual resources of the gateway entrance to Mission Canyon along Mission Canyon Road. Fences, gates, gateposts, and walls must be designed and constructed of natural materials.

35.28.210.H Toro Canyon Plan Area

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

35.30.060 Design Compatibility Standards

A. Rural. Within Rural areas as designated on the Comprehensive Plan maps, the height, scale, and design of each structure must be compatible with the character of the surrounding natural environment, as determined by the review authority, except where the review authority determines that technical requirements dictate otherwise. Structures must be subordinate in appearance to natural landforms, designed to follow the natural contours of the landscape, and sited so as not to intrude into the skyline as seen from public viewing places.

B. Urban and Existing Developed Rural Neighborhoods (EDRNs). Within Urban areas and EDRNs (Inland area) or Rural Neighborhoods (Coastal Zone) as designated on the Comprehensive Plan maps, new structures must conform to the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types are encouraged.

Section 35.30.070, Fences and Walls, states that:

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

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

Section 35.30.120, Outdoor Lighting, states that:

(a) All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential.

(b) Lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street.

(c) Light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods.

(d) Within the Gaviota Coast Plan Area, all lighting fixtures shall be installed at the lowest height required to achieve the design purpose of the lighting fixture.

35.34.070 Development Standards for Resort/Visitor Serving Commercial (C-V) Zone

Landscape plans in the CV zone must include an adequate buffer comprised of fencing, walls, plant materials, or any combination thereof, adjacent to any portion of a lot line that abuts a residential zone to protect adjacent properties from impacts of lighting.

35.36.80 Parking and Loading Standards

Parking areas serving uses operating at night must be adequately lighted. Lighting must be directed away from adjoining residences. Section 35.36.090, Standards for Agricultural Zones and Uses, describes that parking shall be visually screened from adjacent public roads and view corridors to the maximum extent feasible in the Carpinteria Agricultural (CA) overlay zone.

Montecito Land Use and Development Code

35.424.040 Development Standards for Commercial Zones

Scenic resources are protected through comprehensive site planning in CV (resort/visitor serving commercial) zones. Section 35.434.070, Commercial Zones Landscaping Requirements, states that an adequate buffer area with a minimum width of 10 ft. comprised of fencing, walls, plant materials, or any combination thereof, shall be provided adjacent to any portion of a lot line that abuts a residential zone to protect adjacent properties from impacts of lighting and to provide separation between residential and commercial uses in CV zones. The height limit in CV zones is 35 ft. or 2 stories.

35.428.070 Development Standards for Montecito Hillside (H-MON) Overlay Zone – Inland Area

The Montecito Hillside (H-MON) overlay zone is intended to preserve, enhance, and protect the visual and biological importance and natural mountainous setting of areas of Montecito that are steeply sloped and visually prominent.

35.430.090 Design Compatibility Standards for All Land Uses

Structure height: For lots located within the View Corridor (VC) Overlay, the height of a structure is measured by the vertical distance between the average finished grade and the uppermost point of the structure directly above that grade.

35.434.080 Design Development Standards for the Transportation Corridor (TC) zone – Coastal Zone

To the maximum extent feasible, development, including expansions of the U.S. Highway 101, must incorporate provisions for landscaping to preserve the scenic and visual amenities that exist along the affected transportation corridor, or to replace landscaping with comparable scenic and visual amenities. To the extent feasible, the existing historic landscaping scheme must be preserved and maintained.

35.436.080 Development Standards for Agricultural Zones

Onsite parking for greenhouses, and other plant protection structures, must be screened from the view of adjacent public streets.

3.1.4 Environmental Impact Analysis

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

3.1.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the 2017 CEQA Guidelines identifies the following four circumstances that can lead to a determination of significant visual impact:

- The Project has a substantial adverse effect on a scenic vista.
- The Project substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway.
- The Project substantially degrades the existing visual character or quality of the site and its surroundings. (This may include loss of major onsite landscape features, or degradation by change of character when placed in the context of existing surroundings.)
- The Project creates a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

County of Santa Barbara Environmental Thresholds and Guidelines

The County Aesthetics and Visual Resources Impact Guidelines that are set forth in the Santa Barbara County Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008, revised July 2015) provide guidance in determining the importance of visual resources. The subjective nature of aesthetic impacts is discussed, and questions are presented which guide visual impacts analyses, rather than provide a defined significance threshold. Affirmative answers to the following guiding questions would indicate potentially significant impacts to visual resources.

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

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

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

2b. If so, does the Project have the potential to conflict with the policies set forth in the County's Coastal Land Use Plan (CLUP), the Comprehensive Plan, or any applicable community plan to protect the identified views?

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

3.1.4.2 Project Impacts

This section discusses the Project's potential impacts to aesthetics and visual resources. Table 3.1-1 below provides a summary of the Project's impacts to aesthetics and visual resources. Existing development standards and standard permit processes and conditions, as well as development standards and requirements included in the Project description, would mitigate environmental impacts and are referenced in the analysis below.

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

Aesthetics and Visual Resources Impacts	Mitigation Measures	Residual Significance
Impact AV-1. Cannabis cultivation could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.	MM AV-1~~a~~. Screening Requirements ~~MM AV-1b *Recommended*. Lighting Requirements~~	Less than significant with mitigation (Class II)
Impact AV-2. Cannabis manufacturing, testing, retail, and distribution could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.	None required	Less than significant (Class III)
Cumulative Impacts	None required	Significant and Unavoidable (Class I)

Impact AV-1. Cannabis cultivation could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.

Cannabis cultivation could create visual impacts by altering scenic vistas or degrading scenic resources through the introduction of fencing, security equipment (e.g., gates, wire, cameras, and lights), greenhouses, hoop structures, buildings, accessory structures, lighting, and other

development directly related to cannabis cultivation. Cannabis cultivation could occur throughout the County within zoning districts that are eligible under the Project.

While licenses would be issued for properties distributed throughout the County, the registry data demonstrates that most cannabis businesses would seek licensing in the Lompoc and South Coast Region, which are characterized by a wide range of visual resources. The South Coast includes panoramic views of the Pacific Ocean and its shoreline as well as expansive near- and mid-range views of the Santa Ynez Mountains and its front country drainages. The South Coast setting is uniquely situated between a scenic segment of the Transverse Range of California, which is oriented in an east to west direction and parallels the ocean. Eligible lands within the Cuyama, Los Alamos, Lompoc, and Santa Ynez Valleys have near-, mid-, and distant-range views of numerous mountain ranges, including the Sierra Madre, Santa Ynez, San Rafael mountain ranges, and notably scenic views of the Solomon, Purisima, and Lompoc Hills from eligible lands. The degree of visual impacts would be heavily reliant on the siting and design of cannabis cultivation sites relative to viewsheds and visual resources; however, cultivation activities could alter landscapes whether in valley regions or in elevated topographic regions, given the extensive network of public viewsheds including parks, mountain vistas, highways, roadways, bikeways, and trails.

There is existing demand for approximately 4 million additional square feet of cannabis cultivation Countywide; however, the Project does not include a limit on cultivation and individuals could exceed this amount. Based on registry data, approximately 57 percent of cultivation would occur primarily under mixed-light conditions inside greenhouses or agricultural hoop structures, 41 percent would occur primarily outdoors under direct sunlight with minimal or no supplemental artificial lighting, and 3 percent would occur entirely indoors. In particular, new outdoor cultivation, as well as greenhouses and hoop structures for cannabis cultivation activities, may result in ancillary development such as fencing, removal of vegetation, topographical changes with site grading, introduction of new sources of light or glare, and some conversion of undeveloped or undisturbed rural lands, thereby potentially affecting naturally scenic features and public views. Nevertheless, a majority of potential cannabis activities are anticipated to occur on existing agricultural lands and inside existing agricultural and industrial structures as outdoor and indoor/greenhouse grows, as further described herein.

Outdoor Grows

Outdoor grows are expected to be more common in the Lompoc, Cuyama, Santa Ynez, and Santa Maria regions, as these regions contain the greatest acreage and number of parcels eligible for cultivation. With cultivation license types permitted on agricultural lands, the introduction of fencing, accessory structures, lighting, and other development directly related to cannabis activities may result in conversion of open field agricultural lands to more industrial-scale agricultural uses, which may result in substantial alteration to the existing landscape. These regions contain large amounts of open agricultural landscapes, orchards, and open space. Development associated with cannabis activities, which could be visible from a distance, may incrementally disrupt such landscapes, but would generally be consistent with the character and scale of agricultural development in the vicinity.

Associated development could also reduce the scenic value and public's enjoyment of eligible and designated Scenic Highways and the mountainous areas within these regions. Additionally, because any outdoor cultivation ~~is~~ would be required to be completely screened from view of any public area, the use of fencing may alter the textures and forms of the existing setting and further reduce the scenic values of these areas, as discussed further below. Further, cannabis cultivation in these regions may

require vegetation clearing, grading, and other site preparations (e.g., utility trenching, drainage improvements, and access roads), which could occur in publicly visible areas. Collectively, development associated with cannabis cultivation would have the potential to significantly alter the visual character of these regions, though such development would be similar in the range of impacts that occur from existing agricultural operations in scenic areas.

Greenhouses, Indoor Grows, and Hoop Structures

Greenhouses and indoor grows may require clearing and grading to create level pads, which could result in changes to existing visual character and topography, as well as the incremental loss of open space and conversion of undeveloped land. Construction of new buildings for greenhouse, hoop structure, and indoor grows would potentially be visible from public viewing areas, such as Scenic Highways and public parks, and could obstruct scenic views of the Pacific Ocean, mountains, foothills, rivers, and creeks within the County. However, design criteria in the LUDC, MLUDC, CLUP, and CZO provide guidelines for siting development when proposed in a potentially scenic area to reduce visual inconsistencies between new development and the existing character of scenic resources.

Greenhouses are currently used for cultivation in County, particularly within the eastern-most portions of the South Coast region surrounding the City of Carpinteria, which supports one of the largest and most concentrated agricultural greenhouse districts in the County. As stated in the CA Overlay regulations set forth in CZO Sections 35-102F.2 through 102F.5, the total amount of new greenhouse area that could be constructed in unincorporated Carpinteria is limited, and the LUDC greenhouse development standards limit development of greenhouse development to 20,000 square feet in this area. Given the existing permitting requirements that apply to greenhouse development in the County, it is unlikely that the Project would result in extensive new greenhouse development.

Alternatively, agricultural hoop structures provide a semi-enclosed sheltered environment for cannabis cultivation that ~~is~~ are relatively simple to install and are less costly than greenhouse development. Currently, hoop structures are subject to development permits under existing zoning requirements~~, except in~~ Within the CA Overlay, hoop structures greater than 500 feet require a Conditional Use Permit, subject to Section 35-102F.5.b of the CZO. Hoop structure development is expected to increase to support cannabis cultivation, as supported by the Registry data that indicates a generally high level of interest in this method of cultivation. The Registry suggests there could be approximately 416 acres (51 percent of the 730-acre total increase) of new mixed-light cultivation distributed on agricultural land throughout eligible areas of the County, some of which may be located within hoop or shade structures. Hoop structures, due to their flexible building properties, are often located on variable slopes from hillsides to valley floors. The reflective quality of the hoop and shade structures are often visible from distances given their light color contrast with natural landscapes and semi-tubular form. This development would have the potential to increase glare and substantially change the visual character of agricultural lands from row crops to structural development. Hoop structures are not permitted to include lighting, per County Code, as further discussed below.

Limited greenhouse development and widespread implementation of hoop structures have the potential to obstruct or degrade the view of the County's scenic resources, interfere with the public's enjoyment of visually important areas (e.g., mountainous areas and scenic travel corridors), and have the potential to conflict with the policies set forth in the CLUP and Comprehensive Plan. Thus, the impact of such structures and facilities to aesthetic and visual resources is *potentially significant*. **MM AV-1a**, *Screening Requirements*, set forth below, would address this impact.

Lighting

Cultivation may also introduce a new source of nighttime lighting into rural regions that typically experience little light pollution and generally maintain dark night skies. Nighttime operations of indoor or greenhouse grows using light suppression and artificial light sources may require lighting within buildings and within outdoor structures. Lighting integrated into greenhouses may be highly visible from distant ranges if located within public viewsheds; however, the County does not permit lighting within hoop structures, so cannabis cultivation within hoop structures would not have adverse aesthetic effects from lighting.

The Project ~~states~~ requires that all lighting shall be shielded to prevent light trespass into the night sky and/or glare onto lots other than the lots that constitute the cultivation site or rights-of-way, and that greenhouses using artificial light shall be completely shielded between sunset and sunrise. This requirement would eliminate the potential for light spillover from cultivation using artificial light during the night within greenhouses. This would be particularly important to control light spillover from greenhouse operations; indoor cultivation would be better situated to control light and glare within the building. The Project development standards require that any outdoor light used for parking areas and/or loading areas, or for security, shall be oriented in a manner to be fully shielded, downlit, and direct light rays below the horizontal plane of the light source, to minimize generation of light or glare. Additionally, the LUDC, MLUDC, and CZO would further regulate artificial lighting. ~~However, lighting from cultivation using light deprivation and/or artificial lighting below a rate of 25 watts per square foot (i.e., potential hoop structures) is not specifically addressed.~~ Thus, lighting from cannabis activities ~~may~~ would have a ~~*potentially*~~ *less than significant* impact to aesthetic and visual resources. ~~**MM AV-1b**, *Lighting Requirements*, described below, would ensure that structures with artificial lighting are consistent with the County's mixed-light license that requires the use of light suppression systems, and would avoid impacts to aesthetics and visual resources from new lighting.~~

Ancillary Development

Ancillary development for cannabis cultivation would potentially alter the existing character near each cultivation site. Associated infrastructure to cannabis activity sites could involve grading for building pads, roads, and driveways, in addition to grading and site preparation activities required for cannabis cultivation, similar to other agricultural operations. Such grading and site preparation would have the potential to change the topography of the site and may be visible from scenic roads or public vistas.

Ancillary development would be subject to the Comprehensive Plan policies and LUDC, MLUDC, and CZO regulations, which address protection of scenic resources and provide standards including structural height, setbacks, building coverage, and design review to ensure compatibility with scenic resources in the surrounding area and to address aesthetic and visual resource impacts.

Any development of a cannabis activities site would be subject to separate permit and environmental review processes as needed to ensure compliance with existing County regulations and policies and state law. Permit clearance for any site development would be a required prerequisite to licensing of a cannabis activity site. The application of existing design criteria and guidelines to avoid siting cannabis-related development in publicly visible or scenic areas would reduce indirect impacts from inconsistencies with the existing visual character of the surrounding area in any of the five general regions, particularly related to road and driveway widening, as well as utility extension.

As described above, cannabis cultivation activities provided under the Project may have *potentially significant* impacts to aesthetic and visual resources; however, the Project's proposed development

criteria and restrictions would assist in the protection of visual resources and scenic views. The Project would require review for new cannabis cultivation development with greater ability to evaluate, avoid, and mitigate potential visual impacts prior to permitting sites on a case-by-case basis. This approach would improve design, siting, and visual screening of new cannabis cultivation development. Additionally, the Comprehensive Plan, LUDC, MLUDC, and CZO, include siting requirements and design standards that address preservation of scenic views and/or designated special scenic areas to ensure development is compatible with existing aesthetic and visual resources.

Potentially significant impacts may arise from ancillary development such as fencing. The Project states that approved fencing shall be permanent and shall not consist of materials such as tarps, dust guard fencing, privacy netting, or polyethylene plastic. Section 35-102F.9 of the CZO requires that any greenhouse, related development, packing and shipping facility, shade or hoop structure within the CA Overlay District screen solid walls and chain-link fencing from public view corridors by dense landscaping and/or covered by attractive climbing vines, and that solid wall fencing shall not be relied upon as a primary means of screening. Though this protects against scenic degradation from certain types of materials used for fencing, opaque, chain linked, and barbed wire fencing could be built outside of the CA Overlay District. Because fencing has the potential to degrade or obstruct scenic views outside of the CA Overlay District, the Project ~~may~~ would have a *potentially significant* impact on aesthetic resources and **MM AV-1~~a~~**, *Screening Requirements*, would be required.

Impact AV-2. Cannabis manufacturing, testing, retail, and distribution could adversely affect scenic resources and vistas, existing visual character, and lighting and glare.

Visual impacts could occur where licensed cannabis product manufacturing, testing, retail, and distribution facilities are constructed or expanded within an area of scenic resources or value, particularly if the facilities were to introduce new sources of light or glare that would change the existing character of the landscape. Cannabis manufacturing and distribution would be licensed in commercial or manufacturing structures located within industrial/commercial and agricultural zoning districts. All manufacturing and distribution uses would be subject to setback and siting requirements of the LUDC, MLUDC, and CZO, as applicable. Of all regions, the Cuyama Region is not anticipated to experience a large amount of activity. Additionally, because nonvolatile manufacturing would also be permitted on commercial areas, these activities could occur over a larger area of eligibility.

Cannabis retail and distribution would be primarily eligible within commercial areas of the County, of which the most eligible area is located in the Santa Maria (368 acres), Santa Ynez (210 acres), and South Coast (157 acres) regions. Cannabis testing would be allowed in heavy commercial and manufacturing zoning districts, of which the majority is located within the Santa Maria region (1,922 acres), followed by limited amounts in the South Coast (145 acres) and Santa Ynez (114 acres) regions that would be eligible for testing facilities. Retail and testing uses would be subject to setback and siting restrictions of the LUDC, MLUDC, and CZO, as applicable. While cannabis activities may most commonly occur within existing buildings, construction of new buildings could occur, with potential for associated direct impacts. The degree of these impacts would be heavily reliant on the siting and design relative to viewsheds and visual resources.

Cannabis-related development for manufacturing, testing, and retail/distribution would be required to comply with the design review standards of the County LUDC, MLUDC, and/or CZO that would reduce visual impacts associated with cannabis activities, including standards to signage/advertising

and lighting. The LUDC specifies that exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. Additionally, light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods, and shall be designed so as not to interfere with vehicular traffic on any portion of a street. There cannot be offensive glare in industrial zones, lighting cannot adversely affect other land uses in mixed use zones, and lighting impacts must be minimized in commercial and agricultural zones. This would reduce the visual impacts associated with cannabis manufacturing, testing, retail, and distribution such that development associated with these uses would not substantially degrade the visual character in County.

As described in Impact AV-1, site preparation activities for manufacturing, commercial, or ancillary buildings and support facilities could potentially change the existing character of scenic resources in the vicinity of each cultivation site, such as with potential conversion of undeveloped land. The Project would potentially allow for development of buildings to serve cannabis manufacturing uses in scenic areas and within areas visible from scenic roads or public vistas. However, cannabis manufacturing, testing, retail, distribution or ancillary agricultural building development, including potential greenhouses, warehouses, and commercial buildings, would be subject to the Comprehensive Plan policies, LUDC, MLUDC, CZO, and proposed Project regulations that address scenic resources and existing visual character as those previously described in Impact AV-1 for cannabis cultivation. Where necessary, the County would review cannabis licenses and associated permits to ensure compliance with the policies of the Comprehensive Plan and applicable zoning regulations. These regulations require proposed sites in scenic areas to be evaluated against the context of their unique environment with criteria for structure height, setbacks, and design to protect scenic resources in the surrounding area. Therefore, indirect impacts associated with aesthetics and visual impacts under the Project would be considered *less than significant* (Class III).

3.1.4.3 Cumulative Impacts

As described in Section 3.0 *Environmental Impact Analysis*, the cumulative setting for the Project involves a variety of policies and initiatives in the region of Santa Barbara County. Impacts of the Project along with pending and current legislative planning projects, and pending development projects, form the cumulative impacts analysis. The County is considering amending the LUDC to allow hoop structures up to 20 feet without a zoning permit, affecting the inland areas of the County (County of Santa Barbara 2017). Additionally, unlimited cultivation area licenses (Type 5 license) may be permitted starting in 2023. By increasing the height of hoop structures that are not subject to design review and allowing unlimited cannabis cultivation area, the potential for a substantially greater number of hoop structures with greater mass, scale, and height could further impact scenic resources under the Project.

Cumulative impacts associated with the Project would include potential changes to scenic resources and existing visual character associated with increased canopy cover, hoop structure, and greenhouse build out with additional acreage for ancillary development, combined with proposed development under other County plans and projects that would also potentially change local scenic resources or the existing character of the area. Further, any proposed development could be sited in areas that are publicly visible or within proximity of a scenic road or highway.

Grading for building pads, roads and driveways, and development of infrastructure from new cannabis activities and pending projects in the County could change the existing character of the surrounding landscape or occur on areas that are publicly visible. Even though cannabis-related

development would need to comply with existing County policies and regulations, potential acreage of Project-related future development in combination with other County projects and plans is unknown. Although specific projects may be consistent with the policies and regulations that address aesthetic and visual resources, full buildout of cannabis-related projects at currently unknown locations, ~~may be found to~~would potentially contribute considerably on a cumulative basis. Impacts resulting from changes to scenic resources and existing character would therefore be *significant and unavoidable* (Class I).

3.1.4.4 Proposed Mitigation Measures

MM AV-1. Screening Requirements. To reduce direct visual impacts associated with hoop structures and ancillary development for cannabis cultivation, such as fencing, a provision shall be included in the Project to give discretion to the Planning Director to determine on a case-by-case basis the appropriate type of screening for a licensed grow site (e.g., height, materials, design, and location) in compliance with the land use entitlement (e.g., LUP, CDP, or CUP). To the maximum extent feasible, screening for cannabis cultivation sites shall consist of natural barriers and deterrents to enable wildlife passage, prevent trespass from humans, and shall be visually consistent, to the maximum extent possible, with surrounding lands. Screening requirements shall be noted on final permitting conditions and any site plans. The applicant shall submit screening plans to the County for review and approval to ensure appropriateness of proposed screening (e.g., use of natural materials or compatibility of proposed fence's color with surroundings) prior to issuance of a cultivation license. The applicant shall demonstrate to the County through a site visit or photographs compliance with any screening requirements and that all perimeter screening is in place as required prior to cultivation activities.

> **Requirement and Timing.** ~~The Planning Director shall determine the appropriate~~ The Screening Plan shall be part of the Landscape Plan. The applicant shall submit the Landscaping Plan to the County Planning and Development Department with submittal of all other license and permit application materials. The Planning Director shall determine whether screening proposed is appropriate and adequate; if not, the Landscaping Plan shall be updated by the applicant at the direction of the Planning Director. The County shall review and approve the Landscape Plan as part of permit approval prior to issuance of a cannabis cultivation license.
>
> **Monitoring.** The County Planning and Development Department, with concurrence from the Planning Director, shall review and approve the Landscape Plan prior to issuance of a land use permit and cultivation license. The County, including code enforcement staff, shall ensure landscaping is installed consistent with the Plan during construction phases. The County shall conduct one subsequent review of the site landscaping within 5 years of approval to ensure landscaping is maturing consistent with the Landscape Plan.

3.1.4.5 Residual Impacts

Impact AV-1. With the implementation of **MM AV-1**, *Screening Requirements*, impacts to visual resources from cannabis cultivation structures, including fencing and other development, would be reduced, resulting in residual visual impacts that would be *less than significant with mitigation* (Class II).

Impact AV-2. As discussed above, visual impacts would be *less than significant* (Class III).

Section 3.2
Agricultural Resources

3.2.1 Introduction

This section provides a discussion of the existing agricultural resources in the County of Santa Barbara (County), as well as the applicable regulations pertaining to the proposed Cannabis Land Use and Licensing Program (Project). Potential Project impacts are evaluated, and where applicable, mitigation measures are proposed. Proposed Project standards and regulations that address environmental resources are also described. Key resources and data used in the preparation of this section include the Santa Barbara County Comprehensive Plan Agricultural and Land Use Elements, Santa Barbara County Code (County Code), U.S. Natural Resources Conservation Service (NRCS) Soil Survey Maps, Farmland Monitoring and Mapping Program (FMMP) maps, County geographic information system (GIS) data, and the 2017 Cannabis Registry data that the County collected to inform the analysis of the Project.

3.2.2 Environmental Setting

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

Agriculture is the number one contributor to the County's economy, contributing approximately $2.8 billion to the local economy and providing 25,370 jobs. Agricultural commodities produced a gross production value of $1.43 billion in 2016, with the highest producing crops consisting of strawberries ($414 million), wine grapes ($152 million), broccoli ($149 million), nursery products ($79 million), cut flower ($75 million), and head lettuce ($76 million). Through a multiplier effect, County agriculture has an estimated local economic impact in excess of $2.8 billion (County of Santa Barbara 2016). (See Table 3.2-1.)

The County's agricultural production primarily occurs on approximately 705,378 acres of agricultural lands, including 67,201 acres of prime farmland, 12,998 acres of farmland of statewide importance, 36,574 acres of unique farmland, and 9,720 acres of local importance under the Farming Mapping and Monitoring Program (FMMP)[1] (California Department of Conservation [DOC] 2014). (See Tables 3.2-2 and 3.2-3.) Of the total County acreage eligible under the Project (671,023 acres), approximately

[1] The FMMP assesses the location, quality and quantity of agricultural lands and monitors the conversion of these lands to nonagricultural uses. The FMMP classifies important farmland based on agricultural soil quality and current land use into four categories of important farmlands: prime farmland, farmland of statewide importance, unique farmland, and farmland of local importance. Important farmlands contain soils best suited for producing food and forage, particularly for producing high-yield crops.

513,470 acres (76.5 percent) are enrolled in Land Conservation Act contracts (Williamson Act[2]; Department of Conservation 2010). A substantial amount of agricultural lands (578,885 acres) are also non-irrigated grazing and pasture lands where the prevalence of steep slopes, and less fertile, dryer lands may limit their agricultural use (Department of Conservation 2010). While grazing land makes up the bulk of the agricultural acreage in the County, irrigated crops produce the greatest value. The County's agricultural industry continues to grow and change over time with trends of converting grazing lands to more intensive farming uses with higher value irrigated crops.

Table 3.2-1. Summary of Agricultural Production in Santa Barbara County (2016)

Agricultural Production/Crop	Harvested Acreage[1]	Production Value[2]	Percentage of Total Production Value
Fruit and Nuts	18,436	$546,727,621	38.3
Vegetables	67,309	$515,397,033	36.1
Wine Grapes	21,349	$151,629,764	10.6
Nursery Products	383	$78,911,967	5.5
Cut Flower & Cut Foliage	857	$75,040,786	5.3
Livestock and Poultry	N/A	$31,804,415	2.2
Field & Seed Crops	598,304	$19,487,436	1.4
Dairy and Apiary Products	N/A	$7,665,047	0.5
TOTAL	**712,823**	**$1,426,664, 069**	**100.0**

[1]Harvested acreage is not reflective of land area, but of acres harvested where in some cases, crops may be harvested more than once per year. Vineyards and orchards not yet producing are not included in the harvested acreage.
[2]Represented as gross values.
Source: County of Santa Barbara 2016.

Table 3.2-2. Summary of County Agricultural Lands within the Project Eligible Area

County Region	Total Agricultural land under FMMP[1] (acres)	Total land zoned for Agriculture AG-I and AG-II[2] (acres)	Williamson Act Contracts (acres)	Number of Existing Cannabis Activity Sites
Santa Maria	134,661	147,079	95,130	12
Lompoc	202,390	151,725	118,779	34
Santa Ynez	164,411	185,940	131,649	30
Cuyama	175,621	142,851	129,809	16
South Coast	28,295	41,445	25,792	42
TOTAL	**705,378**	**669,041**	**501,158**	**134**

[1]Acreage of total agricultural lands represents lands surveyed by the FMMP and includes prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing farmland. [2]Total land zoned for agriculture differs from agricultural land, as lands zoned AG-I or AG-II may include built-up land, roads, water, or other non-cultivation uses.
Sources: California Department of Conservation 2014; County of Santa Barbara Assessor's Office 2016.

[2] A Williamson Act contract is an agreement between private landowners and the government to preserve specific parcels of land in agricultural or related open space uses in return for reduced property tax assessments (refer to Section 3.2.3, *Regulatory Setting*, for additional discussion).

3.2-3

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Santa Barbara County Agricultural Resources

FIGURE 3.2-1

Table 3.2-3.Summary of County FMMP Lands

FMMP Designation	Santa Maria	Lompoc	Santa Ynez	Cuyama	South Coast
Farmland of Local Importance	1,114	3,384	4,052	1,090	81
Farmland of Statewide Importance	8,156	1,199	929	2,116	597
Grazing Land	80,013	181,858	146,801	154,712	15,502
Prime Farmland	27,897	13,169	7,489	15,500	3,147
Unique Farmland	17,482	2,781	5,140	2,203	8,968
TOTAL	**134,661**	**202,390**	**164,411**	**175,620**	**28,295**

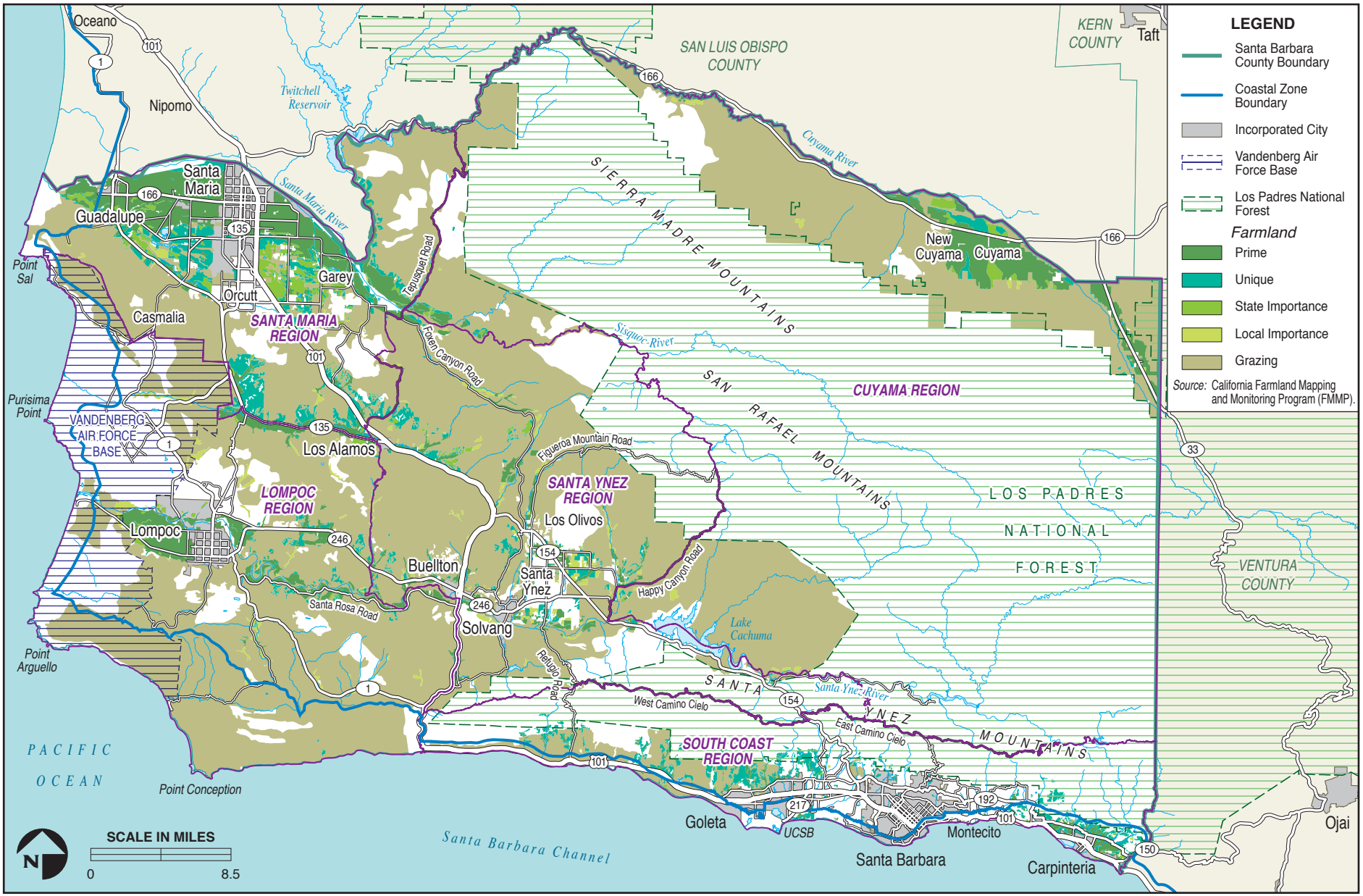
[1]Acreage of total agricultural lands represents lands surveyed by the FMMP and includes prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing farmland.
[2]Total land zoned for agriculture differs from agricultural land, as lands zoned AG-I or AG-II may include built-up land, roads, water, or other non-cultivation uses.
Source: County of Santa Barbara Assessor's Office 2016.

With nearly 93 percent of the County zoned for agricultural uses, 712,823 acres of harvested agricultural acreage in 2016, and approximately 25,370 jobs, Santa Barbara County is considered a predominantly agricultural county. Additionally, the presence of farms and ranches has been deemed to yield significant aesthetic and economic benefits to the residents of the County (County of Santa Barbara 1989). Many of the lands within the County ~~which~~ that are currently under some form of agriculture are developed with standard commercial agricultural operations, which include irrigated and fallow cropland, nurseries, vineyards, greenhouses, pasture and grazing land, and orchards, as well as industry agricultural development such as wineries, distilleries, and food processing facilities. Compared to the existing amount of agricultural operations within the County, the known amount of existing cannabis activities represents less than 0.06 percent of the harvested agricultural acreage in 2016. However, due to its high profit margins, annual revenue from cannabis may account for a significant portion of the annual yield from commercial agricultural commodities, though this yield may not currently be captured in the County's agricultural economy due to the lack of tax revenue and historically unregulated nature of the industry. Therefore, with regard~~s~~ to revenue from both legal medical marijuana and illegal cannabis operations, it is difficult to predict its status due to uncertainty in the extent of operations and current market value for cannabis products. With regard to cannabis, many of the processes involved in the cultivation, processing, manufacturing, distribution, or sale of cannabis are not dissimilar from other agricultural operations that currently occur throughout the County and state.

Agricultural Productivity within Santa Barbara County Regions

Santa Maria Region

The Santa Maria Region is an area of intensive row crop cultivation and contains the largest amount of important farmland in the County, including the largest concentration of prime lands (17,482 acres). Over half of the County's agricultural production value is produced in this region, producing the majority of the County's high yield crops, including strawberries, broccoli, lettuce, and celery. The hills to the south and east of the valley are primarily used for vineyards and cattle grazing, though a few select locations in the same areas currently engage in cannabis cultivation. While 147,079 acres are designated for agricultural land within the region, 95,130 acres are enrolled under Williamson Act contracts, equating to approximately 65 percent of the region's agricultural lands.



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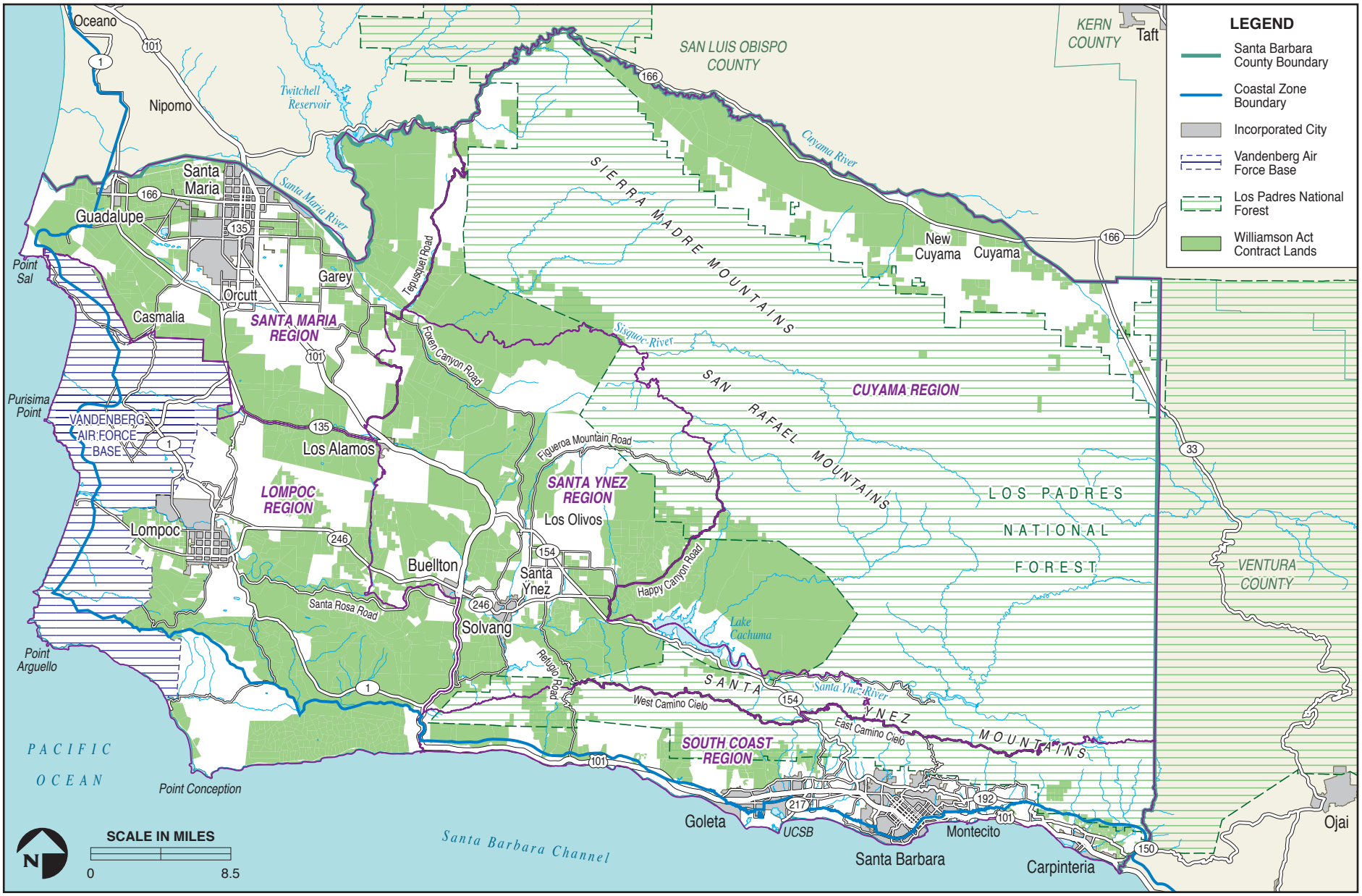
Santa Barbara County Farmland

FIGURE 3.2-2



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Santa Barbara County
Williamson Act Contract Lands

FIGURE 3.2-3

Lompoc Region

The Lompoc Valley contains 13,169 acres of prime farmlands associated with the Santa Ynez River watershed. Principal~~e~~ crops produced in this region include artichokes, flowers, beans, and walnuts. The hilly topography of the Santa Rita Hills supports vineyards and cattle grazing, and the hills to the northeast and southeast of the incorporated areas support cannabis cultivation operations. While 151,725 acres are designated for agricultural land within the region, approximately 118,779 acres are under Williamson Act contracts, equating to approximately 78 percent of the region's agricultural lands.

Santa Ynez Region

The Santa Ynez Region is the region with the largest amount of land zoned for agricultural uses in the County, comprising 185,940 acres of agricultural lands, and is recognized as a major cattle grazing and winery region. (See Table 3.2-2.) The valley floor sustains vineyards, fruit orchards, row crops and grain fields, while the hills along the valley's edges are filled with vineyards and cattle grazing. Much of the agricultural production occurs on the 7,489 acres of prime farmlands surrounding the developed communities and along the Santa Ynez River. Similarly, known cannabis activity sites within this region are primarily dispersed on properties located along Highway 246 within AG-I and AG-II zoned lands, and select sites near the San Antonio Creek watershed near Los Alamos. Growing tourism and residential popularity of this region has also led to conflicts with agricultural resources ~~with~~ resulting from the expansion of ranchette, residential, and visitor-serving commercial land uses (County of Santa Barbara 2009). Approximately 131,649 acres of land in the valley are enrolled under Williamson Act contracts, equating to approximately 71 percent of the region's agricultural lands.

Cuyama Region

The Cuyama Valley has a distinct micro-climate that differs from the rest of the County, with hot dry summers and winters with below freezing temperatures, underlain by the critically overdrafted Cuyama Valley Groundwater Basin (County of Santa Barbara 2012). Agricultural activity in the Cuyama Valley consists primarily of irrigated row crops in level or gently sloping areas, with livestock grazing in foothill areas. Agriculture land uses are dominant within the region, comprising approximately 142,851 acres in the Cuyama Valley, with approximately 15,500 acres of prime farmland, though water availability has notably limited agricultural expansion. Irrigated crops include alfalfa, carrots, deciduous fruit orchards, pistachios, wine grapes, hay/grain, peppers, potatoes, and onions. Rangeland livestock grazing of cattle and calves, sheep, and horses, as well as a small-scale dairy operation also occur in the Cuyama Valley, particularly in foothill areas. Known cannabis activity sites are located along the westernmost edge near Tepusquet Canyon adjacent to the Santa Maria Region, and a singular known site at the easternmost edge of the region. Approximately 129,809 acres of agricultural land are enrolled in Williamson Act contracts in the County Agricultural Preserve Program within this region, equating to approximately 91 percent of the region's agricultural lands.

South Coast Region

The South Coast Region contains 3,147 acres of prime farmlands associated with the Carpinteria Valley and Eastern Goleta Valley areas. The South Coast Region contains extensive tracts of agricultural lands along the coast from Goleta to Carpinteria, bordering urban areas and more rural agricultural regions located along the Gaviota Coast and within the Santa Ynez Mountain foothills. Approximately 25,792 acres of agricultural land are enrolled in Williamson Act contracts in the

County Agricultural Preserve Program within this region, equating to approximately 62 percent of the region's agricultural lands.

The eastern-most portions of this region surrounding the City of Carpinteria supports the only mapped greenhouse district of the County, comprising the largest and most concentrated agricultural greenhouse area of the County. Within Carpinteria Valley (east of Nidever Road), there are 449 acres of greenhouse-type structures, including hoop structures and shade structures. Of those, 333 acres are what are considered "true" greenhouses (pursuant to the County definition), 61 acres are hoop structures, and 58 acres are shade structures. All greenhouse-type structures in the Carpinteria Valley are within the AG-I zoning district. Within Williamson Act land, there are a total of 122 acres of greenhouse-type structures within the Carpinteria Valley, comprising approximately 27 percent of the total amount of Carpinteria greenhouses. Of those, 52 acres are greenhouses, 45 acres are hoop structures, and 26 acres are shade structures (County of Santa Barbara 2017).

3.2.3 Regulatory Setting

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

3.2.3.1 State

California Department of Conservation, Division of Land Resource Protection

The California Department of Conservation established the FMMP in 1982 to assess the location, quality, and quantity of agricultural lands and analyze the conversion of these lands throughout California. The list below provides a comprehensive description of all the California Department of Conservation mapping categories (California Department of Conservation 2010).

- **Prime Farmland.** Farmland that has the best combination of physical and chemical features and is able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to sustain high yields. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Farmland of Statewide Importance.** Farmland similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.
- **Unique Farmland.** Farmland with lesser quality soil that is used for production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards, which are found in some climatic zones in California. Land must have been used for crops at some time during the 4 years prior to the mapping date.
- **Farmland of Local Importance.** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land.** Land where existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

- **Urban and Built-up Land.** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or about six structures ~~to~~ within a 10-acre parcel. This land is used for: residential, industrial, commercial, institutional, and public administrative purposes; railroad and other transportation yards; cemeteries; airports; golf courses; sanitary landfills; sewage treatment facilities; water control structures; and other developed purposes.
- **Other Land.** Land not included in any other mapping category. Common examples include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded by urban development and greater than 40 acres is mapped as Other Land.

California Land Conservation Act of 1965 (Williamson Act)

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

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

The Williamson Act states that a board or council shall, by resolution, adopt rules governing the administration of agricultural preserves. The rules of each agricultural preserve specify the uses allowed. Generally, commercial agricultural uses are permitted within an agricultural preserve; however, local governments may identify compatible uses permitted with a use permit.

California Government Code Section 51238.1 allows a board or council to deem compatible any use, without conditions or mitigation that would otherwise be considered incompatible. However, this may occur only if that use meets the following conditions:

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

agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

- The use will not result in the significant removal of adjacent contracted land from agricultural or open space use.

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

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

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

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

Farmland Security Zone Act

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

3.2.3.2 Local

Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan provides a framework for development and growth in the County. The Comprehensive Plan's Agricultural and Land Use Elements, along with local community plans, contain various goals and policies that address agricultural resources, including the preservation and expansion of agricultural land use within the County. Such lands are designated A-I, A-II, or AC by the Land Use Element of the Comprehensive Plan and provide opportunities for a range of commercial agricultural operations.

The policies outline the County's priority to preserve and, where feasible, expand and intensify agricultural land uses. Agricultural operations are encouraged in areas containing both prime and non-prime soils. Consistency with Comprehensive Plan goals and policies is further discussed in Section 3.9, *Land Use and Planning*. Relevant goals and policies are summarized below.

Agricultural Element

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

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

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

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

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

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

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

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

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

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

Policy IV.C: Grading and bush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.

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

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

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

Land Use Element

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

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

Lompoc Area Goal, Land Use: Commercial and industrial development that complements and expands the existing agricultural industry of the area should be encouraged.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

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

Projects within community planning areas would also be subject to agricultural protection goals and policies of the respective plan:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Los Alamos Community Plan
- Mission Canyon Community Plan
- Montecito Community Plan
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Summerland Community Plan
- Toro Canyon Plan

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

The Santa Barbara County Uniform Rules of Agricultural Preserves and Farmland Security Zones (Uniform Rules) is used to implement the Williamson Act and administer the Agricultural Preserve program in the County. The Uniform Rules define eligibility requirements and compatible uses to which each participating landowner must adhere in order to receive a reduced tax assessment, based

on acreage of prime and nonprime farmlands.[3] The County also enforces Agricultural Preserve contract requirements to ensure that tax assessments for contracted lands are appropriate.

The Uniform Rules also establish standards for the termination of Williamson Act contracts and the withdrawal of land from the Agricultural Preserve program, without impairing the integrity of the program. Upon serving a notice of non-renewal, the existing contract remains in effect for the balance of the period remaining, typically a period of 10 years. The following rules apply to the proposed Project:

2-1. Principles of Compatibility

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

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

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

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

2-1.2. Other Compatibility Criteria

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

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

2-2.1. Preparation and Processing.

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

1. The facility does not exceed 50 percent of the parcel or 30 acres, whichever is less, except the Board of Supervisors may allow a preparation facility to exceed 50 percent of the parcel if it finds that a substantial benefit to the agricultural community and the public can be

[3]The Uniform Rules' eligibility criteria require that an Agricultural Preserve consist of no less than 100 acres for non-prime agricultural lands, 40 acres for prime agricultural lands, or a combination of 40 acres that may consist of a combination of 20-acre prime agricultural lands, or 5-acre minimum super prime agricultural lands. The County Uniform Rule 1 Section C.4 provides that in creating a prime preserve, the Board of Supervisors may at its discretion reduce the requirements for minimum size to not less than 30 acres in one parcel or in several contiguous parcels. The Board of Supervisors would have to make a series of findings presented in Uniform Rule 1.

demonstrated. However, in no case shall the facility exceed 30 acres. All such uses shall be confined to a single parcel (excepting the access road) within the premises and sited in a manner that minimizes, to the extent feasible, the land area taken out of agricultural production. Included within this site are roads serving these uses 6, all parking and storage areas, landscaping, loading areas, all attached and detached supportive structures and any other related improvements. Wastewater treatment systems are included within this site limitation if they take land out of agricultural production.

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

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

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

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

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

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

3. The processing facility and any ancillary facilities such as sales, marketing, and parking are limited to 1 acre;

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

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

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

Santa Barbara County Code, Article V. Right-to-Farm Ordinance No. 4907

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

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

County of Santa Barbara Land Use and Development Code

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

Section 35.21.030 lists allowable land uses on agriculturally zoned lands, and would be updated under the Project to include cannabis cultivation, manufacturing, and distribution. Development within agricultural zones should be designed, constructed, and established in compliance with the requirements in Section 35.21.050 of the LUDC and all applicable standards in Article 35.3 through Article 35.7 of the Development Code.

Santa Barbara County Code – Carpinteria Agricultural Overlay District

Section 35-102F.2 Applicability and District Boundaries.

The provisions of this overlay district that apply to greenhouses shall also apply to shade structures and hoop structures unless expressly stated otherwise. The provisions of this overlay district shall apply to AG-I zoned lands in the coastal zone of the Carpinteria Valley. The Carpinteria Agricultural Overlay District identifies areas where future development of greenhouses shall be regulated in accordance with this overlay district. (See Figure 3.2-4.)

Area A allows future expansion of greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures, on AG-I zoned lands as identified by the Carpinteria Agricultural Overlay District map, subject to the provisions of this overlay district. Area A is generally located south of Highway 192, east of Nidever Road and west of Linden Avenue.

amec foster wheeler

Carpinteria Agricultural Overlay District

FIGURE 3.2-4

Area B allows new greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures subject to the provisions of this overlay; however, no more than 20,000 square feet cumulative is permitted per legal lot. Area B encompasses the remainder of AG-I zoned lands in the Carpinteria Valley as identified by the Carpinteria Agricultural Overlay District map.

Section 35-102F.3 Effect of the CA Overlay District.

Within the CA Overlay District, all uses of land shall comply with regulations of the base zone district (AG-I). In Areas A and B legally permitted greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures existing on the effective date of ordinance adoption will be considered conforming uses. New or altered greenhouses and greenhouse related development, packing and shipping facilities, shade structures and hoop structures in the Carpinteria Valley must comply with the regulations of this CA Overlay District before the issuance of a Coastal Development Permit under Section 35-169. If any of the provisions of this overlay district conflict with the provisions of base zoning district regulations, the provisions that are most restrictive shall govern.

Section 35-102F.4 Development Cap for Greenhouses and Greenhouse Related Development.

Within Area A of the CA Overlay District, no more than 2.75 million square feet of new greenhouses, greenhouse related development, packing and shipping facilities, and hoop structures may occur after the date of adoption of this overlay district. For the purpose of calculating this development cap, all greenhouses, packing and shipping facilities, hoop structures, and greenhouse related development (including associated paved parking and driveways, and associated accessory structures [e.g. boiler rooms, storage sheds]) shall be included. Shade structures shall not be calculated towards the cap. Structures that are legalized during the amnesty period (Section 35-102F.7.2) shall not be calculated towards the development cap.

Section 35-102F.5 Processing.

1. The following types of development shall require a Coastal Development Permit (Section 35-169):

    a. Development of new greenhouses, greenhouse related development, packing and shipping facilities, additions or alterations to existing greenhouses or related development, and conversions of shade or hoop structures to greenhouses, where the cumulative lot coverage is less than 20,000 square feet (See Section 35-102F.5.3 for additional requirements for packing and shipping facilities).

    b. Development of new shade structures or hoop structures greater than 500 square feet, where the cumulative lot coverage is less than 20,000 square feet. Hoop structures greater than 5,000 sq. ft. in area shall be subject to Flood Control District review to mitigate potential drainage and erosion impacts.

    c. Minor alterations or additions to an existing greenhouse, packing and shipping facility, or related development, including retrofits of aging structures, if such alterations and additions meet the requirements of this overlay district and all of the following applicable criteria:

        i. The existing structure(s) shall be legally permitted.

        ii. Alterations shall not conflict with project conditions of approval for the existing structure.

iii. Alterations to existing structures shall not reduce the effectiveness of existing landscape screening, result in the removal of specimen trees, or disrupt environmentally sensitive areas.

iv. Alterations shall incorporate the applicable development standards set forth in Section 35-102F.9 (*Development Standards for Greenhouses and Related Development*).

v. Additions shall not result in a cumulative lot coverage of 20,000 square feet or more, or in an increase of 1,000 square feet or 5% of building coverage of all existing structures, whichever is less.

3.2.4 Environmental Impact Analysis

This section discusses the potential agricultural resources impacts associated with the proposed Project. The conversion of important farmland to non-agricultural uses, along with any potential conflicts with existing land uses or other agricultural operations, may be considered significant impacts on agricultural resources, as described further herein.

3.2.4.1 Thresholds of Significance

CEQA Guidelines

With respect to agricultural resources, applicable sections of Appendix G of the CEQA Guidelines state that a project would normally have a significant impact on the environment if it would:

- Convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in the conversion of farmland to non-agricultural use.

County of Santa Barbara Environmental Thresholds and Guidelines

The County of Santa Barbara Agricultural Resource Guidelines, included within the Santa Barbara County *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara 2008) uses a point system to assign relative values to particular characteristics of a site's agricultural productivity (e.g., soils, parcel size, water availability, land use designation, and a range of other issues) to determine whether a proposed project's impact on loss or impairment of agricultural resources will be considered to have a potentially significant impact. Where points total 60 or more, the following projects would have a potentially significant impact:

- Projects which involve the approval of a~~A~~ Development Plan, approval of a Conditional Use Permit, or other discretionary act which would result in the conversion from agricultural use of a parcel qualifying as viable using the weighting system; or
- Discretionary projects that may result in substantial disruption of surrounding agricultural operations.

"If a potentially significant impact is identified using these criteria, further more detailed, site-specific evaluation of agricultural impacts is completed in an EIR. The EIR analysis should focus upon the factors and criteria, but not the points, in the weighting system of these guidelines, and any other relevant factors such as the history of agricultural use on the site, land use trends, etc. Final determination of the project's level of impact will be based on this analysis." – Page 11 (County of Santa Barbara 2008)

Thresholds relating to land use compatibility, are analyzed further in Section 3.9, *Land Use and Planning*.

3.2.4.2 Project Impacts

Compatibility between the proposed Project and agricultural operations, as well as other land uses are analyzed further in Section 3.9, *Land Use and Planning*. Table 3.2-4 below provides a summary of the impacts related to agriculture from the proposed Project. Existing development standards and standard permit processes and conditions as well as development standards and requirements proposed as part of the Project, would serve to mitigate environmental impacts and are referenced in the analysis below.

Table 3.2-4. Summary of Agricultural Resources Impacts

Agricultural Resources Impacts	Mitigation Measures	Residual Significance
Impact AG-1. Proposed land uses under the proposed Project are potentially incompatible with existing zoning for agricultural uses and Williamson Act contracts.	MM AG-1. Cannabis Cultivation Prerequisite to Ancillary Use Licenses	Less than significant with mitigation (Class II)
Impact AG-2. Cumulative cannabis-related development would potentially result in the loss of ~~convert~~ prime agricultural soils. However, the Project would not result in conversion to non-agricultural use or impair agricultural land productivity (whether prime or non-prime).	MM AG-2. New Structure Avoidance of Prime Soils	Significant and unavoidable (Class I~~I~~I)
Cumulative Impacts	None required	Significant and unavoidable (Class I)

Impact AG-1. Proposed land uses under the proposed Project are potentially incompatible with existing zoning for agricultural uses and Williamson Act contracts.

The Project amendments would permit, or conditionally permit, licensed cannabis activities and facilities such as cannabis cultivation, manufacturing, distribution, and microbusinesses without retail on lands primarily used for agriculture (AG-I and AG-II), in Santa Barbara County. Because the microbusiness license contains cultivation, manufacturing, and distribution components, these items are addressed individually within the following discussion. The Project would additionally allow cannabis activities on lands that are subject to Williamson Act contracts. Nearly 30 percent of known cultivation sites in the County are located on Williamson Act contract lands (Table 3.2-2), and produce nearly half of all cannabis within the County; therefore, future cannabis activities development would be anticipated to continue within contracted lands, provided that they comply with the Uniform Rules.

Per the California Health and Safety Code (HSC) and California Business and Professions Code, medical cannabis is identified as an "agricultural product" (HSC Section 11362.777). Additionally, per SB 94

requirements, applicants seeking a cultivation license would be required to provide a statement declaring the applicant is an "agricultural employer," defined by the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 as "any person acting directly or indirectly… in relation to… any association of persons engaged in agriculture, and shall include any person who owns or leases or manages land used for agricultural purposes" (State of California 2012). As such, applicants applying for cannabis licenses would be overseeing land used for agricultural purposes, and the growing of cannabis under SB 94 would constitute an agricultural purpose and resultant cannabis products as an agricultural product. Therefore, utilizing a license to grow cannabis would ensure agricultural purposes are carried out, and these actions would not convert associated FMMP farmland or prime agricultural soils to non-agricultural uses, nor conflict with existing zoning for agricultural uses.

Per California Government Code Section 51201, an agricultural commodity under the Williamson Act is defined as "any and all plant and animal products produced in this state for commercial purposes," and an agricultural use consists of the "use of land, including but not limited to greenhouses, for the purpose of producing an agricultural commodity for commercial purposes" (State of California 2017). Additionally, guidance from the Department of Conservation has stated that cannabis is an agricultural product under the 2015 MCRSA statutes and that nothing in the Williamson Act prohibits the growth of cannabis on land enrolled in the Williamson Act (DOC 2016). A city or county's participation in the Williamson Act does not alter a local government's authority to place conditions on crop types and agricultural practices allowed in areas under its jurisdiction.

Pursuant to 2-2.1 A and 2-2.1 C of the Uniform Rules, and subject to future decisions under the Agricultural Preserve Advisory Committee (APAC)[4], manufacturing, distribution, or microbusinesses under the Project would be permitted as an ancillary use to cannabis cultivation on Williamson Act Contract lands. These rules guide the compatibility of preparation facilities and small-scale processing beyond the raw state, which would consist of both non-volatile and volatile manufacturing techniques in support of the agricultural purpose. The Uniform Rules recognize that some secondary uses inherently related to agricultural operations may be compatible, if they are consistent with the compatibility guidelines with the Uniform Rules. (See Section 3.2.3.2, *Regulatory Setting.*)

In order for a cannabis activity license to be approved on contracted lands, the use must not significantly compromise long-term productive agricultural capability or impair long-term agricultural operations. The APAC evaluates the compatibility of uses on an Agricultural Preserve on a case-by-case basis, and the uses are subject to development standards and requirements in County zoning ordinances. Individual cannabis facility development on these lands would also require County review for permit approval, and would be subject to conditions necessary to maintain compatible agricultural land uses under agricultural zoning. Additionally, land use compatibility with adjacent agricultural crops would be ensured by APAC review which ensures compatibility with agricultural uses, and cannabis activities would not conflict with properties that are subject to Williamson Act contracts. For instance, due to extensive testing requirements for cannabis products, it is a benefit for cannabis cultivators to be located further away from agricultural operations which utilize potentially hazardous pesticides, such as grape and strawberry harvesters.

[4] APAC has given County staff conceptual guidance on potential amendments to the Uniform Rules, the conceptual changes would restrict cannabis uses on Williamson Act Lands. This action would drastically modify the proposed Project. Refer to Chapter 4, *Alternatives Analysis*, for more information on APAC's preliminary direction and the alternative analysis based on that direction.

It is expected that some manufacturing uses would locate on agricultural lands, such as within structures of the Carpinteria Valley and within the Santa Ynez and/or Lompoc regions (which have limited land zoned for manufacturing or commercial purposes). Per Agricultural Element Policy II.D and Goal III, manufacturing processes would require siting so as to prevent the removal of any production or areas of production, which would include soils (e.g., prime soils) that may be used for cannabis or other agricultural cultivation, subject to approval by the County Planning and Development Department. The County could deny applications that would impact agricultural production or result in land conversion of such principal uses.

It is estimated that approximately 16 percent of applicants may seek manufacturing licenses from the County for the first 5 years of the Project (until the industry is assumed to stabilize, as discussed in Section 3.0 of this EIR), but that some portion of these manufacturers would not seek licenses on agricultural lands given the utility demands and structural requirements, such as energy, water, and wastewater. (See also, Section 3.13, *Utilities and Energy Conservation*.) Under the Project, cannabis manufacturing, distribution, or microbusinesses would not require licensed cultivation activities to occur onsite as a prerequisite for manufacturing and distribution licenses, and manufacturing and distribution licenses within these zones could be permitted without the cultivation of an agricultural product. Microbusiness licenses would not have this issue, provided that cultivation is indeed occurring onsite. Therefore, manufacturing and distribution uses without cultivation would be a primary use on AG-I and AG-II zoned lands, which would conflict with the established uses for agriculturally zoned lands to produce agricultural products. This would result in *potentially significant* impacts ~~towards~~ on the established integrity of agriculturally zoned lands, and would require implementation of **MM AG-1**, *Cannabis Cultivation Prerequisite to Ancillary Use Licenses*, to ensure manufacturing and distributing activities are subsidiary (accessory) uses to support the agricultural use of agriculturally-designated County lands, similar to the development of wineries in the County to support the principal agricultural operation of vineyards.

Impact AG-2. Cumulative cannabis-related development would potentially result in the loss of ~~convert~~ prime agricultural soils. However, the Project would not result in conversion to non-agricultural use or impair agricultural land productivity (whether prime or non-prime).

As discussed above, the consideration of cannabis as an agricultural product would ensure consistency with growing cannabis on soils designated for agricultural uses. Given that cultivation demand by Project registrants would potentially comprise 0.2 percent of eligible land area designated by the County for agricultural uses, impacts from the cultivation of cannabis pursuant to the ordinance would not result in substantial conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to non-agricultural use. Similarly, cannabis cultivation ~~is~~ would not ~~un~~likely ~~to lead~~ result in~~to~~ conversions of prime soils as identified by the NRCS, as cannabis requires the use of soil, water, and environment control similar to agricultural crops of the cut flower industry. Water and energy usage associated with cannabis activities, including comparison of the plant with other agricultural crops, is discussed further in Section 3.13, *Utilities and Energy Conservation*.

Indoor cultivation could include the use of permanent cement foundations, which could cover agricultural soils, or new buildings that would trigger additional infrastructure upgrades; however, this would represent less than 3 percent of potential industry expansion under the Project, and ~~is~~ would be generally reserved for commercial and industrial areas of the County. Greenhouses constructed for cannabis cultivation and manufacturing could overlie agricultural soils; however, Sections 35-102F.2 through 102F.5 greatly limit the amount of impervious surfaces that may occur

from the development of greenhouses in Carpinteria Valley, and County Agricultural Element Policy II.D and Goal III would prevent the loss of highly productive agricultural ~~lands~~soils.

~~The~~ Similar to existing agricultural practices, the development envelope of future cannabis activities under the proposed Project may include, but ~~is~~ would not be limited to, hoop structures, drying rooms, processing and packaging facilities, distribution storage areas, and manufacturing structures. This development, although largely compatible with agricultural land uses as ancillary development, would potentially~~may~~ result in development on prime and nonprime soils, some of which would be prime farmland, unique farmland, or farmland of statewide importance under the FMMP. Development standards for agricultural zoned lands would apply to cannabis activity structures where structural development shall avoid or minimize impacts to prime soils and productive agricultural land to the maximum extent feasible (Section 35.21.050 of the LUDC). Development Plans subject to additional environmental review would be required for some development, such as for greenhouses greater than 20,000 square feet, in order to minimize impacts to agricultural resources. Therefore, under the Project, measures would be~~are~~ in place to reduce the loss of agricultural resources resulting from cannabis activity structural development; however, they would not avoid the conversion of agricultural soils altogether. Nevertheless, the agricultural use of prime agricultural soils would remain intact, as the ancillary structures are in direct support of the agricultural activity.

Future c~~C~~annabis activity structural development ~~does~~ would not account for all elements of the potential development envelope; this may include parking areas, circulation roads, visual screening and landscaping, wastewater treatment systems, or other related improvements that would potentially remove~~take~~ land out of agricultural production. These elements could result in incremental losses of agricultural ~~lands~~ soils on a cannabis activity site. In order to address this, County Agricultural Element Policy II.D and Goal III prevent the loss of productive agricultural operations. However, as discussed above, agricultural use of prime agricultural soils would remain intact, as the ancillary structures would be in direct support of the agricultural activity.

Additionally, volatile manufacturing, distribution, and microbusiness licenses on agricultural land would generally be subject to additional CEQA review, and, therefore, loss of agricultural resources would be addressed for these cannabis activities on a case-by-case basis for these types of ancillary uses.

Future cannabis activity expansion ~~is expected to~~would reasonably occur over approximately 730 acres for cultivation, 15.5 acres for manufacturing, and 6.5 acres for distribution, which would represent approximately 1 percent of the County's 67,202 acre of prime farmland (if entirely located on these areas, though highly unlikely), or less than 0.1 percent of all County farmland. For each cannabis activity site, on given parcels, the amount of prime soils affected may be small, as the threshold for significant impacts of soil loss would likely be less than the amount of conversion from agricultural use of a parcel qualifying as viable using the County's weighting system. However, cumulatively the Project would potentially~~may~~ convert prime soil with incremental development of ancillary structures on agricultural land in the County.

Development standards under the proposed Project, LUDC, and Uniform Rules, as well as review processes for land use and other zoning permits, would limit conversion of agricultural ~~lands~~soils. However, the development envelope of future cannabis activity sites under the proposed Project would result in losses of agricultural soils due to the cumulative potential development of ancillary structures such as processing, packaging, distribution, and manufacturing facilities that may overlie prime soils, similar to the existing potential conversion of prime soils under existing agricultural operations. Though individual sites may not result in a significant impact under County thresholds,

cannabis activity development pursuant to the Project would potentially ~~could~~ aggregate ~~to~~ a considerable conversion of prime soils, and would represent~~s~~ a *potentially significant* impact on prime soil agricultural resources, and would require implementation of **MM AG-2**, *New Structure Avoidance of Prime Soils*, to reduce impacts.

3.2.4.3 Cumulative Impacts

As described in Section 3.0, *Introduction and Approach to Analysis*, the cumulative setting for the Program involves a variety of planning programs in the region of Santa Barbara County along with regional growth and ongoing development under the County's Comprehensive Plan, including the pending Hoop Structure Update and the Legal Nonconforming Use Determination for Article X efforts. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Program approval would contribute to cumulative agricultural impacts associated with pending and future growth and development projects Countywide, including changes in County agricultural crops and associated activities over time.

Greater buildout in the number of cannabis activity sites within the County is anticipated to occur over approximately 5 years following adoption of the Project. Growth from buildout projections identified in County community plans, such as the Eastern Goleta Valley Community Plan, and similar buildout projections from other jurisdictions within the South Coast, Santa Ynez, and Lompoc regions, a variety of projects, programs, or initiatives would have the potential for additional growth in the County. As cannabis activity site development would result in some conversion of agricultural soils to non-~~agricultural~~ soil uses (i.e., construction of roads and buildings), gradual cannabis activity site growth and projects listed in Table 3.0-2, ~~could~~ would potentially lead to combined losses in prime or nonprime soils in areas where cannabis activity site expansion is concentrated without existing agricultural infrastructure, such as within the Lompoc and Santa Ynez regions.

As growth has the potential to occur throughout the County, it is anticipated that development standards under the proposed Project, LUDC, MLUDC, CZO, and Uniform Rules, as well as review processes for Development Plans and/or land use permits with integrated integration would limit the conversion of agricultural lands. In the Los Alamos and Santa Ynez Regions, cannabis activity site growth is anticipated on parcels which are much larger in size in these regions and have the ability to support large industrial-sized cannabis activity site developments, though the prime farmland of the Carpinteria area contains existing infrastructure to potentially support Project buildout demand. Future cannabis activity site expansion would represent approximately 1 percent of the County's 67,202 acre of prime farmland (if entirely located on these areas, though highly unlikely), or less than 0.1 percent of all County farmland. Given the estimated amount of cannabis activity anticipated throughout the County, agricultural soil losses from cumulative cannabis activity development would be adverse but relatively negligible on a c~~C~~ountywide scale. Nevertheless, the cumulatively considerable loss of prime soils would represent a potentially significant impact.

Cumulative direct and indirect impacts associated with the ~~Program's~~ Project's cannabis activities would include potential exposure to agricultural resource conflicts associated with the combined new cannabis canopy by registrants seeking licenses, of 376 acres up to 1,126 acres, with additional acreage for support development and future license applicants, as well as development of structures

to support cannabis cultivation and manufacturing activities. Though agricultural land use consistency impacts are entirely mitigated, the cumulatively considerable loss of prime soils from the allowed development of cannabis activity facilities would result in impacts that are *significant and unavoidable*.

3.2.4.4 Proposed Mitigation Measures

MM AG-1. Cannabis Cultivation Prerequisite to Ancillary Use Licenses. ~~The County shall amend the Project to specify that I~~in order to obtain a manufacturing or distribution license (Types 6, 7, and 11) on lands designated for agricultural use (e.g., AG-I and AG-II), the applicant must cultivate cannabis on-site and have approval for a cultivation license (Types 1-5). The purpose of this mitigation is to ensure that agricultural production is the primary use on agriculturally-zoned lands, and that manufacturing and/or distribution is maintained as a subordinate and incidental use. The amendment shall specify that non-cultivation activities must be clearly ancillary and subordinate to the cultivation activities on-site so that the majority of cannabis product manufactured and/or distributed from a cannabis site is sourced from cannabis plant material cultivated on the same site. The amendment shall also specify that the accessory use must occupy a smaller footprint than the area dedicated to cannabis cultivation. Further, the amendment shall apply to microbusiness licenses (Type 12) to ensure that proposed manufacturing or distribution would be ancillary and subordinate to the proposed cultivation area, as described above.

Plan Requirements and Timing: The proposed cannabis ordinances shall be revised prior to adoption of the Project by the County. The County shall submit the ordinances with the revisions to the Board of Supervisors for review and approval.

Monitoring: The Planning and Development Department shall review applications to ensure that requests for manufacturing, distribution, or microbusiness licenses on agriculturally-zoned lands are preceded by permitted approval of a cultivation license on-site and that manufacturing and distribution is ancillary to cultivation on cannabis sites within AG-I and AG-II zone districts.

MM AG-2. New Structure Avoidance of Prime Soils. During t~~T~~he review of applications for cannabis site development and licensing, the County Planning and Development Department shall review the proposed location of any new structures proposed for cannabis-related activities relative to known agricultural soils on site in order to ~~. The purpose of this mitigation is to ensure~~avoid development of ~~that~~ new structures ~~development~~ associated with the Project ~~would on~~avoid prime soils. Any new structures proposed for development must be sited on areas of the property that do not contain prime soils, to the maximum extent feasible.

Plan Requirements and Timing: Preliminary site plans and applications for cannabis sites must undergo review by Planning and Development to ensure that development on prime soils are avoided to the maximum extent feasible. Preliminary site plans and applications must be approved prior to permit approval and licensing. If siting on prime soils is unavoidable, the applicant for the cannabis permit shall submit a written statement justifying the inability and/or infeasibility of avoiding prime soils to County Planning and Development Department staff.

Monitoring: The Planning and Development Department shall ensure that consideration is given to onsite prime soils for each cannabis site. If adjustments are made, the Planning

and Development Department shall ensure revisions of site plans for development are completed prior to permit approval.

3.2.4.5 Residual Impacts

Impact AG-1. Implementation of **MM AG-1.** *Cannabis Cultivation Prerequisite to Ancillary Use Licenses*, would ensure that manufacturing and distribution licenses remain subordinate and incidental uses on agriculturally-zoned lands. Volatile manufacturing would only occur on agriculturally designated lands as a subsidiary, compatible use to agricultural cultivation with discretionary approval, and non-volatile would remain principally permitted, though codified as a subordinate and incidental use, along with microbusinesses. Further, because manufacturing and distribution facilities would consist of an accessory use on agricultural sites and ~~are~~ would be anticipated to comprise a small portion of total available land zoned for agricultural uses, impacts on agricultural resources would be ~~minor~~less than significant. Because agricultural manufacturing and distribution activities would be permitted as a secondary, ancillary use to agriculture~~, thus supporting~~and supporting the agricultural use of the land, impacts to agriculturally-zoned land would be less than significant.~~minimal~~. Given the development standards and Development Plan process outlined in the LUDC, MLUDC, and CZO, and mitigation implementation, the proposed Project would be compatible with existing zoning for agricultural land uses. Residual conflicts with agricultural zoning and Williamson Act contracts would therefore be *less than significant with mitigation* (Class II).

Impact AG-2. With implementation of development standards under the proposed Project, adherence to the Comprehensive Plan, and Uniform Rules, as well as review processes for Development Plans and land use permits, impacts to prime agricultural soils and soil productivity under the Project would be reduced. Additionally, implementation of **MM AG-2**, *New Structure Avoidance of Prime Soils*, would reduce impacts associated with the loss of prime soils. However, implementation of the mitigation measure would not ensure that an aggregate loss of prime soils would be avoided from development of ancillary uses to cannabis cultivation; ~~that is, there is no guarantee~~ all prime soils would not be avoided, because there ~~are~~ would be some viable sites that are entirely comprised of prime soils. Therefore, residual impacts on agricultural resources would be *significant and unavoidable* (Class I).

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Section 3.3
Air Quality and Greenhouse Gas Emissions

3.3.1 Introduction

This section describes the affected environment and regulatory setting for air quality and greenhouse gas (GHG) emissions in Santa Barbara County (County). It also describes the impacts on air quality and GHG emissions that would result from implementation of the proposed Cannabis Land Use Ordinance and Licensing Program (Project), and mitigation measures to reduce identified impacts where possible. This section is based on the results of the 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (2017 Cannabis Registry), the County Clean Air Plan, the County Comprehensive Plan Land Use Element – Air Quality Supplement, and the County Climate Action Plan, and information from recent environmental documents prepared for the County.

3.3.2 Environmental Setting

This section discusses the existing air quality and GHG conditions related to the Project area, which consists of the entire land area of the County, including criteria pollutant levels and emissions. The California Air Resources Board (CARB) has divided California into 15 regional air basins according to topographic drainage features. Each basin is further divided into air pollution control districts (APCDs), which are responsible for managing and enforcing air quality regulations within their districts.

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

3.3.2.1 Topography and Meteorology

The County's air quality is influenced by both local topography and meteorological conditions. The proposed Project would apply to all areas of the County, with the primary exception of federal lands (Vandenberg Air Force Base [VAFB] and Los Padres National Forest [LPNF]).

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

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

higher directly below the base of elevated inversions than they are at the earth's surface. For this reason, elevated monitoring sites will occasionally record higher ozone concentrations than sites at lower elevations. Generally, the lower the inversion base height and the greater the rate of temperature increase from the base to the top, the more pronounced effect the inversion will have on inhibiting vertical dispersion.

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

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

Most of the total annual precipitation in the County occurs during migratory storms. Measurements of surface wind speed and direction are made at numerous airports and air quality monitoring stations throughout the County. The air quality monitoring stations that are equipped to measure wind speed and direction are discussed in Section 3.3.2.3, *Ambient Air Monitoring*. In the interior valleys and plains, the average maximum temperatures in July range from 90 to 98°F. Nighttime average minimum temperatures are 50 to 55°F over most of the County. In January, the average minimum temperatures are near freezing in the interior valleys and plains.

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

3.3.2.2 Sensitive Receptors

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

Sensitive receptors affected by the proposed Project would be primarily residences, parks, and school land uses. Other common types of sensitive air pollutant receptors, such as hospitals and nursing homes have the potential to be affected; however, they are generally located in urban settings.

3.3.2.3 Ambient Air Monitoring

The SBCAPCD is responsible for monitoring air quality in the County portion of the SCCAB to determine whether pollutant concentrations meet state and national air quality standards. The SBCAPCD has 18 air monitoring stations in the County. Monitoring stations measure a number of different variables including wind direction, wind speed, outdoor temperature, relative humidity, barometric pressure, solar radiation total hydrocarbons, ozone (O_3), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO_2), hydrogen sulfide (H_2S), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and particulate matter less than 10 microns in diameter (PM_{10}). The stations are categorized as Prevention of Significant Deterioration (PSD) stations or State and Local Air Monitoring Stations (SLAMS). PSD stations are used to determine baseline air quality and the impacts of specific operations. SLAMS measure urban and regional air quality. Table 3.3-1 identifies and describes the monitoring stations found in the County. Figure 3.3-1 shows the locations of air quality monitoring stations throughout the County (SBCAPCD 2015a).

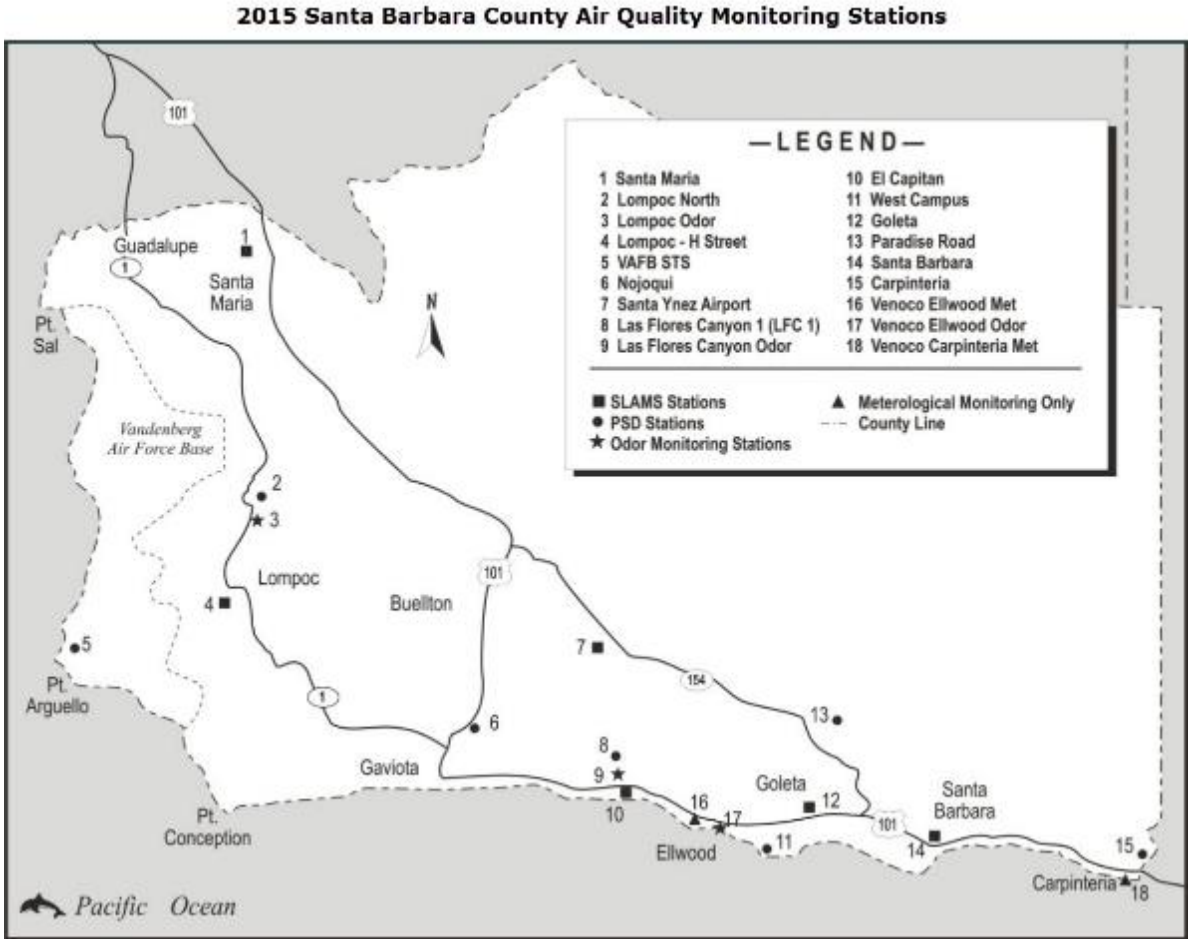

Figure 3.3-1. Air Quality Monitoring Station Locations

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

	Station Names	Monitoring
	PSD Stations	
2	Lompoc North	O_3, NO, NO_x, NO_2, SO_2, Total Hydrocarbons, Wind Speed, Wind Direction, Ambient Temperature
5	Vandenberg Air Force Base- STS	O_3, NO, NO_x, NO_2, SO_2, CO, Total Hydrocarbons, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor
6	Nojoqui	O_3, NO, NO_x, Wind Speed, Wind Direction, Ambient Temperature
8	Las Flores Canyon 1	O_3, NO, NO_x, NO_2, SO_2, CO, Total Hydrocarbons, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor
11	West Campus (University of California, Santa Barbara)	SO_2, Total Hydrocarbons, H_2S, Wind Direction, Wind Speed, Total Reduced Sulfur
13	Paradise Road	O_3, NO, NO_x, NO_2, Wind Speed, Wind Direction, Ambient Temperature
15	Carpinteria	O_3, nitric oxide (NO), NO_x, NO_2, Wind Speed, Wind Direction, Ambient Temperature
	SLAMS Stations	
1	Santa Maria	O_3, NO, NO_x, NO_2, CO, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor, $PM_{2.5}$ Beta Attenuation Monitor
4	Lompoc – H Street	O_3, NO, NO_x, NO_2, SO_2, CO, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor, $PM_{2.5}$ Beta Attenuation Monitor
7	Santa Ynez Airport	O_3
10	El Capitan	O_3, NO, NO_x, NO_2, SO_2, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor
12	Goleta	O_3, NO, NO_x, NO_2, CO, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor, $PM_{2.5}$ Beta Attenuation Monitor
14	Santa Barbara	O_3, NO, NO_x, NO_2, CO, Wind Speed, Wind Direction, Ambient Temperature, PM_{10} Beta Attenuation Monitor, $PM_{2.5}$ Beta Attenuation Monitor
	Odor Monitoring Stations	
3	Lompoc Odor	H_2S, Wind Speed, Wind Direction, Ambient Temperature
9	Las Flores Canyon Odor	H_2S, Wind Speed, Wind Direction, Ambient Temperature
17	Venoco Ellwood Odor	H_2S, Wind Speed, Wind Direction, Ambient Temperature, Total Reduced Sulfur
	Meteorological	
16	Venoco Ellwood	--
18	Venoco Carpinteria	--

Source: SBCAPCD 2015a.

In April 2016, the County was designated unclassifiable/attainment for the 2008 federal 8-hour ozone standard. In 2006, the State of California implemented a statewide 8-hour ozone standard of which the County is currently in violation. The County is also in violation of the state standard for PM_{10}, and designated as unclassifiable/attainment for the federal $PM_{2.5}$ standard and unclassified for the state

$PM_{2.5}$ standard based on 2015 monitoring data (SBCAPCD 2015b). Table 3.3-2 identifies the attainment and nonattainment pollutant designations for the County.

Table 3.3-2. Santa Barbara County Attainment/Nonattainment Classification Summary 2013

Pollutant	California		Federal	
	Standard	Attainment Status	Primary Standard	Attainment Status
1-hour Ozone (O_3)	0.09 ppm	~~N~~NA-T	N/A	--
8-hour Ozone (O_3)[1]	0.07 ppm	~~N~~NA-T	0.07 ppm	U/A[1]
1-hour Carbon Monoxide (CO)	20 ppm	A	35 ppm	A
8-hour Carbon Monoxide (CO)	9.0 ppm	A	9.0 ppm	A
1-hour Nitrogen Dioxide (NO_2)[3]	0.18 ppm	A	0.10 ppm	U/A
Annual Average Nitrogen Dioxide (NO_2)[3]	0.03 ppm	A	0.053 ppm	U/A
1-hour Sulfur Dioxide (SO_2)	0.25 ppm	A	Revoked	--[4]
24-hour Sulfur Dioxide (SO_2)	0.04 ppm	A	Revoked	--
24-hour Fine Particulate Matter ($PM_{2.5}$)[2]	No Separate Standard	--	35 $\mu g/m^3$ [2]	U/A
24-hour Particulate Matter (PM_{10})[2,]	50 $\mu g/m^3$	N	150 $\mu g/m^3$	A
24-hour Sulfates	25 $\mu g/m^3$	A	--	--
Calendar Quarter Lead	--	--	1.5 $\mu g/m^3$	A
30 Day Average	1.5 $\mu g/m^3$	A	--	--
3-month Rolling Average Lead	--	--	0.15 $\mu g/m^3$	U
1-hour Hydrogen Sulfide	0.03 ppm	A	--	--
24-hour Vinyl Chloride (chloroethene)	0.01 ppm	A	--	--
8-hour Visibility Reducing Particulates	--	A	--	--

Source: CARB 2017, 2017; SBCAPCD 2015b.
Notes: A=Attainment; N=Nonattainment; NA-T=Nonattainment-Transitional; U=Unclassified; U/A=Unclassifiable/Attainment
mg/m^3=milligrams per cubic meter
ppm=parts per million
$\mu g/m^3$=micrograms per cubic meter
[1] USEPA strengthened the 8-hour ozone standard from the 1997 level of .08 ppm to .075 ppm on May 27, 2008, but delayed implementation of the standard. Designations for the 2008 standard were finalized on April 30, 2012. Later, on October 1, 2015, the national 8-hour O_3 primarily and secondary standards were lowered from 0.075 to 0.070 ppm. Although the USEPA has not yet finalized designations, CARB has recommended that the County be designated A (Attainment) for the 2015 standard of 0.07 ppm.
[2] USEPA strengthened the 24-hour fine particle standard from the 1997 level of 65 $\mu g/m^3$ to 35 $\mu g/m^3$ on September 21, 2006. The annual standard was strengthened from 15 to 12.0 $\mu g/m^3$ on January 15, 2013.
[3] The state Nitrogen Dioxide ambient air quality standard was amended on February 22, 2007, to lower the 1-hour standard to 0.18 ppm and establish a new annual standard of 0.030 ppm. On January 22, 2010, USEPA set a new 1-hour NO_2 standard of 100 parts per billion (ppb). They also retained the annual NO_2 standard of 53 ppb.
[4] USEPA has not yet made final designations on attainment status. For more information, see USEPA's website.

3.3.2.4 Santa Barbara County Air Quality Attainment Plan

As previously described, the County has a history of exceeding the federal ambient air quality standard for ozone, a regional pollutant. As such, it has been subject to Air Quality Attainment

Planning since adoption of the Clean Air Act Amendments (CAAA) of 1977. To comply with these regulations, the County prepared an Air Quality Attainment Plan (AQAP) in 1979. The 1979 AQAP demonstrated that the area could not attain the federal ozone standard by the required attainment date of 1982 despite the implementation of all reasonably available control techniques on stationary sources. The 1977 CAAA requires that air quality plans include "... such other measures as may be necessary to insure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls..." In order to achieve this directive, land use control measures were and have been included in the AQAP to aid in future air quality planning efforts. Subsequent AQAPs have been issued in 1989 and 1991. In 1994, the SBCAPCD began preparing Clean Air Plans (CAPs), which served as triennial updates to the AQAPs. The most recent AQAP available is the 2001 AQAP, though a 2010 final CAP and a 2013 final CAP are available (SBCAPCD 2011, 2015c). The most recent triennial update to the AQAP is the 2016 Ozone Plan (previously known as the County's CAP), which incorporates and builds upon the SBCAPCD's existing CAPs and focuses largely on reaching attainment with state ozone standards, as well as recently revised and adopted federal ozone standards (SBCAPCD 2016).

3.3.2.5 Common Air Pollutants

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

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

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

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. At high concentrations, CO can reduce the oxygen-carrying capacity of the blood and cause headaches, dizziness, and unconsciousness.

Nitrogen Dioxide(NO_2). Nitrogen oxides are a family of highly reactive gases that are a primary precursor to the formation of ground-level O_3, and react in the atmosphere to form acid rain. NO_2 (often reported as total nitrogen oxides, NO_x) is a reddish-brown gas that can cause breathing difficulties at high levels. Peak readings of NO_2 occur in areas that have a high concentration of

combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations).

NO_2 can irritate and damage the lungs, and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO_2 concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO_2 may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM_{10}). PM_{10} refers to suspended particulate matter, which is smaller than 10 microns or 10 one-millionths of a meter. PM_{10} arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM_{10} scatters light and significantly reduces visibility. In addition, these particulates penetrate the lungs and can potentially damage the respiratory tract. On June 19, 2003, CARB adopted amendments to the statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill [SB] 25).

Fine Particulate Matter ($PM_{2.5}$). Due to recent increased concerns over health impacts related to fine particulate matter (particulate matter 2.5 microns in diameter or less), both state and federal $PM_{2.5}$ standards have been created. Particulate matter primarily affects infants, children, the elderly, and those with pre-existing cardiopulmonary disease.

On June 20, 2002, CARB adopted amendments for statewide annual ambient particulate matter air quality standards. These standards were revised/established due to CARB's increasing concerns that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current state standards during some parts of the year, and the statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

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

3.3.2.6 Cannabis Odors

Cannabis cultivation and, to a lesser degree, manufacturing, ~~is~~ are often accompanied by strong odors. Odors can vary by variety, ranging from pepper, balsamic vinegar, pine, citrus, and skunk. Most of the pungent aromas of cannabis come from a class of chemicals called terpenes. Terpenes are among the most common compounds produced by flowering plants; they~~,~~ vary widely between plants, and are responsible for the fragrance of nearly all flowers. Cannabis produces over 140 different terpenes. These terpenes are found in varying concentrations in different cannabis varieties. Tetrahydrocannabinol (THC), the cannabinoid primarily responsible for cannabis' psychoactivity, has no odor whatsoever. Type and potency of cannabis odors range widely from variety to variety, as do receptors' opinions regarding whether the odor is pleasant or objectionable.

Cannabis odors can be controlled in indoor settings through containments, ventilation, and filters. Use of control technologies such as deodorizing systems on the exterior of the building may also help to ensure receptors do not smell the odors offsite.

Cannabis odors can spread through the air and be sensed by surrounding receptors. For example, based on scoping comments received for this Environmental Impact Report (EIR), residents of Carpinteria and Tepusquet communities can often smell cannabis odors from nearby cannabis operations, and the County has received several complaints from residents related specifically to cannabis odors. Additionally, in the Carpinteria area of the South Coast Region, cannabis odors were detected from the public right-of-way during site visits conducted in July 2017 by the EIR consulting team. Despite the presence of cannabis odors in agricultural regions throughout the County, the predictability and degree to which cannabis odors can travel ~~is~~ are highly variable depending on climatic and topographic conditions near a cannabis site. Field research by Amec Foster Wheeler has indicated that odors are typically lessened during cooler temperatures, especially during cooler overcast days. As temperatures increase, increased odors may occur throughout the Carpinteria Valley and along U.S. Highway 101. Stagnant air during nighttime hours also has the potential to intensify the concentration of cannabis odors. Wind patterns decrease the intensity of cannabis odors due to air diffusion; however, constant breezes in a certain direction may result in a somewhat constant, lower-intensity odor in the associated direction if there is no suppression.

Outdoor cultivation has the greatest potential to expose receptors to odors~~,~~; although~~,~~ greenhouse and indoor cultivation may occasionally contribute odors to surrounding areas if ventilation systems are ineffective, or if indoor spaces are periodically aired out. Cannabis odors can be successfully contained within structures or filtered to prevent diffusion into surrounding areas. Based on 2017 Cannabis Registry data, 45.4 percent of existing cultivators within the County reported the use of some type of commercial scrubbing device that prevents odors from escaping the facility. Additional discussion of odors from cannabis and available technologies for controlling such odors is provided in Appendix F.

3.3.2.7 Climate Change and GHG Emissions

The natural process through which heat is retained in the troposphere is called the "greenhouse effect." The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave (thermal) radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave radiation emitted back toward the Earth is the underlying process of the greenhouse effect.

The most abundant GHGs are water vapor and carbon dioxide (CO_2). Many other trace gases have greater ability to absorb and re-radiate long wave radiation; however, these gases are not as plentiful. For this reason, and to gauge the potency of GHGs, scientists have established a Global Warming Potential for each GHG based on its ability to absorb and re-radiate long wave radiation.

GHGs include, but are not limited to, the following.

Water Vapor (H_2O). Although water vapor has not received the scrutiny of other GHGs, it is the primary contributor to the greenhouse effect. Natural processes, such as evaporation from oceans and rivers, and transpiration from plants, contribute 90 percent and 10 percent of the water vapor in our atmosphere, respectively.

The primary human-related source of water vapor comes from fuel combustion in motor vehicles; however, this is not believed to contribute a significant amount (less than one percent) to atmospheric concentrations of water vapor. The Intergovernmental Panel on Climate Change (IPCC) has not determined a Global Warming Potential for water vapor.

Carbon Dioxide (CO_2). CO_2 is primarily generated by fossil fuel combustion in stationary and mobile sources. Due to the emergence of industrial facilities and mobile sources in the past 250 years, the concentration of CO_2 in the atmosphere has increased 36 percent. CO_2 is the most widely emitted GHG and is the reference gas (Global Warming Potential of 1) for determining Global Warming Potentials for other GHGs.

Methane (CH_4). *CH_4* is emitted from biogenic sources, incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. In the United States, the top three sources of methane are landfills, natural gas systems, and enteric fermentation. Methane is the primary component of natural gas, which is used for space and water heating, steam production, and power generation. The U.S. Environmental Protection Agency (USEPA) adopted Global Warming Potential of methane is 21.

Nitrous Oxide (N_2O). N_2O is produced by both natural and human-related sources. Primary human-related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The USEPA adopted Global Warming Potential of N_2O is 310.

Hydrofluorocarbons (HFCs). HFCs are typically used as refrigerants for both stationary refrigeration and mobile air conditioning. The use of HFCs for cooling and foam blowing is growing, as the continued phase out of chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) gains momentum. The USEPA adopted Global Warming Potentials of HFCs range from 140 for HFC-152a to 11,700 for HFC-23.

Perfluorocarbons (PFCs). PFCs are compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semi-conductor manufacturing. PFCs are potent GHGs with a Global Warming Potential several thousand times that of CO_2, depending on the specific PFC. Another area of concern regarding PFCs is their long atmospheric lifetime (up to 50,000 years). The USEPA adopted Global Warming Potentials of PFCs range from 6,500 to 9,200.

Sulfur hexafluoride (SF_6). SF_6 is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity. SF_6 is the most potent GHG that has been evaluated by the IPCC with a Global Warming Potential of 23,900. However, its global warming contribution is not as high as the Global Warming Potential would indicate due to its low mixing ratio compared to CO_2 (4 parts per trillion [ppt] of SF_6 versus 365 ppm of CO_2).

In addition to the six major GHGs discussed above (excluding water vapor), many other compounds have the potential to contribute to the greenhouse effect. Some of these substances were previously

identified as stratospheric O_3 depletors; therefore, their gradual phase out is currently in effect. The following is a listing of these compounds.

Hydrochlorofluorocarbons (HCFCs). HCFCs are solvents, similar in use and chemical composition to CFCs. The main uses of HCFCs are for refrigerant products and air conditioning systems. As part of the Montreal Protocol, all developed countries that adhere to the Montreal Protocol are subject to a consumption cap and gradual phase out of HCFCs. The United States is scheduled to achieve a 100 percent reduction to the cap by 2030. The Global Warming Potentials of HCFCs range from 93 for HCFC-123 to 2,000 for HCFC-142b.

1,1,1 trichloroethane. 1,1,1 trichloroethane, or methyl chloroform, is a solvent and degreasing agent commonly used by manufacturers. The Global Warming Potential of methyl chloroform is 110 times that of CO_2.

Chlorofluorocarbons (CFCs). CFCs are used as refrigerants, cleaning solvents, and aerosol spray propellants. CFCs were also part of the USEPA's Final Rule (Federal Register [FR], volume 57, page 3374) for the phase out of O_3-depleting substances. Currently, CFCs have been replaced by HFCs in cooling systems and a variety of alternatives for cleaning solvents. Nevertheless, CFCs remain suspended in the atmosphere, contributing to the greenhouse effect. CFCs are potent GHGs with Global Warming Potentials ranging from 4,600 for CFC 11 to 14,000 for CFC 13.

3.3.3 Regulatory Setting

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

3.3.3.1 Federal and State: Ambient Air Quality Standards

Both the state and the federal governments have established ambient air quality standards (AAQS) for several different pollutants, a summary of which is provided in Table 3.3-3. For some pollutants, separate standards have been set for different time periods. Most standards have been set to protect public health. However, for other pollutants, standards have been based on some other value (e.g., protection of crops, protection of materials, or avoidance of nuisance[1] conditions).

3.3.3.2 Federal

Federal Clean Air Act

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

[1] "One that is annoying, unpleasant, or obnoxious" – Merriam Webster

Federal Clean Air Act Amendments

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

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

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

3.3.3.3 State

California Clean Air Act

CARB ensures implementation of the California Clean Air Act (CCAA) and responds to the federal CAA. CARB is responsible for the control of vehicle emission sources, while the local air district is responsible for enforcing standards and regulating stationary sources.

California Air Resources Board

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

California Legislation on Climate Change

California legislation on climate change includes the following:

- Assembly Bill (AB) 1493—requires CARB to define standards for cars and light trucks manufactured after 2009.
- Executive Order S-3-05—announced GHG emission reduction targets.
- AB 32 (Global Warming Solutions Act of 2006)—requires CARB to adopt regulations to evaluate statewide GHG emissions and then create a program and emission caps to limit statewide emissions to 1990 levels.
- Executive Order S-01-07—requires a statewide goal be established to reduce the carbon intensity of California's transportation fuels.
- SB 97—acknowledges that climate change analysis is to occur in conjunction with the California Environmental Quality Act (CEQA) process and that the Office of Planning and Research (OPR) will develop State CEQA Guidelines.
- SB 375—creates a process whereby local governments and other stakeholders work together within their region to achieve reduction of GHG emissions.
- Executive Order B-30-15—established a new interim statewide GHG emission reduction target.
- Climate Change Scoping Plan—designed to reduce overall carbon emissions in California.
- CARB GHG Emission Inventory—creates GHG emissions limits and requires an emissions inventory for the industries determined to be significant sources of GHG emissions.

Table 3.3-3. Federal and California Ambient Air Quality Standards

Pollutant	Averaging Time	California Standard[1]	Federal Standards[2]
		Concentration[3]	Primary[3,4]
Ozone (O_3)[5]	1 Hour	0.09 ppm (180 µg/m^3)	N/A
	8 Hours	0.070 ppm (137 µg/m^3)	0.070 ppm (147 µg/m^3)
Particulate Matter (PM_{10})[6]	24 Hours	50 µg/m^3	150 µg/m^3
	Annual Arithmetic Mean	20 µg/m^3	N/A
Fine Particulate Matter ($PM_{2.5}$)[6]	24 Hours	No Separate State Standard	35 µg/m^3
	Annual Arithmetic Mean	12 µg/m^3	12 µg/m^3
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)
	8 Hours	9 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)
Nitrogen Dioxide (NO_2)[7]	1 Hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)
	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)
Lead (Pb)[9,10]	30 days average	1.5 µg/m^3	N/A
	Calendar Quarter	N/A	1.5 µg/m^3
	Rolling 3-Month Average	N/A	0.15 µg/m^3
Sulfur Dioxide (SO_2)[8]	1 Hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)
	3 Hours	N/A	N/A
	24 Hours	0.04 ppm (105 µg/m^3)	N/A
Visibility-Reducing Particles[11]	8 Hours (10 a.m. to 6 p.m., PST)	Extinction coefficient = 0.23 km@<70% RH	No Federal Standards
Sulfates	24 Hour	25 µg/m^3	
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	
Vinyl Chloride[9]	24 Hour	0.01 ppm (26 µg/m^3)	

Source: CARB 2017.

[1] California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM_{10}, $PM_{2.5}$, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[2] National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact the USEPA for further clarification and current national policies.

[3] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[4] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect public health.

[5] On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

Table 3.3-3. Federal and California Ambient Air Quality Standards (Continued)

[6] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24- hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM_{10} standards (primary and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

projects[7] To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of ppb. California standards are in units of ppm. To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[8] On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of ppb. California standards are in units of ppm. To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

[9] The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[10] The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

[11] In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Abbreviations:

µg/m^3 = micrograms per cubic meter; mg/m3 = milligram per cubic meter; ppm = parts per million; ppb = parts per billion; km = kilometer(s); RH = relative humidity; PST = Pacific Standard Time; N/A = Not Applicable

3.3.3.4 Local

Santa Barbara County Air Pollution Control District

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

County of Santa Barbara Clean Air Plan

The federal CAAA of 1990 and the CCAA of 1988 mandate the preparation of CAPs that provide an overview of air quality and sources of air pollution, and identify pollution-control measures needed to meet federal and state air quality standards. The SBCAPCD and the Santa Barbara County Association of Governments (SBCAG) are responsible for formulating and implementing the CAP for the County. The CAP provides an overview of the regional air quality and sources of air pollution, and

identifies the pollution-control measures needed to meet clean-air standards. The schedule for plan development is outlined by state and federal requirements, and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air-quality projects, and more.

The SBCAPCD 2016 Ozone Plan is the 3-year update to the County AQAP required by the state to show how SBCAPCD plans to meet the state 8-hour O_3 standard. The 2016 Ozone Plan builds upon and updates the 2013 CAP and includes an inventory of O_3 precursory emissions in the County, the most prevalent of which in the County are reactive organic compounds (ROCs) and NO_x. The 2016 Ozone Plan focuses on reducing ozone precursor emissions through predicting vehicle activity trends and implementation transportation control measures which would serve to reduce mobile-source emissions, the primary source of ROC and NO_x emissions in the County. The 2016 Ozone Plan satisfies both state and federal planning requirements and was adopted by the SBCAPCD Board in October 2016 (SBCAPCD 2016).

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

Due to the County's exceedance of the federal ambient air quality standard for ozone, the 1977 CAAA requires that air quality plans include "...such other measures as may be necessary to insure attainment and maintenance of such primary or secondary standards (for which the area is in a nonattainment status), including, but not limited to transportation controls..." Since the success of certain aspects of transportation planning is an integral part of land use planning, and since emission growth from population-related sources contributes to the overall emission growth in the County, land use control measures have been included in the Air Quality Supplement to the Land Use Element in the Santa Barbara County Comprehensive Plan. These land use measures aid in future air quality planning efforts and present a coordinated approach to integrating air quality planning techniques into the County's land use planning program. Such measures include the promotion of alternative transportation, directing new development within established urbanized areas, and restricting the development of auto-dependent facilities.

Energy and Climate Action Plan

On May 19th, 2015, the County Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and certified the Final EIR for the project (SCH #20144021021). The ECAP includes County and community-wide government operations measures, which recognize many of the County's existing policies and initiatives to address energy efficiency. The ECAP provides a combination of voluntary, phased, and mandatory measures to achieve the GHG reduction goal of 15 percent below baseline (2007) levels by 2020. The ECAP will achieve an overall reduction in community-wide GHG emissions (County of Santa Barbara 2015).

The ECAP achieves its GHG reductions through Emission Reduction Measures (ERMs). Most of the ERMs are voluntary and aim to incentivize the community to implement energy and GHG reduction measures through education and outreach. A principle strategy of the ECAP is to incorporate and maximize, to the greatest extent feasible, existing County projects, policies, and programs that will contribute to the ECAP's GHG reduction goal.

The ECAP is designed as a Qualified GHG Reduction Plan, consistent with State CEQA Guidelines Section 15183.5(b). This allows for the streamlining of the analysis of GHGs on a project level by using a programmatic GHG reduction plan meeting certain criteria. As individual projects are proposed, project-specific environmental documents may tier from and/or incorporate via reference the existing programmatic review in their cumulative impacts analysis. Project-specific analysis of GHG emissions is required if GHG emissions from a project would be cumulatively considerable notwithstanding compliance with the proposed ECAP.

3.3.4 Environmental Impact Analysis

This section discusses the potential air quality and GHG emissions impacts associated with the proposed Project. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.3.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the 2017 State CEQA Guidelines. For purposes of this EIR, implementation of the Project may have a significant adverse impact on air quality or GHGs if it would:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute substantially to an existing air quality violation.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for O_3 precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.
- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Santa Barbara County Thresholds

According to the County's *Environmental Thresholds and Guidance Manual* (County of Santa Barbara 2008, revised July 2015) a project will have a significant impact if it individually or cumulatively results in any of the following.

- Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NO_x and ROCs (otherwise referred to as VOCs).

- Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).
- Produces emissions which may affect sensitive receptors (e.g., children, elderly, or acutely ill).
- Produces toxic or hazardous air pollutants in amounts which may increase cancer risk for the affected population.
- Creates odor or another air quality nuisance problem impacting a considerable number of people.

No quantitative thresholds exist for short-term construction emissions. Short-term emissions are considered insignificant by the County Planning and Development Department because construction emissions only comprise approximately 6 percent of the 1990 Countywide emission inventory for NO_x, and the emissions are temporary and short-term in nature (County of Santa Barbara 2008).

In addition to the County's thresholds described above in this section, the SBCAPCD has prepared the *Environmental Review Guidelines for the Santa Barbara County Air Pollution Control District* (SBCAPCD 2015d), which also lists screening criteria for determining the significance of operational (long-term) emissions by assessing CO emissions and ozone precursors. To determine if a project exceeds these quantitative thresholds, the expected emissions of these pollutants from the project must be calculated. However, if a project contributes to less than 800 trips, then CO modeling is not required. A proposed project will not have a significant air quality effect on the environment, if operation of the project will:

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

Further, the SBCAPCD provides that a proposed stationary project will not have a significant GHG impact, if operation of the project will:

- Emit less than the screening significance level of 10,000 metric tons of CO_2 equivalent per year (MT CO_2e /yr); or
- Show compliance with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions (sources subject to the AB 32 Cap-and-Trade requirements pursuant to Title 17, Article 5 [California Cap on Greenhouse Gas Emissions and Market-based Compliance Mechanisms] would meet the criteria); or
- Show consistency with the AB 32 Scoping Plan GHG emission reduction goals by reducing project emissions 15.3 percent below Business As Usual.

Local governments may generally use adopted plans consistent with State CEQA Guidelines to assess the cumulative impacts of projects on climate change, when the adopted plan includes a certified EIR. The ECAP meets the minimum criteria for a Qualified GHG Reduction Plan and would allow the County

to use the ECAP for a programmatic CEQA tiering of future development, pursuant to State CEQA Guidelines Section 15183.5(b).

3.3.4.2 Project Impacts

This section discusses potential impacts to air quality and GHG emissions from the proposed Project. Table 3.3-4 provides a summary of the air quality and GHG impacts resulting from the proposed Project. Existing development standards and standard permit processes and conditions, as well as planning standards and requirements proposed as part of the Project which would serve to mitigate environmental impacts are referenced in the analysis below. Where impacts are potentially significant, mitigation measures are proposed and residual impacts are determined.

Table 3.3-4. Summary of Air Quality and GHG Emission Impacts

Air Quality and Greenhouse Gas Emissions Impacts	Mitigation Measure	Residual Significance
Impact AQ-1. Cannabis activities under the Project could be potentially inconsistent with the Clean Air Plan and County Land Use Element Air Quality Supplement.	No mitigation feasible	Significant and unavoidable (Class I)
Impact AQ-2. Construction-generated emissions from cannabis activities under the Project could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.	No mitigation required	Less than significant (Class III)
Impact AQ-3. Emissions from operations of cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.	MM AQ-3: Cannabis Site Transportation Demand Management	Significant and unavoidable (Class I)
Impact AQ-4. Cannabis activities under the Project could be potentially inconsistent with the Energy and Climate Action Plan.	~~No mitigation feasible~~ MM UE-2a. Energy Conservation Best Management Practices MM UE-2b. Participation in a Renewable Energy Choice Program MM UE-2c. Plan Review by the County Green Building Committee	Significant and unavoidable (Class I)
Impact AQ-5. Cannabis activities under the Project could potentially expose sensitive receptors to ~~substantial pollutant concentrations and create~~ objectionable odors affecting a substantial number of people.	MM AQ-5. Odor Abatement Plan.	Significant and unavoidable (Class I)
Cumulative Impacts	No mitigation required	Significant and unavoidable (Class I)

Impact AQ-1. Cannabis activities could be potentially inconsistent with the Clean Air Plan and County Land Use Element Air Quality Supplement.

Consistency with the applicable air quality plan, such as the CAP or other regional air quality planning documents, is required under CEQA. In the County, consistency with the CAP means that stationary and vehicle emissions associated with the proposed Project are accounted for in the CAP's emissions growth assumptions. The CAP generally relies on the land use and population projections provided in the SBCAG Regional Growth Forecast (SBCAG 2012).

Cannabis activities may result in the generation of air pollutants through the use of heavy equipment, tilling operations, waste burning, operation of gasoline- or diesel-fuel equipment such as generators and well pumps, vehicle trips to and from a licensed cannabis site by employees and customers, and truck trips to and from a site by vendors and transporters. While it is impossible to precisely predict the amount of growth or development that could result from the Project, data from the 2017 Cannabis Registry indicate a large amount of growth within the existing cannabis industry in the County under the Project (see Chapter 3, *Environmental Impact Analysis*, for more detail). Much of the activity proposed by the 2017 Cannabis Registry respondents relates to cannabis cultivation, which is similar to other agricultural practices. Under the SBCAG Regional Growth Forecast and CAP, employment and emissions from both the agricultural and manufacturing economic sectors are expected to decrease due to a below-average rate of growth in these industries over the next few decades, resulting in the loss of an estimated 2,100 local agricultural jobs and an estimated 400 local manufacturing jobs by 2040. Given that the 2017 Cannabis Registry identifies a large amount of growth related to cannabis activities in both of these economic sectors, the Project has a reasonable potential to result in exceedance of growth projections for the agricultural and manufacturing industries within the County. As such, emissions from cannabis activities resulting from implementation of the Project may exceed forecasted 2040 emissions rates, and would therefore be inconsistent with the CAP.

In addition to review of a project for consistency with the CAP, the Santa Barbara County Environmental Thresholds and Guidelines Manual requires that a project be analyzed for consistency with the Air Quality Supplement of the County Comprehensive Plan Land Use Element. The Air Quality Supplement identifies and provides land use planning measures that serve to reduce emissions generated from sprawling land use development and increases in the reliance of the automobile. A determination of inconsistency with this plan may result from the identification of project features that could result in an increase in the reliance on automobiles and a shift away from alternative modes of transportation, or result in the development of employment opportunities or residential areas outside of the urban/rural boundary.

The Project does not directly propose any new development and would not change land use designations within the County; however, the Project would result in the development of employment opportunities outside of the urban/rural boundary. Many areas eligible for cannabis licensing are generally rural and agricultural and do not currently provide substantial employment opportunities or support workforce populations. Further, as discussed above, this growth may exceed current regional growth projections in the agricultural and manufacturing sector. While some existing agricultural operations would likely transition from other commercial crops to cannabis with a net zero increase in employment, there is a potential for expansion in employment opportunities in rural areas, as further described in Section 3.14, *Population, Employment, and Housing*. This rural employment increase would have a commensurate increase in vehicle trips and emissions from both new employee trips as well as trips from existing employees in the County that would need to commute further to the rural areas.

Given the Project would involve amendments to the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and the Coastal Zoning Ordinance (CZO) to allow for cannabis activities in compatible zone districts and would not directly alter existing zoning or General Plan designations, the Project is not anticipated to directly conflict with current land use patterns of the General Plan. However, the Project may conflict with the policies and objectives of the County Land Use Element Air Quality Supplement based on the Santa Barbara County Environmental Thresholds and Guidelines Manual.

Overall, the Project would create employment growth in the agricultural and manufacturing sectors that would conflict with growth projections in in the County's CAP and would increase employment opportunities outside the urban/rural boundary that would conflict with the Land Use Element Air Quality Supplement. Therefore, the Project would result in *potentially significant* impacts.

Impact AQ-2. Construction-generated emissions from cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.

The Project consists of LUDC, MLUDC, and the CZO amendments and does not directly involve new or expanded development of any areas of the County. Depending on the timing of entitlements and permit processing, construction activities for individual projects supporting licensing and operation of cannabis activities throughout the County could begin shortly after adoption of the proposed Project. Construction emissions would occur during each phase of cannabis activities site construction, including demolition, grading/excavation, building construction, and building renovation. However, the specific construction details (e.g., scheduling/phasing, equipment, building construction, size, grading) for future cannabis activities sites are~~is~~ unknown at this time, and would vary annually. Therefore, it is difficult to quantify the construction-related emissions that may potentially occur. For example, construction activities for some sites may involve excavation of soil that would generate emissions, while others may not. Additionally, larger sites, such as sites located on parcels zoned Agricultural I (AG-I) or Agricultural II (AG-II) that are proposing large-scale cannabis activities, would likely generate greater construction emissions than sites located on smaller commercial- or industrial-zoned parcels where new development would likely be limited to minor building alterations or expansions. Construction timing for such cannabis activities sites is also unknown and the potential exists for multiple construction periods to overlap or occur concurrently, increasing construction-related emissions during such episodes. As such, the analysis of construction-related air quality impacts is qualitative in nature, discussing the potential range of construction-related impacts that could potentially occur from the development of individual cannabis activities sites under the Project.

The County currently has no quantitative thresholds in place for short-term construction emissions, which includes construction emissions related to PM_{10} and NO_x. Particulate emissions for diesel exhaust are classified as a carcinogen by the state, so projects that have the potential to affect sensitive receptors or very large projects, are required to implement particulate matter and NO_x reduction measures. Emissions of NO_x from construction equipment in the County are estimated at 1,000 tons per year, and when compared to the total emission inventory of NO_x, this accounts for approximately 6 percent; therefore, construction generated NO_x emissions are considered insignificant (County of

Santa Barbara 2008).[2] For any development that would occur to support licensed cannabis activities, required implementation of dust control measures from the County's Grading Ordinance, and SBCAPCD standard dust control and particulate from diesel exhaust measures as outlined in the SBCAPCD 2015 Scope and Content document, would minimize short-term dust and PM_{10} impacts as part of the development review and permitting process for cannabis activities sites. In addition, future development activities occurring under the Project would be subject to SBCAPCD Rule 202 D.16, which requires developers to provide offsets under the provisions of Rule 804 and demonstrate that no ambient air quality standard ~~will~~ would be violated when the combined emissions from all construction equipment used to construct a stationary source have the potential to exceed 25 tons of any air pollutant – except CO – in a 12-month period (SBCAPCD 2017). Together, these requirements would reduce construction-related air quality impacts to a *less than significant* level (Class III).

Impact AQ-3. Emissions from operations of cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.

Operational emissions would occur due to the increased mobile emissions generated by vehicle trips from employees and customers of new or expanded cannabis activities sites, as well as from the transportation of cannabis products to and from these sites. Operational emissions would also be produced from electrical equipment used in cannabis activities. However, since many cannabis activities currently operate and contribute to air emissions within the County, implementation of the Project is expected to increase air emissions only from the operation of new cannabis activities or expansion of existing cannabis activities. Given the programmatic nature of the Project and the inability to effectively predict or anticipate the location and extent to which cannabis activities would operate, it is difficult to assess the impacts that the Project would result with regard to operational long-term emissions. Therefore, the analysis of operational air pollutant emissions from implementation of the Project is programmatic; the degree to which potential impacts may occur can be approximated based on the data provided in the 2017 Cannabis Registry.

Based on Project eligibility and existing agricultural zoning, most new or expanded cannabis activities would occur within the existing agricultural areas of the County, where it is foreseeable that licensees may transition existing agricultural land uses that cultivate commercial agricultural products to cannabis activities. For instance, respondents indicated their desire to acquire licenses for cannabis activities (primarily large-scale cultivation and nursery operations) within the existing commercial agricultural regions of the County. Given that many eligible lands are currently developed or support agricultural uses, it is not anticipated that the transition to cannabis activities under the Project on these lands would result in substantial new air pollutant emissions, and may even result in reduced emissions in the event existing commercial agricultural operations transition to the cultivation, production, manufacturing, or sale of cannabis. Anecdotal information, including interviews with current cannabis cultivators who have historically and/or are currently cultivating other agricultural products in a large commercial setting, indicate that cannabis cultivation may produce reduced air pollutant emissions when compared to a commercial nursery or flower greenhouse of the same scale. However, increased traffic generation may ~~have commensurate increases in~~increase emissions, as further discussed below.

[2] Six percent is based on the 1990 Countywide emission inventory of NO_x.

Traffic Generated Emissions

Under the proposed Project, cannabis activities would induce vehicle trips generated by employees, shipments and deliveries, and customers from each type of operation associated with an eligible cannabis license. Employee trips would vary seasonally; for instance, on a typical licensed cannabis cultivation site there would be more employees driving to and from the site during the harvest season. For all other cannabis license types, vehicle trips from employees would be more consistent and fall within a typical daytime work schedule. Truck trips would also vary between cannabis products trucked in from offsite, or exported. Implementation of the proposed Project would also result in vehicle emissions during the retail sale of cannabis products for cannabis activities. Such activities would result in vehicle trips from both the travel to a retail site by customers, as well as delivery trips from retail storefronts to customers.

While the Project has the potential to affect the existing traffic environment and emissions from vehicle trips generated during operation of licensed cannabis activities sites, the associated traffic generated emissions cannot be quantified by this analysis, as the number, type, extent, and location of future licensed cannabis operations cannot be feasibly predicted or modeled for emissions. Each cannabis operation would be subject to applicable permit review by the Planning and Development Department, which would allow for the review of proposed cannabis site operations. However, given that many operators may choose to transport cannabis products in large vehicles that may generate greater levels of air pollutant emissions and that employee trips may contribute significant emissions (see also, Impact AQ-1), there is the potential that the Project could result in adverse impacts to air quality from traffic generated emissions, including NO_x and ROC emissions, beyond what is experienced under current land use patterns that may exceed County thresholds of significance.

Stationary Source Emissions

The proposed Project would generate ROCs from operation of equipment used in licensed cannabis activities. This contribution is expected to be nominal, as cannabis site operations do not rely on equipment with high emissions rates. Based on data from the 2017 Cannabis Registry, cannabis activities under the Project could increase by 730 acres. However, the exact amount by which such operations may expand or be located, as well as the types of activities and processes specific to a given site, would vary widely and is currently unpredictable. Regardless, future cannabis activities would be subject to applicable permitting requirements on a site-by-site basis, which would allow for the review of proposed cannabis activities by the Planning and Development Department, including application of standard conditions of approval required by the Planning and Development Department.

While permit review of each cannabis operation would help to ensure proposed sites are designed, constructed, and operated to minimize air pollution consistent with the County General Plan and County Code, cannabis activities may occur throughout eligible areas of the County and involve generation of emissions from increased vehicle trips that may exceed thresholds and degrade regional air quality, with nominal additional emissions from ongoing stationary operations. To help reduce this impact, cannabis-specific transportation demand management measures would ensure carpooling and reduced reliance on vehicles would be required on a site-by-site basis. Therefore, impacts of the Project are considered *potentially significant* and would require implementation of **MM AQ-3**, *Cannabis Transportation Demand Management,* to reduce impacts.

Impact AQ-4. Cannabis activities could be potentially inconsistent with the Energy and Climate Action Plan.

The 2015 ECAP is designed as a Qualified GHG Reduction Plan, consistent with State CEQA Guidelines Section 15183.5(b), which provides a programmatic GHG reduction plan to streamline project level analysis. Based on this structure of the ECAP, a project that is consistent with it would simultaneously be consistent with AB 32 and Executive Order S-3-05. To determine the impact significance of the Project related to GHG emissions, the Project was evaluated for its consistency with the ECAP.

The same criteria established under the CAP are also used for the formation of the ECAP's GHG emission projections. Therefore, the consistency of the anticipated growth under a project with that assessed under the CAP confirms compliance. While the proposed Project would promote an orderly, efficient, and defined licensing and permit process for cannabis activities (refer to Section 2.3.2, *Project Objectives*), as analyzed in Impact AQ-1, it would nevertheless result in growth in the agricultural and manufacturing industry beyond what is forecasted in the CAP, including up to 730 acres of cannabis canopy Countywide. This growth would increase jobs in the agricultural and manufacturing sectors, which would have a commensurate increase in employee trips and GHG emissions. Additionally, energy demands from indoor cultivation and manufacturing, as discussed in Section 3.13, *Utilities and Energy Conservation*, would increase GHG emissions. Therefore, implementation of the Project would be inconsistent with the CAP. Thus, the proposed Project is also inconsistent with the ECAP and would result in *potentially significant* impacts to GHG emissions and climate change. Implementation of **MM UE-2a**, *Energy Conservation Best Management Practices,* **MM UE-2b**, *Participation in a Renewable Energy Choice Program,* and **MM UE-2c**, *Plan Review by the County Green Building Committee,* would further reduce impacts. ~~As~~However, as it is not possible to quantify the amount of GHG emissions the Project would contribute, the review of proposed cannabis activities on a site-by-site basis during the permitting process would identify potential review requirements for activities that may foreseeably result in potentially significant GHG impacts that interfere with the ECAP's GHG reduction target for 2020.

Impact AQ-5. Cannabis activities could potentially expose sensitive receptors to ~~substantial pollutant concentrations and create~~ objectionable odors affecting a substantial number of people.

Implementation of the Project would result in the handling, cultivation, manufacturing, processing, distribution, and sale of cannabis across the County. Individuals perceive cannabis odor differently. Cannabis users and some other members of the public perceive cannabis odor as pleasant; however, others perceive it as unpleasant, and some residents proximate to cannabis cultivation have stated that they have adverse physical reactions to the odor. Although the scent of cannabis plants is not ~~necessarily~~ widely considered to be harmful to ~~people~~human health, in some instances, exposure to cannabis odors has been reported to result in headaches, eye and throat irritation, nausea, discomfort, and mental stress (Denver Environmental Health 2016). Similar symptoms are also experienced by individuals with specific allergies such as pollen. Primarily, the plants can produce a variety of odors, especially during the flowering phase, which ~~is~~ are often considered and perceived by some individuals as objectionable or offensive. For others, the smell of cannabis may often be described as fragrant, aromatic, or pleasant. As such, odors from cannabis are considered to be highly subjective.

The Project requires cannabis cultivation sites to be setback by 600 feet from sensitive receptors such as schools, daycare centers, and youth centers. However, the Project does not currently require setbacks for cannabis activities from other known sensitive receptors or land uses, including

hospitals, nursing homes, residential land uses, and recreational land uses. Of course, the detectability and concentration of odors generated from cannabis activities would vary drastically based on the type of license and activities proposed/occurring at each site. For instance, greenhouses typically contain agricultural or cannabis odors, but can have an adverse effect when the greenhouse is opened up, allowing trapped odors to emanate all at once. On the other hand, a cannabis cultivation operation occurring within open-ended agricultural hoop structures may continually generate odors which may not feasibly be contained, given the nature of hoop structures. Additionally, a greenhouse operation located adjacent to residential neighborhoods may require more odor control measures than a mixed-light hoop-house cultivation operation located on an agricultural parcel in the rural areas of the County, where sensitive receptors may be located hundreds of miles away. Therefore, odor impacts are considered *potentially significant*, and would require implementation of **MM AQ-5**, *Odor Abatement Plan (OAP)*, to reduce impacts.

3.3.4.1 Cumulative Impacts

The impacts of the Project would be combined with cumulative impacts resulting from development under plans and projects identified in Section 3.0.4, *Cumulative Project Scenario*. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Combined with pending and further projects in the County, operation of such development would increase operation generated emissions and would expose new residents and property to ROC and NO_x emissions. Future housing and structural development projects would incrementally contribute to these cumulative impacts. Air quality would be addressed on a case-by-case basis to mitigate impacts resulting from individual projects. Development projects would be subject to air quality standards contained in the SBCAPCD and mitigating policies within applicable General Plans, Santa Barbara County Building Codes and Ordinances, and the additional mitigation measures provided.

However, inconsistency with the CAP is considered a significant cumulative adverse air quality impact. Projects that are not consistent with the CAP have not been accommodated in the CAP's projections and ~~will~~ would have a significant cumulative impact on regional air quality unless emissions are totally offset. Since the Project is inconsistent with the CAP and ECAP, and the County is anticipated to remain in non-attainment, the Project's contribution to cumulative air quality would be *significant and unavoidable* (Class I).

3.3.4.2 Proposed Mitigation

MM AQ-3. Cannabis Site Transportation Demand Management. The County shall amend the proposed Cannabis Ordinance Amendments (LUDC, MLUDC, and CZO) prior to adoption to include the provision that all permitted cannabis sites must implement feasible transportation demand management (TDM) measures that reduce vehicle travel to and from their proposed site. Each site must consider location, total employees, hours of operation, site access and transportation routes, and trip origins and destinations, then identify a range of TDM measures as feasible for County review and approval, including but not limited to:

- Provide for carpool/shuttle/mini bus service for employees, especially during harvesting periods, on cultivation sites.
- Provide shared parking areas for ridesharing on large and/or rural sites.
- Provide bicycle storage/parking facilities.
- Provide incentives to employees to rideshare or take public transportation.
- Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite.

Requirements and Timing. The Planning and Development Department shall revise the Cannabis Ordinance Amendments prior to final adoption by the Board of Supervisors. TDM measures shall be identified and approved by the Planning and Development Department prior to permit approval.

Monitoring. The Planning and Development shall determine that a site adheres to **MM AQ-3** before issuance of a permit and conduct ongoing monitoring to ensure compliance with permit conditions.

MM AQ-5. Odor Abatement Plan (OAP). To reduce potential effects of nuisance odors to the extent feasible, all permits issued pursuant to the Project shall have an OAP, which demonstrates that odors from the cannabis activity site are not persistent, intrusive, or pervasive within proximate residentially-zoned neighborhoods, ensuring that odors are abated for nearby residential areas and generally confined within the cannabis activity site property, consistent with SBCAPCD requirements and approved by the Planning and Development Department. The requirements of this mitigation are designed to be flexible, to balance the protection of residential neighborhoods with protection of the cannabis industry, including variations on technologies, siting, and similar decisions. Due to the innate need for the protection of agricultural land, cannabis activity sites within the AG-II zone districts would be exempt from this OAP requirement. The approved OAP shall include, but not be limited to, the following elements to address issues from nuisance odors:

- Odor abatement strategies within the cannabis activity site that would be implemented to prevent persistent, intrusive, or pervasive odors outside the property boundary, particularly within any nearby residential neighborhoods, including, but not limited to, the following:
    - Activated carbon filtration systems, such as:
        - Ventilation systems, in which odor-causing agents are adsorbed and filtered through activated carbon
        - Canisters, in which activated carbon ventilation systems are supported by activated carbon gas canisters
    - Vapor-phase systems, in which deodorizing liquids are vaporized and dispersed where necessary within the cannabis site, altering the chemical composition of cannabis terpenes into a neutralized chemical odor.

- The resulting odors must be odor-neutralizing[3], not odor-masking
- The technology must not be utilized in excessive amounts to produce a differing scent (such as pine or citrus)
- Use of these systems must have supporting documentation which meet USEPA's Acute Exposure Guideline Levels or similar public health threshold

- Other odor controls systems or agricultural practices that can be shown to be effective in controlling odors.
- Adequate distance from residentially-zoned neighborhoods, and the permitting official shall have the discretion to determine necessity of the system.

- The name and telephone number of a designated individual who is responsible for logging in and responding to odor complaints, 24 hours a day, 7 days a week;
- Providing property owners and residents of property within a 1,000-foot radius of the cannabis facility with the contact information of the individual responsible for responding to odor complaints;
- Policies and procedures describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond;
- Description of potential methods for reducing odors, including feasible add-on air pollution control equipment;
- Contingency measures to curtail odor emissions in the event of a continuous public nuisance;
- Require the designated individual to report all odor complaints to the appropriate County department within a reasonable time frame and to record and report the steps they took to resolve the issue, including a record-keeping system to track these actions; and
- For sites that generate recurring odor emissions that have been documented to be persistent, intrusive, or pervasive in nearby residential neighborhoods, include an enforceable process to require additional control equipment or operational changes to mitigate odors.

Requirements and Timing. Each applicant for a cannabis permit and license shall prepare and submit an OAP to the Planning and Development Department. The Planning and Development Department shall review and approve the OAP prior to permit issuance.

Monitoring. The Planning and Development shall determine that a site adheres to **MM AQ-5** before issuance of a permit.

Implement MM UE-2a. Energy Conservation Best Management Practices. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and

[3] Odor neutralizers are frequently used in landfill odor control, and trigger a chemical reaction with malodors to remove the scent. The associated vapor is usually implemented along a site's perimeter to interact with and change the chemistry of malodors. Because of the chemistry change, the olfactory receptors in the human nose no longer interpret the smell as a malodor. Odor neutralizers do not overpower a malodor with a more pleasant scent (i.e. not an odor-masking measure, such as with fragranced sprays).

operation of equipment, MM UE-2a, addressing requirements for energy efficient measures shall apply to Impact AQ-4.

Implement MM UE-2b. Participation in a Renewable Energy Choice Program. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and operation of equipment, MM UE-2b, addressing requirements for cannabis licensee participation in a renewable energy program shall apply to Impact AQ-4.

Implement MM UE-2c. Plan Review by the County Green Building Committee. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and operation of equipment, MM UE-2c, allowing for the participation in the Smart Build Santa Barbara (SB^2) Program shall apply to Impact AQ-4.

3.3.4.3 Residual Impacts

Impact AQ-1. Because the Project is anticipated to generate growth in the agricultural and manufacturing industries beyond what is forecasted under the CAP, implementation of the Project is considered inconsistent with the CAP. In order to reduce Project impacts to a less than significant level, the County would need to limit the number of licenses or amount of cannabis activity that is allowed. However, such actions would conflict with or affect the ability of the County to meet several of the basic objectives of the Project. Since no feasible mitigation exists which could ensure consistency with anticipated growth projections or consistency with adopted air quality plans and policies, impacts cannot be avoided and would be *significant and unavoidable* (Class I).

Impact AQ-2. Requirements for individual review of proposed cannabis activities sites as part of the existing County permitting process, would ensure impacts associated with temporary construction emissions would be *less than significant* (Class III).

Impact AQ-3. With implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management,* potential impacts resulting from air pollutant emissions generated by mobile sources would be reduced; however, as emissions may exceed thresholds, impacts would be *significant and unavoidable* (Class I).

Impact AQ-4. Given that anticipated growth in the agricultural and manufacturing economic sectors under the Project would conflict with SBCAG's negative growth projections forecasted for the same sectors, impacts associated with the Project's consistency with policies and programs developed to reduce ozone and GHG emissions are considered significant. While implementation of **MM UE-2a**, *Energy Conservation Best Management Practices,* **MM UE-2b**, *Participation in a Renewable Energy Choice Program,* and **MM UE-2c**, *Plan Review by the County Green Building Committee,* would be required to reduce impacts to energy demands and have the secondary effect of reducing operational GHG emissions, implementation of these measures cannot quantifiably assure impacts would be reduced. Instead, ~~T~~to fully mitigate such impacts to a level below significance, potential mitigation measures would require County limitations on cannabis activities, which would conflict with the proposed Project objectives. As no feasible mitigation measures exist which could ensure consistency with the ECAP, residual impacts of the proposed Project would be *significant and unavoidable* (Class I).

Impact AQ-5. Given the extent of public nuisance currently generated by existing cannabis operations and the likelihood for the generation and detection of potentially objectionable odors under the Project, impacts related to odors are considered potentially significant. The implementation of

MM AQ-5, *Odor Abatement Plan (OAP)*, would require all cannabis licensees – whether cultivating in an outdoor environment or processing entirely within the interior of a structure – to prepare an OAP consistent with SBCAPCD's requirements for an OAP. This mitigation measure would serve to receive and address odor complaints, and may include the use of odor abatement technologies such as commercial air scrubbing or filtration systems sufficient to prevent the odors associated with cannabis activities from generating a continuous public nuisance. This requirement would serve to address many adverse odor nuisances to receptors Countywide, including where cannabis operations may be located adjacent to sensitive receptors and populations which may be more susceptible to odors. However, implementation of the Project would reasonably foreseeably expand cannabis operations and there remains the potential for odors to present a nuisance to neighboring receptors. Given the difficulty in being able to effectively contain or eliminate cannabis odors, and the residual potential for odors to be perceived as a nuisance despite implementation of odor control measures, additional potential mitigation is considered infeasible. Therefore, as no additional feasible mitigation beyond the requirement for an OAP has been identified which could ensure the containment, elimination of generation, or detectability of cannabis odors, residual impacts of the proposed Project would be *significant and unavoidable* (Class I).

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Section 3.4
Biological Resources

3.4.1 Introduction

This section describes the affected environment and regulatory setting for biological resources. It also evaluates the effects on biological resources that would result from implementation of the proposed Cannabis Land Use Ordinance and Licensing Program (Project) and mitigation measures to reduce identified impacts where possible. This analysis is based upon a query of the California Department of Fish and Wildlife (CDFW), California Natural Diversity Data Base (CNDDB); the Winery Ordinance Update Project Final Environmental Impact Report (EIR), Santa Ynez Valley Community Plan EIR, Eastern Goleta Valley Community Plan Final EIR, and Gaviota Coast Plan Final EIR prepared for the County of Santa Barbara (County); and literature on habitat requirements and distributions of plant and animal species in the County. Potential impacts resulting from the Project related to biological resources are evaluated, and where applicable, mitigation measures are discussed.

3.4.2 Environmental Setting

This section discusses existing conditions related to biological resources in the County. As this is a Countywide analysis, no site-specific biological surveys were conducted; information presented in this section was based on review of environmental documents within the County and other resources described above and herein.

3.4.2.1 Existing Biological Character

For purposes of this EIR, the County is split into five regions: Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast Regions. The County is situated in a topographically diverse area containing coastal terraces, rolling foothills, steep mountains, and river valleys. As such, the 2.4 million acres of land within the County support a wide range of diverse biological communities, as well as sensitive plant and wildlife species. The County is separated into the south coastal area and the northern interior by the Santa Ynez Mountains, which are part of the Transverse Mountain range. In the northern part of the County, foothills to these mountains include the Purisima, Casmalia, Solomon, and Santa Rita Hills. The Santa Ynez River is located between the Santa Ynez and San Rafael Mountains, and the Santa Maria/Sisquoc/Cuyama River system drains the Sierra Madre and San Rafael Mountains, as well as the Caliente and Santa Lucia Ranges in San Luis Obispo County. Extensive valleys and floodplains surround these four major rivers.

Natural Communities

The County encompasses a diverse range of habitats, including several large coastal salt marsh wetlands such as the Goleta Slough and Carpinteria Salt Marsh, grasslands, oak woodland and savannah, sage scrub and chaparral, and riparian woodlands along the Santa Ynez and Santa Maria Rivers, as well as on major streams, such as Maria Ygnacia Creek, San Jose Creek, Carpinteria Creek, Alamo Pintado Creek, and Tepusquet Creek. This discussion of sensitive natural areas is addressed on a regional basis, due to the large size and biological and geographical diversity of the County. The following discussion is divided into the Regions identified above. Within each of these Regions, there may be a range of plant and wildlife communities and habitats, as described below.

The Carpinteria Salt Marsh is a coastal estuary which supports many sensitive plant and animal species, such as the salt marsh bird's-beak, light-footed Ridgway's rail, and Belding's savannah sparrow (Photo: Land Trust for Santa Barbara County).

Santa Maria Region

Santa Maria Valley

The bulk of this region includes the Santa Maria Valley, which is bounded by the Santa Maria River to the north and the Casmalia and Solomon Hills to the south, which creates a valley that opens towards the Pacific Ocean. The character of the Santa Maria Valley, including the Santa Maria River Estuary, is largely agricultural, consisting of open fields, grazing lands, cultivated row crops, cattle ranches, orchards, and agricultural-related commercial and accessory structures. The region also supports urban and suburban areas including the Cities of Santa Maria and Guadalupe, and the unincorporated communities of Orcutt, Garey, Sisquoc, and Casmalia.

While much of the Santa Maria Valley has been developed with agriculture and/or urban development, dune scrub, coastal sage scrub, wetlands, vernal pools, oak woodlands, and grasslands remain. Additionally, riparian communities occur along Orcutt, Pine Canyon, and Graciosa Creeks, and in several undeveloped areas of the valley. The creek corridors extend into the Solomon and Casmalia Hills, and are accompanied by chaparral, sage scrub, grasslands, and oak woodlands. Extensive eucalyptus woodlands occur in the central portion of Orcutt and in the Solomon Hills. Several special-status species inhabit these diverse natural communities, including seaside bird's-beak (*Cordylanthus rigidus ssp. littoralis*), Gambel's watercress (*Nasturtium gambelii*), California tiger salamander (*Ambystoma californiense*), arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), Western snowy plover (*Charadrius alexandrinus nivosus*), least Bell's vireo (*Vireo bellii pusillus*), and vernal pool fairy shrimp (*Branchinecta lynchi*).

Guadalupe Dunes

The western portion of the Santa Maria Region includes most of the coastal dune system known as Guadalupe-Nipomo Dunes Complex, which is bordered by the estuary of the Santa Maria River. The Guadalupe-Nipomo Dunes Complex supports a wide range of sensitive species such as surf thistle (*Cirsium rhothophilum*), La Graciosa thistle (*Cirsium scariosum var. loncholepis*), California red-legged frog, Western snowy plover, and tidewater goby (*Eucyclogobius newberryi*), and is managed for the protection of the unique dune, beach, freshwater, and estuarine habitats, and for active and passive recreation, including wildlife viewing.

Tepusquet Canyon

The northeastern portion of the Santa Maria Region includes Tepusquet Canyon, a mountainous area shared with the Cuyama Region, with Tepusquet Road serving as the boundary between these neighboring regions. The Tepusquet Canyon area primarily supports chaparral oak woodland and grassland habitats, and surface waters support an intermittent stream which travels south within the valley and continues into the Santa Maria Valley area. Several known cannabis cultivation sites are located in this area, scattered along Tepusquet Road into the western portion of the San Rafael Mountains. (See Figure 2-1 for a map of existing commercial cannabis activities.)

Lompoc Region

Lompoc Valley

Lompoc Valley encompasses the City of Lompoc, the unincorporated areas of Vandenberg Village and Mission Hills, and the hills between the cities of Lompoc and Buellton (located in the Santa Ynez Region). The rural landscapes within the unincorporated portions of the region support a broad range of habitats. In particular, the region supports stands of oak forests and Burton Mesa Chaparral. Agricultural lands supporting row crops and vineyards border the City of Lompoc to the east and west. A concentrated area of known cannabis cultivation sites exist within this agricultural area, directly east of Mission Hills.

Areas of undeveloped open space and habitat areas are generally associated with the Santa Ynez River watershed resources. Within the Coastal Zone, the Santa Ynez River corridor is designated Environmentally Sensitive Habitat Area (ESHA)[1] (Figure 3.4-1.) as it provides substantial riparian habitats, including the southern cottonwood willow riparian forest, the California southern willow scrub, and southern California steelhead (*Oncorhynchus mykiss irideus*) habitat. The Santa Ynez River is characterized by freshwater forested and shrub wetland habitats, with freshwater emergent wetland, and riverine habitats. This riparian corridor is also categorized as a critical habitat for the southwestern

The Santa Ynez River corridor, which cuts through the Lompoc Valley, is designated within the coastal zone as an Environmentally Sensitive Habitat Area (ESHA) by the County (Photo courtesy of Santa Barbara County).

[1] ESHA is defined in Section 30107.5 of the California Coastal Act as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."

willow flycatcher (*Empidonax traillii extimus)* (U.S. Fish and Wildlife Service [USFWS] 2015). The floodplain of the Santa Ynez River is associated with rich, alluvial prime soils and supports agricultural crops, with the hills surrounding the valley supporting grazing and mixed agriculture. Wildlife species expected to inhabit rural areas within the valley include species such as the western spadefoot toad (*Spea hammondii*), tricolored blackbird (*Agelaius tricolor*), American peregrine falcon (*Falco peregrinus anatum*), American badger (*Taxidea taxus*), silvery legless lizard (*Anniella pulchra pulchra*), and the western pond turtle (*Actinemys marmorata*).

Los Alamos – San Antonio Creek

The Los Alamos - San Antonio Creek area contains pastoral, agricultural, and natural landscapes within the Los Alamos Valley, parts of which are included within the Santa Maria, Lompoc, and Santa Ynez Regions. Development within this region is concentrated within the town of Los Alamos (located in the Santa Ynez Region), with rural residences and ranch houses occurring throughout the area. Agricultural uses typically consist of open grassy rangelands, fields of grains, row crops, and vineyards. The most valuable biological resources within this area are associated with the San Antonio Creek riparian corridor. The San Antonio Creek is seasonal, sustaining natural surface flows only during the rainy season (November-April). The riparian canopy, when present, extends 10 to 30 feet outward from top-of-bank and consists of remnant native trees and shrubs infested with invasive, non-native, and ornamental trees, shrubs, and groundcover. The Barka Slough, located along the San Antonio Creek, is the largest freshwater wetland in the County at 550 acres, and supports a myriad of sensitive species, including Gambel's watercress, California red-legged frog, California tiger salamander, and southwestern willow flycatcher (Cachuma Resource Conservation District 2003). Additionally, the Canada de Calaveras tributary of the San Antonio Creek drains to a small, north-facing watershed in the Purisima Hills, and also contains important biological habitat. This drainage flows through the Los Alamos County Park.

Native grasslands, wildflower fields, coastal scrub, oak woodland, oak savannah, and riparian woodlands have been increasingly fragmented or eliminated by agricultural conversion in the Los Alamos Valley. Most of the remaining grasslands and woodlands in the Los Alamos Valley, Purisima Hills, and Solomon Hills are used as rangeland, but extensive portions of rangeland have been converted to vineyard production within the past 10 to 15 years. Major plant communities found within this area include Arroyo Willow Riparian Forest, Coast Live Oak Woodland, Valley Oak Savannah, Coastal Sage Scrub, Southern Mixed Chaparral, California Herbaceous Annual Grassland, Native Bunchgrass Grassland, and Ruderal.

Santa Ynez Region

Santa Ynez Valley

The Santa Ynez Valley is located in central Santa Barbara County, between the Santa Ynez and San Rafael Mountains, and includes the Santa Ynez River, as well as its many tributaries, and the areas between the urban communities and incorporated cities with generally rural residential and agricultural land uses. Incorporated cities or developed communities within the region include Santa Ynez, Ballard, and Los Olivos. Undeveloped land supporting natural habitats and additional agricultural lands are present surrounding the developed areas. The primary agricultural land use is rangeland/pasture, and the primary crops are irrigated row crops, vineyards, grains, hay, and alfalfa. However, agricultural land also includes cannabis cultivation. Existing cannabis activities within the Santa Ynez Valley are mostly concentrated in the southern portion of the region, along the Santa Ynez

River. The topography of Santa Ynez Valley varies from nearly level in the floodplains to gently rolling hills and moderately steep areas, with a majority of the drainage flowing south towards the Santa Ynez River.

The plant communities within the Santa Ynez Valley include Valley Needlegrass Grassland, Non-native Grassland, Coastal Scrub, Buck Brush Chaparral, Valley Oak Savannah, Oak Woodland and Savanna, Eucalyptus Woodland, Wetland, and Riparian habitats. Other habitat types include agriculture, ruderal, and developed areas. These habitats support a variety of special-status plants and wildlife, which include seaside bird's-beak, Vandenberg monkeyflower (*Diplacus vandenbergensis*), Santa Ynez false lupine (*Thermopsis macrophylla*), arroyo toad, foothill yellow-legged frog (*Rana boylii*), California red-legged frog, bald eagle (*Haliaeetus leucocephalus*), southwestern willow flycatcher, least Bell's vireo, tricolored blackbird, and southern California steelhead.

Cuyama Region

Cuyama Valley

The Cuyama Valley is the northernmost region within Santa Barbara County and contains diverse natural ecological communities, including both common and sensitive habitats. Natural ecological communities in the area include oak woodland, sage communities, chaparral communities, native and non-native grassland, riparian woodland, freshwater habitats, and perennial and ephemeral streams. These are complex ecosystems that provide habitat for many special-status plant and wildlife species. The Great Basin Sage plant community, dominated by Great Basin sage (*Artemisia tridentata*), can only be found within the County in the Cuyama River Basin and supports two endangered animals: Blunt-nosed leopard lizard (*Gambelia sila*) and San Joaquin kit fox (*Vulpes macrotis mutica*). Other federally and state-listed plant and wildlife species within the region include California jewelflower (*Caulanthus californicus*), seaside bird's-beak, kern mallow (*Eremalche parryi ssp. kernensis*), San Joaquin woolythreads (*Monolopia congdonii*), Parish's checkerbloom (*Sidalcea hickmanii ssp. parishii*), arroyo toad, foothill yellow-legged frog, California red-legged frog, Swainson's hawk (*Buteo swainsoni*), bald eagle, California condor (*Gymnogyps californianus*), southwestern willow flycatcher, least Bell's vireo, southern California steelhead, giant kangaroo rat (*Dipodomys ingens*), and Nelson's antelope squirrel (*Ammospermophilus nelsoni*). Several of these special-status species are only found in the Cuyama Region within the County. The Cuyama Valley has also been recognized by the National Audubon Society as an Important Bird Area. This area is sparsely inhabited and is largely used for ranching, agriculture, and oil and gas production. South of Cuyama Valley lies the Los Padres National Forest, which encompasses the majority of the Cuyama Region. Several existing cannabis cultivation sites are known to be located along the eastern boundary of the Los Padres National Forest. The Cuyama River forms the County's northeastern boundary with Kern and San Luis Obispo counties.

South Coast Region

The South Coast Region contains the relatively undeveloped Santa Ynez Mountains and foothills to the north and east including Gaviota, with much of the southern portion of the region occupied by open coastal plains and the developed incorporated cities of Carpinteria, Santa Barbara, and Goleta, and the unincorporated areas of Summerland, Montecito, Mission Canyon, Hope Ranch, and Isla Vista. Although this region is largely developed, it encompasses a range of habitats such as the Mixed Chaparral plant community characterizing either side of the San Marcos Pass area in the Santa Ynez Mountains; the wetlands of the Goleta Slough and Carpinteria Salt Marsh; riparian woodlands along major streams such as Carpinteria Creek, San Jose Creek, and Maria Ygnacio Creek; the grassland

communities of the coastal bluffs west of Hope Ranch and Ellwood Pier; and the chaparral and coastal pine communities on the slopes of the western Santa Ynez Mountains above Gaviota. This region has productive agricultural lands and produces high value irrigated crops from Goleta to Carpinteria, as well as grazing land and orchards on the hillsides and coastal mesas in the Gaviota coast area from Goleta to Point Conception. Additionally, as evident from the Registry data, existing cannabis cultivation and manufacturing sites are largely concentrated in Carpinteria.

Gaviota Coast

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

The 76-mile Gaviota Coast encompasses many of the coastal watersheds of the Santa Ynez Mountains, as well as a variety of habitats that support sensitive species (Photo courtesy of Santa Barbara County).

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

Sensitive Habitats within the County

According to the CNDDB, the areas of the County included in the Project are known to contain 13 special-status natural communities. (See Table 3.4-1.) See Appendix D for a full list of rare natural communities within the entire County, including areas that may not be impacted by the Project. Many of these communities provide foraging and/or breeding habitat and movement corridors for wildlife species in the area. ESHA within the County is also identified within Figure 3.4-1.

3.4-7

amec foster wheeler

Environmentally Sensitive Habitat Areas in Santa Barbara County

FIGURE 3.4-1

Table 3.4-1. Special-Status Natural ~~Plant~~ Communities Occurring in Santa Barbara County

Community Type	Community Name	State Rank	County Region	Habitats
Herbaceous	Southern Vernal Pool	SNR	Santa Maria Lompoc Santa Ynez Cuyama	Vernal pool, Wetland
Herbaceous	Valley Needlegrass Grassland	S3.1	Santa Maria Lompoc South Coast	Valley and foothill grassland
Inland Waters	Southern California Coastal Lagoon	SNR	Lompoc	-
Inland Waters	Southern California Steelhead Stream	SNR	Lompoc Santa Ynez Cuyama	-
Inland Waters	Southern California Threespine Stickleback Stream	SNR	Lompoc	-
Marsh	Coastal and Valley Freshwater Marsh	S2.1	Lompoc	Marsh and swamp, Wetland
Marsh	Northern Coastal Salt Marsh	S3.2	Lompoc	Marsh and swamp, Wetland
Marsh	Southern Coastal Salt Marsh	S2.1	South Coast	Marsh and swamp, Wetland
Riparian	Central Coast Arroyo Willow Riparian Forest	S3.2	Lompoc	Riparian forest
Riparian	Southern Coast Live Oak Riparian Forest	S4	Santa Ynez	Riparian forest
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	Lompoc Santa Ynez Cuyama	Riparian forest
Riparian	Southern Willow Scrub	S2.1	Lompoc Santa Ynez Cuyama	Riparian forest
Scrub	Central Maritime Chaparral	S2.2	Santa Maria Lompoc	Chaparral

Source: CNDDB 2017.

State Rank Definitions: SNR = Unranked – State conservation status not yet assessed. S2 = Imperiled – Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state. S3 = Vulnerable – Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. S4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors. Decimal rank: .1 = very threatened status, .2 = moderate threat, .3 = few or no current known threats.

In addition, the County has classified 14 ecological communities as either rare and/or endangered. The following descriptions included in the Conservation Element of the County's Comprehensive Plan list the characteristic plants within each community and the major locations (County of Santa Barbara 2010). Many of these communities occur on lands within Los Padres National Forest (LPNF). As such, these communities do not fall within the Project area and are not governed by the County. However,

since illicit cannabis cultivation has been an issue within LPNF, all potential sensitive habitats are disclosed.

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

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

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

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

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

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

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

Coastal Bluff – The uncommon plant community in this habitat resides on the steep terrain between the extreme intertidal and the point at which the incline becomes level, with the best examples in the Point Sal area and on Santa Cruz Island. On the South Coast, the dominant plants include saltbrush (*Atriplex spp.)*, tickseed (*Coreopsis spp.)*, succulents (*Dudleya spp.),* bush sunflower *(Encelia californica)*, cactuses (*Opuntia spp.)*, scorpionweed (*Phacelia spp.)*, and lemonade berry (*Rhus intergrifolia)*. North of Point Conception, the floristic composition of the community changes with the addition of seaside fiddleneck (*Amsinckia spectabilis)* and seaside fleabane (*Erigeron glaucus)*. Certain plants also are lost north of Point Conception. Due to the typical steepness of its habitat, any activity which accelerates erosion, such as agriculture, grazing, or construction, is a peril to this community.

Native Grassland – Prior to the introduction of domestic grazers and non-native grasses, large portions of the state were covered with native grasses. At present, native grassland is almost nonexistent. Isolated patches of some native grasses grow in the County; the largest known patch is along Las Tunas Road in the City of Santa Barbara. Other small patches border Camino Cielo Road along the crest of the Santa Ynez range and the coast, west of the City of Goleta.

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

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

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

Rare Freshwater Habitats – Vernal pools are temporary standing bodies of water, found usually in small depressions which drain freshwater runoff and are underlain by non-porous soil. They are most common in the San Joaquin Valley, but are patchily distributed throughout the state. Because of their temporary nature, vernal pools support a highly specialized set of species, many of which only can be found in vernal pools. Zaca Lake is the County's only natural lake. It is small (less than 1 mile in circumference, and only 46 feet deep), but is extremely picturesque. Freshwater marshes are rare plant communities in the state, providing a unique habitat with a long growing season and relatively constant physical conditions. Very few freshwater marshes occur in the County. Several spots along the Santa Ynez River support freshwater marsh communities; other small marshes can be found in the City of Goleta on the edge of the slough and in San Antonio Creek.

Well-preserved Marine Intertidal Zones – Examples of well-preserved intertidal zones are rare. At present, there may be very short stretches of the habitat along the beaches of VAFB. Most beaches in the County have been depleted of some of the larger and more conspicuous species. At present, even with newly enacted laws, it is still possible to collect anything which is edible.

Furthermore, many beach users ignore or are unfamiliar with the laws and collect ornamental items such as shells and starfish. Fishermen use numerous worms and mussels for bait. Curious beachgoers kill many organisms by walking on them, exposing them to harsh conditions (by turning rocks), or by picking them up. As more and more intertidal areas are thus depleted of organisms, the process of replacement of lost individuals by young is slowed and even halted.

Wetlands and Other Waters of the United States

All naturally occurring wetlands are considered to be significant biological resources because they provide a high number of functions in a generally dry, arid region, and because of their rarity within the region. Wetlands provide food, cover for protection against predators, and breeding habitat for organisms such as invertebrate larvae and amphibians. Mammals also use these habitats for a drinking water source, and some species may forage in wetlands.

The County encompasses all or parts of 12 major watersheds, including: Cuyama River, Santa Maria River, San Antonio Creek, Orcutt Creek, Shuman Creek, Sisquoc River, South Coast, Ventura River, Santa Clara River, and the Lower, Middle, and Upper Santa Ynez Creek Watersheds (Figure 3.8-1); the County also supports hundreds of smaller watersheds, many of which drain directly into the Pacific Ocean. The major rivers/creeks within the County that drain some of these watersheds include the Santa Ynez River, Santa Maria River, Sisquoc River, Cuyama River, and San Antonio Creek. See Table 3.8-1 in Section 3.8, *Hydrology and Water Resources*, for a summary of major surface waters in the County. Each of the County's major river systems supports a coastal estuary where it drains into the Pacific Ocean.

The Santa Ynez River originates in the north slope of the Santa Ynez Mountain and the south slope of the San Rafael Mountains. It flows from east to west through the Santa Ynez Valley and empties into the Pacific Ocean at Surf, near the city of Lompoc. The riverbed contains alternate channels that are vegetated by Coastal and Valley Freshwater Marsh. Vegetation within the floodplain consists of Coast Live Oak Riparian Forest, Central Coast Cottonwood-Sycamore Riparian Forest, Central Coast Arroyo Willow Riparian Forest, and Central Coast Riparian Scrub. The river's aquatic and riparian habitat is utilized by a large number of wildlife species, including special-status species, and it is a major wildlife corridor for dispersal and migration. Special-status species known to occur within the Santa Ynez River and its floodplain include the southern California steelhead, southwestern willow flycatcher, least Bell's vireo, California red-legged frog, and southern Pacific pond turtle (*Actinemys marmorata pallida*).

Other types of wetlands found throughout the County include freshwater emergent wetland, freshwater forested/shrub wetland, freshwater pond, lake, slough, estuary, and riverine. Important wetlands in the County include the Santa Maria River Mouth, Santa Ynez River Mouth, Jalama Creek Mouth, Carpinteria Marsh, Devereux Lagoon, Barka Slough, and Goleta Slough. Riparian habitat occurs in and along the County's four major rivers, in and along the County's many creeks and streams, and along arroyos, barrancas, and other types of drainages throughout the County. For example, the Carpinteria Creek watershed provides habitat for numerous species of plants and animals, including the steelhead trout and tidewater goby. Riparian, wetland, and slough areas connected to the creek also provide habitat for species. All types of riparian habitats are protected by CDFW and the County, as they are important for many wildlife species for purposes of nesting, roosting, foraging, and movement. Riparian habitats also preserve water quality by filtering sediment and some pollutants from runoff before it enters streams, and protect stream banks from erosion. Development activities

in upland watersheds and stream alteration pose the greatest threats to continued viability of wetland habitats due to toxic runoff and siltation.

Special-Status Species

In addition to an abundance of common plant and wildlife species, habitat communities in the County also support a diversity of special-status plant and wildlife species. Special-status species include plants and animals in the categories listed below.

Special-status plants are considered plant species that are:

- Listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (ESA) (50 Code of Federal Regulations [CFR] 17.12, and various notices in the Federal Register (FR) [proposed species].
- Candidates for possible future listing as threatened or endangered under the ESA.
- Listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA).
- Candidates for possible future listing as threatened or endangered under CESA.
- Species that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA) (State CEQA Guidelines, Section 15380).
- Listed as rare under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.).
- Listed by the California Native Plant Society (CNPS) as California Rare Plant Ranks (CRPR) 1A, 1B, 2A, 2B, 3, or 4 (CNPS 2017).

Special-status animals are considered animal species that are:

- Listed or proposed for listing as threatened or endangered under the federal ESA (50 CFR 17.11, and various notices in the FR [proposed species].
- Candidates for possible future listing as threatened or endangered under the ESA.
- Listed or proposed for listing by the State of California as threatened or endangered under CESA.
- Candidates for possible future listing as threatened or endangered under CESA.
- Animal species of special concern to CDFW.
- Animals fully protected in California (California Fish and Game Code, Section 3511 [birds], Section 4700 [mammals], Section 5050 [amphibians and reptiles], and Section 5515 [fish]).
- Species that meet the definitions of rare or endangered under CEQA (State CEQA Guidelines, Section 15380).

Plants

According to the CNDDB, the County (not including the Channel Islands) is known to contain 11 federally listed and 12 state-listed rare, threatened, or endangered plant species. (See Table 3.4-2.) See Appendix D for a full list of special-status plant species within the County.

Table 3.4-2. Federal- and State-Listed Plant Species Occurring in Santa Barbara County

Common Name	Scientific name	Federal Status	State Status	County Region	Habitats
California jewelflower	*Caulanthus californicus*	Endangered	Endangered	Cuyama	Chenopod scrub, Pinon & juniper woodlands, Valley & foothill grassland
Salt marsh bird's-beak	*Chloropyron maritimum ssp. maritimum*	Endangered	Endangered	South Coast	Coastal dunes, Marsh & swamp, Salt marsh, Wetland
Surf thistle	*Cirsium rhothophilum*	-	Threatened	Santa Maria Lompoc	Coastal bluff scrub, Coastal dunes
La Graciosa thistle	*Cirsium scariosum var. loncholepis*	Endangered	Threatened	Santa Maria Lompoc Santa Ynez	Brackish marsh, Cismontane woodland, Coastal dunes, Coastal scrub, Marsh & swamp, Valley & foothill grassland, Wetland
Seaside bird's-beak	*Cordylanthus rigidus ssp. littoralis*	-	Endangered	Santa Maria Lompoc Santa Ynez South Coast Cuyama	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal dunes, Coastal scrub
Gaviota tarplant	*Deinandra increscens ssp. villosa*	Endangered	Endangered	Santa Maria Lompoc South Coast	Coastal bluff scrub, Coastal scrub, Valley & foothill grassland
Vandenberg monkeyflower	*Diplacus vandenbergensis*	Endangered	-	Santa Maria Lompoc Santa Ynez	Chaparral, Cismontane woodland, Coastal dunes
Beach spectaclepod	*Dithyrea maritima*	-	Threatened	Santa Maria Lompoc	Coastal dunes, Coastal scrub
Kern mallow	*Eremalche parryi ssp. kernensis*	Endangered	-	Cuyama	Chenopod scrub, Pinon & juniper woodlands, Valley & foothill grassland
Lompoc yerba santa	*Eriodictyon capitatum*	Endangered	Rare	Santa Maria Lompoc	Chaparral, Closed-cone coniferous forest
Contra Costa goldfields	*Lasthenia conjugens*	Endangered	-	South Coast	Alkali playa, Cismontane woodland, Valley & foothill grassland, Vernal pool, Wetland
Beach layia	*Layia carnosa*	Endangered	Endangered	Santa Maria Lompoc	Coastal dunes, Coastal scrub
San Joaquin woolythreads	*Monolopia congdonii*	Endangered	-	Cuyama	Chenopod scrub, Valley & foothill grassland
Gambel's watercress	*Nasturtium gambelii*	Endangered	Threatened	Santa Maria Lompoc South Coast	Brackish marsh, Freshwater marsh, Marsh & swamp, Wetland

Table 3.4-2. Federal- and State-Listed Plant Species Occurring in Santa Barbara County (Continued)

Common Name	Scientific name	Federal Status	State Status	County Region	Habitats
Parish's checkerbloom	*Sidalcea hickmanii ssp. parishii*	-	Rare	Cuyama	Chaparral, Cismontane woodland, Lower montane coniferous forest
Santa Ynez false lupine	*Thermopsis macrophylla*	-	Rare	Santa Ynez Cuyama South Coast	Chaparral

Source: CNDDB 2017.

In addition to special-status plant species within the County, the region is inhabited by a diverse range of native plants as well. For example, native plants expected to occur in Lompoc Valley include the Santa Ynez groundstar (*Ancistrocarphus keilii*), La Purisima Manzanita (*Arctostaphylos purissima*), sand mesa Manzanita (*Arctostaphylos rudis*), late-flowered mariposa-lily (*Calochortus fimbriatus*), dwarf calycadenia (*Calycadenia villosa*), California saw-grass (*Cladium californicum*), dune larkspur (*Delphinium parryi ssp. blochmaniae*), mesa horkelia (*Horkelia cuneata var. puberula*), California spineflower (*Mucronea californica*), and black-flowered figwort (*Scrophularia atrata*) (CDFW 2014).

Wildlife

According to the CNDDB, the County is known to contain 17 federally listed and 18 state-listed rare, threatened, or endangered wildlife species. (See Table 3.4-3.) See Appendix D for a full list of special-status wildlife species within the County.

The general wildlife populations of each of the County's Regions depends greatly on the available habitat, as briefly described on a regional basis in Section 3.4.2.1, *Natural Communities*, above. Habitats within the County support a variety of mammal species, including gray fox (*Urocyon cinereoargentus*), coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), bobcat (*Lynx rufus*), black bear (*Ursus americanus*), mountain lion (*Felis concolor*), and Botta's pocket gopher (*Thomomys bottae*). Common bird species include various sparrow species, scrub jay (*Aphelocoma corulescens*), acorn woodpecker (*Melanerpes formicivorus*), Anna's hummingbird (*Calypte anna*), and California quail (*Callipepla californica*). Raptors include red-tailed hawk (*Buteo jamaicensis*), golden eagle (*Aquila chrysaetos*), Cooper's hawk (*Accipiter cooperi*), white-tailed kite (*Elanus leucurus*) and bald eagle. Reptiles and amphibians found in the Santa Ynez Valley include the western fence lizard (*Sceloporus occidentalis*), coast horned lizard (*Phrynosoma coronatum*), gophersnake (*Pituophis catenifer*), common kingsnake (*Lampropeltis getula*), western rattlesnake (*Crotalus oreganus*), and Pacific tree frog (*Hyla regilla*).

The County provides habitat for a number of threatened and endangered species including the southern California steelhead, California red-legged frog, vernal pool fairy shrimp, least Bell's vireo, and southwestern willow flycatcher.

Table 3.4-3. Federal- and State-Listed Wildlife Species Occurring in Santa Barbara County

Common Name	Scientific name	Federal Status	State Status	County Region	Habitats
AMPHIBIANS					
California tiger salamander	*Ambystoma californiense*	Threatened	Threatened	Santa Maria Lompoc Santa Ynez	Cismontane woodland, Meadow & seep, Riparian woodland, Valley & foothill grassland, Vernal pool, Wetland
Arroyo toad	*Anaxyrus californicus*	Endangered	-	Santa Maria Santa Ynez Cuyama South Coast	Desert wash, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters
Foothill yellow-legged frog	*Rana boylii*	-	Candidate Threatened	Santa Ynez Cuyama South Coast	Aquatic, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Meadow & seep, Riparian forest, Riparian woodland, Sacramento/San Joaquin flowing waters
California red-legged frog	*Rana draytonii*	Threatened	-	Santa Maria Lompoc Santa Ynez Cuyama South Coast	Aquatic, Artificial flowing waters, Artificial standing waters, Freshwater marsh, Marsh & swamp, Riparian forest, Riparian scrub, Riparian woodland, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
BIRDS					
Swainson's hawk	*Buteo swainsoni*	-	Threatened	Santa Maria Cuyama	Great Basin grassland, Riparian forest, Riparian woodland, Valley & foothill grassland
Bald eagle	*Haliaeetus leucocephalus*	Delisted	Endangered	Santa Ynez Cuyama South Coast	Lower montane coniferous forest, Old growth
California condor	*Gymnogyps californianus*	Endangered	Endangered	Cuyama	Chaparral, Valley & foothill grassland

Table 3.4-3. Federal- and State-Listed Wildlife Species Occurring in Santa Barbara County (Continued)

Common Name	Scientific name	Federal Status	State Status	County Region	Habitats
Western snowy plover	*Charadrius alexandrinus nivosus*	Threatened	-	Santa Maria Lompoc South Coast	Sand shore, Wetland
Belding's savannah sparrow	*Passerculus sandwichensis beldingi*	-	Endangered	South Coast	Marsh & swamp, Wetland
Bank swallow	*Riparia riparia*	-	Threatened	South Coast	Riparian scrub, Riparian woodland
Tricolored blackbird	*Agelaius tricolor*	-	Candidate Endangered	Santa Maria Lompoc Santa Ynez South Coast	Freshwater marsh, Marsh & swamp, Swamp, Wetland
California least tern	*Sternula antillarum browni*	Endangered	Endangered	Santa Maria Lompoc	Alkali playa, Wetland
California black rail	*Laterallus jamaicensis coturniculus*	-	Threatened	South Coast	Brackish marsh, Freshwater marsh, Marsh & swamp, Salt marsh, Wetland
Light-footed Ridgway's rail	*Rallus obsoletus levipes*	Endangered	Endangered	South Coast	Marsh & swamp, Salt marsh, Wetland
Southwestern willow flycatcher	*Empidonax traillii extimus*	Endangered	Endangered	Lompoc Santa Ynez South Coast Cuyama	Riparian woodland
Least Bell's vireo	*Vireo bellii pusillus*	Endangered	Endangered	Santa Maria Lompoc Santa Ynez Cuyama South Coast	Riparian forest, Riparian scrub, Riparian woodland
FISH					
Unarmored threespine stickleback	*Gasterosteus aculeatus williamsoni*	Endangered	Endangered	Santa Maria Lompoc Santa Ynez	Aquatic, South coast flowing waters
Tidewater goby	*Eucyclogobius newberryi*	Endangered	-	Santa Maria Lompoc South Coast	Aquatic, South coast flowing waters
Steelhead – southern California distinct population segment (DPS)	*Oncorhynchus mykiss irideus*	Endangered	-	Santa Maria Lompoc Santa Ynez Cuyama South Coast	Aquatic, South coast flowing waters

Table 3.4-3. Federal- and State-Listed Wildlife Species Occurring in Santa Barbara County (Continued)

Common Name	Scientific name	Federal Status	State Status	County Region	Habitats
INVERTEBRATES					
Vernal pool fairy shrimp	*Branchinecta lynchi*	Threatened	-	Santa Maria Lompoc Santa Ynez Cuyama	Valley & foothill grassland, Vernal pool, Wetland
Kern primrose sphinx moth	*Euproserpinus euterpe*	Threatened	-	Cuyama	Valley & foothill grassland
MAMMALS					
San Joaquin kit fox	*Vulpes macrotis mutica*	Endangered	Threatened	Cuyama	Chenopod scrub, Valley & foothill grassland
Giant kangaroo rat	*Dipodomys ingens*	Endangered	Endangered	Cuyama	Chenopod scrub, Valley & foothill grassland
Nelson's antelope squirrel	*Ammospermophilus nelsoni*	-	Threatened	Cuyama	Chenopod scrub
REPTILES					
Blunt-nosed leopard lizard	*Gambelia sila*	Endangered	Endangered	Cuyama	Chenopod scrub

Source: CNDDB 2017.

California Tiger Salamander

The County population of the California tiger salamander is considered a separate DPS and is considered endangered at a federal level, and threatened at a state level (Photo courtesy of Peter Gaede, USFWS).

The California tiger salamander is now considered to be a distinct species within the more widespread *Ambystoma tigrinum* complex. Like other members of the complex it is a fairly large and stocky salamander. Adult males are about 8.0 inches in length, females are about 6.8 inches in length, and snout-vent length for both is about 3.6 inches. The salamander's head is large and rounded and its wide mouth appears to smile. Small eyes protrude from the head; its dark irises appear large. All California tiger salamanders have some quantity of dots or bars in pale yellow or white against the black background of its back, sides, legs, and tail. Their bellies may be white, pale yellow, or a variegated pattern of white, pale yellow, and black.

The range of habitat for the California tiger salamander is limited to the grasslands and foothills (to elevations of 1,500 feet) of central California and does not overlap the range of any other species of tiger salamander. Along the Coast Ranges, it occurs in southern San Mateo County south to central San Luis Obispo, and also in the vicinity of northwestern Santa Barbara County. The County population is considered a separate distinct population segment (DPS) and is "endangered." The population in Sonoma County is also considered a separate DPS and is endangered. That these two populations have

been classified as separate DPSs means that there has been little genetic exchange with the central California DPS for some time.

Salamanders of the genus *Ambystoma* are referred to as mole salamanders because of their use of burrows for hibernation and shelter or, as in the case of the California tiger salamander, aestivation and shelter during the warm, dry months of summer and autumn. Because California tiger salamanders dig poorly, the burrows of small mammals are essential. California tiger salamanders exhibit a biphasic life cycle and as a result require two distinct habitats. At the onset of the winter rains, these salamanders will emerge from their burrows to feed and migrate as far as 1 mile to their wetland breeding ponds. These are vernal pools or seasonal ponds within the grasslands or oak savannah, or even stock ponds that mimic seasonal ponds (USEPA 2010).

California Red-legged Frog

The California red-legged frog is listed as threatened under the federal ESA and is a CDFW species of special concern. The County contains federally designated critical habitat for California red-legged frog. (See Figure 3.4-2.) The frog is known from isolated locations in the Sierra Nevada, northern Coast, and northern Transverse Ranges. It is relatively common in the San Francisco bay area and along the central coast. California red-legged frog is believed to be extirpated from the floor of the Central Valley (USFWS 2002).

California red-legged frogs are federally listed as endangered and have federally designated critical habitat within the County (Photo: Jamie Bettaso, USFWS).

California red-legged frogs use a variety of habitat types, which include various aquatic systems, riparian, and upland habitats (USFWS 2002). However, these frogs may complete their entire life cycle in a pond or other aquatic site that is suitable for all life stages. This species inhabits marshes, streams, lakes, ponds, and other, usually permanent, sources of water that have dense riparian vegetation (Stebbins 2003).

As adults, California red-legged frogs are highly aquatic when active but depend less on permanent water bodies than do other frog species (Brode and Bury 1984). Adults may take refuge during dry periods in rodent holes or leaf litter in riparian habitats (USFWS 2002) or in large cracks in the bottom of dried ponds (Alvarez 2004). Although red-legged frogs typically remain near streams or ponds, marked and radio-tagged frogs have been observed to move more than 2 miles through upland habitat. These movements are typically made during wet weather and at night (USFWS 2002). California red-legged frogs have been reported from several locations throughout the County.

Arroyo Toad

The arroyo toad is a small, dark-spotted toad endemic to California and northern Baja California. The arroyo toad ranges west of the desert in coastal areas, from the upper Salinas River system in Monterey County to northwestern Baja California, and within Santa Barbara County it is found primarily throughout the northern regions. Its habitat includes washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, and cottonwoods. The arroyo toad has extremely

specialized habitat needs, including exposed sandy stream banks with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.

The arroyo toad has been identified at many locations throughout northern Santa Barbara County (Photo: Jim Rorabaugh, USFWS).

This toad is estimated to be absent from 65 to 75 percent of its historic range. It is possible that this number is even higher because the historic estimate may be based only on remaining populations, when toads actually also inhabited streams in areas that were urbanized or altered before the toads were known. Remaining population densities of this toad, once historically high, are now relatively low, especially at montane and foothill locations. Populations are a bit higher at coastal stream locations. These remaining populations are extremely vulnerable due to isolation from other populations, and to specialized habitat needs which include fragile sandy streamside habitat and streams that have not been heavily silted. The loss or degradation of this specialized habitat is a major problem. Causes for habitat loss include the results of mining, urban development, grazing cattle, and other sources of stream trampling such as excessive human recreational use, including campgrounds and vehicles driving across streams. Streamside trampling crushes and destroys all the juveniles, since they feed by remaining on sandy stream-banks. Exotic aquatic predators such as bullfrogs, fish and crayfish, also reduce toad populations.

Least Bell's Vireo

The least Bell's vireo is a small songbird inhabiting riparian vegetation along meandering rivers of southern California. The least Bell's vireo is one of four subspecies of Bell's vireo that are physically and behaviorally similar but do not overlap in their nesting or wintering range. The birds feed almost entirely on insects. They pluck their prey from deciduous trees and shrubs—sometimes while hovering—or pick it out of the air.

The least Bell's vireo has been identified in the Santa Maria Region of the County (Photo: B. Moose Peterson, USFWS).

For breeding, they require fairly dense riparian shrubbery, preferably where flowing water is present, but they also favor dry watercourses in the desert, bordered by mesquite and arrow-weed. Willow, wild rose, and other dense vegetation are used for nesting. The birds typically situate their cuplike nests of bark, fine grasses, and horse hair about 1 meter (3.3 feet) above the ground.

Historically common in the San Joaquin, Sacramento, Santa Clara, and Owens Valleys, the breeding population of the least Bell's vireo north of the United States (U.S.) - Mexican border now numbers only about 400 breeding pairs. The birds breed only in a few scattered areas of riparian habitat in southern California, primarily along the coast, such as within the rural Santa Maria Valley Region of the County, and the western edge of the Mojave Desert. From their wintering grounds in southern Baja California, Mexico,

least Bell's vireos migrate between mid-March and early April to their breeding grounds in southern California, where they remain until July or August.

Land development, water diversion, recreational activities, and excessive grazing continue to impact the remaining riparian systems that support least Bell's vireos. As a result, the birds are forced into marginal nesting areas, where they are more vulnerable to parasitism by the brown-headed cowbird, a brood parasite. Vireo reproductive success improved in areas where cowbirds have been trapped and removed (CDPR 2015).

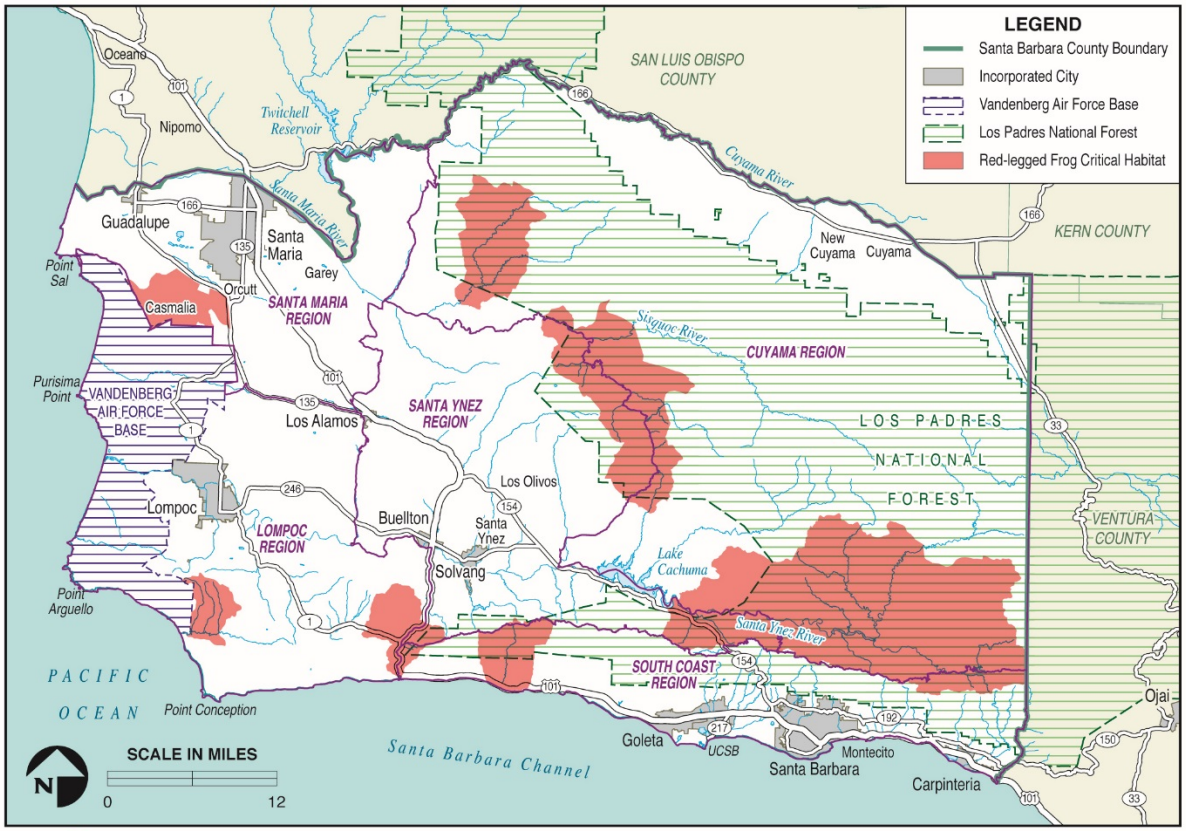
Critical Habitat within the County

Critical habitat is defined in Section 3 of the federal ESA as:

1) The specific areas within the geographical area occupied by the species, at the time it is listed in accordance with the Act, on which are found those physical or biological features
    a. essential to the conservation of the species and
    b. which may require special management considerations or protection; and

2) Specific areas outside the geographical area occupied by the species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

According to USFWS, the County contains critical habitat for 15 species. (See Table 3.4-4 below.) The California red-legged frog has the most extensive critical habitat of these species, with the largest area occurring on the northern slopes of the Santa Ynez Mountains, as shown in Figure 3.4-2 below.



amec foster wheeler

Red-legged Frog Critical Habitat in Santa Barbara County

FIGURE 3.4-2

Table 3.4-4. Critical Habitat Occurring in Santa Barbara County

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

Source: USFWS 2017.

Wildlife Movement Corridors

Habitat linkages and wildlife corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Wildlife movement corridors or habitat linkages are critical to maintaining populations of plant and animal species. The fragmentation of large habitat areas into small, isolated segments reduces biological diversity, eliminates disturbance-sensitive species, restricts gene flow between populations, and may eventually lead to local extinctions of entire floral or faunal assemblages. Many land use planning guidelines now recognize the importance of protecting wildlife movement corridors and seek to retain major linkages wherever possible. However, defining precise corridor alignments and specific spatial and resource requirements can be problematic. The County and resource and conservation agencies consider wildlife movement corridors to be sensitive.

Depending on the species, wildlife movement corridors can vary from relatively narrow paths for movement between breeding and foraging areas to areas at the scale of mountain ranges or valleys for dispersal and migration. Movement corridors can also either be continuous or discontinuous patches of suitable habitat. For example, fish require relatively continuous habitats for movement, whereas highly mobile species such as birds and large mammals often use discontinuous habitat patches. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel.

Agricultural land uses occur throughout much of the County and many wildlife species may move through agricultural fields that connect areas of native vegetation. For example, California red-legged frogs and California tiger salamanders are known to use fields that are currently in agricultural production during dispersal and migration. These species move between aquatic habitats traversing through upland areas; they may remain in suitable terrestrial habitats for periods of several months to years. Juveniles disperse away from aquatic breeding sites, apparently without regard to habitat corridors such as riparian areas when in undeveloped landscapes. Therefore, while aquatic breeding habitats have received the most attention for protection in the past with respect to wildlife movement, there is an increasing amount of evidence that the protection of terrestrial migration and dispersal habitats is at least of equal importance for the conservation of these species.

3.4.3 Regulatory Setting

The biological resources analysis was conducted in conformance with the goals and policies of federal, state, and local regulations, as described below.

3.4.3.1 Federal

Federal Endangered Species Act

Under the federal ESA, it is unlawful to "take" any species listed as threatened or endangered. Take is defined as actions intended to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." An activity is defined as a take even if it is unintentional or accidental. Take provisions under the federal ESA apply only to listed fish and wildlife species under the jurisdiction of USFWS and/or the National Oceanic and Atmospheric Administration (NOAA), or National Marine Fisheries Service (NMFS). Consultation with USFWS or NMFS is required if a project "may affect" or result in take of a listed species.

When a species is listed, USFWS and/or NMFS, in most cases, must officially designate specific areas as critical habitat for the species. Consultation with USFWS and/or NMFS is required for projects that include a federal action or federal funding if the project would modify designated critical habitat.

Clean Water Act Section 404

Under Section 404 of the Clean Water Act (CWA), the United States Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into U.S. waters. U.S. waters are those waters that have a connection to interstate commerce, either directly via a tributary system or indirectly through a nexus identified in USACE regulations. In nontidal waters, the lateral limit of jurisdiction under Section 404 extends to the ordinary high water mark (OHWM) of a water body or, where adjacent wetlands are present, beyond the OHWM to the limit of the wetlands. The OHWM is defined as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area" (33 CFR 328.3). In tidal waters, the lateral limit of jurisdiction extends to the high tidal line (HTL) or, where adjacent wetlands are present, beyond the HTL to the limit of the wetlands.

Wetlands are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for a life in saturated soil conditions (USEPA 2017)." U.S. waters essentially include any body of water not otherwise exempted that displays an OHWM.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits actions that would result in a "take" of migratory birds, their eggs, feathers, or nests. Take is defined in the MBTA to include any attempt at hunting, pursuing, wounding, killing, possessing, or transporting by any means or in any manner any migratory bird, nest, egg, or part thereof. More than 800 species of birds are protected under the MBTA. Migratory birds are also protected, as defined in the MBTA, under Section 3513 of the California Fish and Game Code.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) makes it illegal to import, export, take (which includes molest or disturb), sell, purchase, or barter any bald eagle or golden eagle or parts thereof. USFWS oversees enforcement of this Act. The 1978 amendment authorizes the U.S. Secretary of the Interior to permit the taking of golden eagle nests that interfere with resource development or recovery operations.

On September 11, 2009, USFWS announced a final rule on two new permit regulations that allows for the take of eagles and eagle nests under this Act. The permits authorize limited non-purposeful take of bald eagles and golden eagles, authorizing individuals, companies, government agencies (including tribal governments), and other organizations to disturb or otherwise take eagles in the course of conducting lawful activities, such as operating utilities and airports. Most permits issued under the new regulations would authorize disturbance. In limited cases, a permit may authorize the physical take of eagles but only if every precaution is taken to avoid physical take. Removal of eagle nests would usually be allowed only when it is necessary to protect human safety or the eagles.

Population information for both eagle species will guide USFWS in determining how many permits, including other types of permits USFWS already issues, or may be issued in any locality. Priority will be given to Native American requests for permits to take eagles (under existing regulations) where the take is necessary for traditional ceremonies. Because of the limited size of the bald eagle populations in the southwestern U.S., permits may not be available in all locations. Disturbance or take of golden eagles is likely to be limited everywhere in the U.S. because of potential population declines.

3.4.3.2 State

California Endangered Species Act

Under CESA, it is unlawful to "take" any species listed as rare, threatened, or endangered. Take under CESA means to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (CDFW 2017b)." CESA take provisions apply to fish, wildlife, and plant species. Take may result whenever activities occur in areas that support a listed species. Consultation with CDFW is required if a project would result in "take" of a listed species.

California Code of Regulations, Sections 1600–1616

CDFW, through provisions of Sections 1600–1616 of the California Code of Regulations, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be substantially adversely affected. Streams (and rivers) are defined by the presence of a channel bed and banks and the conveyance of at least ephemeral flows. CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW. CDFW exerts jurisdiction over the bed and banks of rivers, lakes, and streams according to provisions of Sections 1601–1603 of the Fish and Game Code. The Fish and Game Code requires a Lake and Streambed Alteration Agreement (LSA) for the fill or removal of material within the bed and banks of a watercourse or water body and for the removal of riparian vegetation.

CDFW also has jurisdiction over any riparian habitat areas associated with a river, stream, or lake. Riparian habitat includes willows, cottonwoods, and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations, wetlands associated with a stream or lake would fall within the limits of riparian habitat. Thus, defining the limits of CDFW jurisdiction based on riparian habitat would automatically include any wetland areas. CDFW has not defined wetlands for jurisdictional purposes. Wetlands not associated with a lake, stream, or other regulated area are generally not subject to CDFW jurisdiction.

California Fish and Game Code Sections 3503, 3503.5, and 3513—Protection of Birds, Nests, and Raptors

Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders *Falconiformes* and *Strigiformes*), including their nests or eggs. Typical violations of these codes include destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also include failure of active raptor nests resulting from disturbance of nesting pairs by nearby project

construction. This statute does not provide for the issuance of any type of incidental take permit. Section 3513 states that it is unlawful to take or possess any migratory nongame bird, as designated in the MBTA, or any part of such migratory nongame bird.

California Fish and Game Code – Additional Sections

Other applicable sections of the California Fish and Game Code include Section 2050 (CESA), Section 5650 (prohibits water pollution), Section 5652 (prohibits refuse disposal in or near streams), Section 5901 (prohibits any device that impedes fish passage), and Section 5937 (requires sufficient water bypass and fish passage, relating to dams).

California Native Plant Protection Act

The California Native Plant Protection Act (CNPPA) preserves, protects, and enhances endangered and rare plants in California. Specifically, it prohibits import, take, possession, or sale of any native plant designated by the CDFW Commission as rare or endangered, except under certain circumstances designated by the Act.

Clean Water Act Section 401

Under Section 401 of the CWA, the State Water Resources Control Board (SWRCB) must certify all activities requiring a Section 404 permit. The Regional Water Quality Control Board (RWQCB) regulates these activities and issues water quality certifications for those activities requiring a Section 404 permit. In addition, the RWQCB has authority to regulate the discharge of "waste" into waters of the state pursuant to the Porter-Cologne Water Quality Control Act (Porter-Cologne).

Porter-Cologne Water Quality Control Act (California Water Code Division 7)

Porter-Cologne seeks to preserve, enhance, and restore the quality of California's water resources. Porter-Cologne established the SWRCB and nine RWQCBs as the principal state agencies with the responsibility for controlling water quality in the state. The State of California regulates discharges of dredged and fill material to Waters of the State through its Water Quality Certification Program under the authorities of Porter-Cologne and CWA Section 401, a program that allows the state to ensure that activities requiring a federal permit or license comply with state water quality standards. The Water Quality Certification Program is the state's de facto wetland protection program. It protects all waters within the state's regulatory jurisdiction, but has special responsibilities for wetlands, riparian areas, and headwater streams because these water bodies are not systematically protected by other state and regional board programs.

3.4.3.3 Local

Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan (inclusive of mandatory and optional Elements) addresses the conservation, development, and use of natural resources. Consistency with these policies is discussed in Section 3.9, *Land Use and Planning*.

Land Use Element

The Land Use Element designates the general location and types of land uses in the County~~:~~.

Hillside and Watershed Protection Policies

1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

2. All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

8. On any lands not Comprehensive Planned and zoned for agriculture, grading and "brushing" shall require a permit. Exceptions shall be grading of 50 cubic yards or less and "brushing" within a radius of 100 yards of a residential structure for fire purposes.

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

Streams and Creeks Policies

1. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Community Plans

Projects located within the following community planning areas would be subject to the biological resource protection goals and policies of that plan:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Los Alamos Community Plan
- Mission Canyon Plan
- Montecito Community Plan
- Orcutt Community Plan
- Santa Ynez Community Plan
- Summerland Community Plan
- Toro Canyon Plan

Coastal Land Use Plan

Like the Land Use Element, the Coastal Land Use Plan (CLUP) lays out the general patterns of development throughout the coastal areas of the County. Its purpose is to protect coastal resources while accommodating land use development within the coastal zone. The other elements are applicable within the coastal zone; however, when there is a conflict, the CLUP takes precedence.

Environmentally Sensitive Habitat Area Overlay Designation 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 ESHA shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an ESHA may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.

Native Plant Communities 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.

Native Plant Communities Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and

erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

Conservation Element

The Conservation Element focuses on the protection and policies governing the County's natural and cultural resources.

Ecological Systems

This section of the Santa Barbara County Comprehensive Plan Conservation Element includes the following policies intended to preserve ecosystems of biological interest within the County.

Coastal Strand and Marine Habitats

- Collecting at Carpinteria and adjacent coastal bluffs should be strictly prohibited.
- At North and South Coast rocky points, recreational use should be limited, and all but restricted scientific collecting should be prohibited.
- Portions of the South Coast intertidal preserve should be made available for light recreation use, while certain key areas should be closed to the public and limited to scientific investigations. Fishing should be prohibited in the entire area.
- Point Sal should be classified as a natural area with access permitted, but the present amount of human activity should not be markedly increased.
- Naples Reef and inshore area should be maintained primarily as a scientific research and educational area. The Local Coastal Program, in consultation with the state Department of Fish and Wildlife, recommends that continued recreational use of this area be permitted and monitored to prevent depletion of marine resources.
- Coastal dunes should be protected from all but scientific and educational uses, except portions of the Guadalupe Dunes already scarred by off-road recreation vehicles (ORVs). Wherever possible, dune areas should be placed in a "preserve" status. Ocean Beach County Park should not be expanded.
- In Goleta, Devereux, and Carpinteria sloughs, scientific and educational research and recreational activities should be limited, traffic should be minimized, and the present size of the sloughs should be maintained. The Mosquito Abatement District should be encouraged to reduce control activities to the minimum level needed to avoid severe nuisance problems and to carry out studies to achieve this goal.
- The County Park in the Surf Area should not be expanded, ORVs should not be allowed on the dunes, and traffic should not be permitted in the marshes.

Chaparral and Scrub Habitats

- In six selected low use chaparral preserves, only educational and research programs should be conducted.
- In the Chaparral and Coastal Pine Habitat in the western Santa Ynez Mountains, recreational use should be limited. Grazing cattle should not be permitted in the Pine-Yerba Santa

Community. The area to be considered is a relatively narrow band of Bishop Pine and Yerba Santa bordered on the west by Damsite Canyon and on the east by Canada de Alegria.

Grassland

- Native grasslands should be subjected only to regulated scientific study wherever they occur.
- On the More Mesa grasslands, only very light recreation restricted to trails should be permitted, in order to protect the white-tailed kite.
- In the Santa Maria Grassland where the western spadefoot toad lives, moderate intensity recreation can be tolerated as long as soil disturbance is minimized.

Woodland and Savanna

- To support the Central Oak Savanna and protect the white-tailed kite, a program of seedling protection should be instituted in the Santa Ynez Valley and grazing restricted to appropriate areas.
- In the Santa Ynez Valley canyon communities, unregulated and haphazard development should be prohibited, roads should be kept narrow, and cattle grazing closely controlled.
- In the Southern Oak Woodland along Rincon Creek, urban development and all but very light recreation should not be allowed.
- In the Foothill Woodland between Santa Cruz Guard Station and Wheat Peak, development should be stopped, and further road construction should be prevented. Moderate recreational use would be acceptable.

Forest Habitats

- The Canyon Oak-Bigcone Spruce Forest Habitat is a relatively rare plant community that should be protected from development and heavy recreational use.
- In Coast Live Oak Forests, urbanization, expansion of agriculture, and moderate or heavy recreational use should not be allowed. A natural park would be desirable.
- In the Mixed Evergreen Forest Habitat, disturbance should be minimized by keeping roads as they are and curtailing development.
- In the Jualachichi Summit area, Jalama Road should not be widened, and cattle grazing should not be permitted near the summit.
- The Purisima Hills should be preserved by limiting road widening and restricting the number of trails.
- In the Coulter Pine Forest on the ridge of the Santa Ynez Mountains, the practice of spraying herbicide should be curtailed. The U.S. Forest Service has banned [off-road vehicles] in order to minimize disturbance of the habitat.
- In the Miranda Pine Mountain and associated upland area, light recreation activities could be allowed, but road building and development should be stopped.

Riparian Forests and Woodlands

- Nojoqui Falls Park should not be expanded in the direction of the falls, and recreational use should be limited to the trail.

Introduced Trees and Scrubs

- Around trees serving as traditional roosting sites for butterflies and turkey vultures (*Cathartes aura*), a 100-foot wide buffer zone should be established for protection of these species.

Swampy Habitats

- Fresh water marshes are suitable for light recreation, but should be protected from other uses.

Aquatic Habitats

- The nine streams in the County deserving special protection are Rattlesnake, Mission, San Roque, San Jose, Dos Pueblos, Tajiguas, Arroyo Hondo, Refugio, and Jalama Creeks. Only scientific study and light recreation activities should be permitted in or near these streams, and buffer strips at least 100-feet wide should be established. Pesticides should not be used in these buffer zones.
- Development of the Santa Ynez River should be halted, the river water should not be depleted further, and no pollutants should be discharged into the river.
- At Lake Los Carneros, moderate recreational use could be tolerated, but motorcycles should be strictly excluded.
- Zaca Lake can tolerate limited recreation activities. However, high intensity camping or other heavy recreational use would detract from the beauty and environmental health of the lake, which has been suggested for classification as one of the nine natural landmarks of Santa Barbara and Ventura Counties.
- The eastern end of Lake Cachuma should remain undisturbed to protect the bird habitat, and the lake's north shore also should remain closed to the public.
- With the agreement of the Mosquito Abatement District four specially selected vernal pools should receive the absolute minimum amount of treatment needed to avoid severe nuisance problems.

Two Geographic Areas of Particular Ecological Interest

- On the Channel Islands, human entry should continue to be limited in order to protect the natural ecosystems. Grazing should be closely regulated to prevent destruction of plant communities.
- VAFB should be preserved as a scientific research area and classified as a National Scientific and Educational Preserve.

An Interim Implementation Policy

- The County should evaluate each of these recommendations in preparing environmental impact reports, in order to ensure that adequate consideration is given to preserving ecological communities.

Oak Tree Protection in the Inland Rural Areas of Santa Barbara County

This section of the Santa Barbara County Comprehensive Plan Conservation Element provides for the protection of native oak trees in the inland rural areas of the County.

Oak Tree Protection Goal: Santa Barbara County shall promote the conservation and regeneration of oak woodlands in the County over the long term, and, where feasible, shall work to increase the native oak population and extent of woodland acreage. The highest priority for conservation, protection and regeneration shall be for valley oak trees (*Quercus lobata*), valley oak woodlands and valley oak savanna.

Oak Tree Protection Policy 1: Native oak trees, native oak woodlands and native oak savannas shall be protected to the maximum extent feasible in the County's rural and/or agricultural lands. Regeneration of oak trees shall be encouraged. Because of the limited range and increasing scarcity of valley oak trees, valley oak woodlands and valley oak savanna, special priority shall be given to their protection and regeneration.

Development Standards for Development: The following standards shall apply to all development (as defined in the Land Use Element of the Comprehensive Plan) in the rural areas of the County requiring a permit.

Development Standard 1: Protection of all species of mature oak trees. All development shall avoid removal of or damage to mature oak trees, to the maximum extent feasible. Mature oak trees are considered to be live oak trees 6 inches or greater diameter at breast height and blue oak trees 4 inches or greater diameter at breast height, or live and blue oaks 6 feet or greater in height. Native oak trees that cannot be avoided shall be replanted on site. When replanting oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting the particular oak tree species, and in areas contiguous with existing woodlands or savannas where the removed species occurs. Replanting shall conform to the County's Standard Conditions and Mitigation Measures. (This development standard applies to oak trees other than valley oaks. Valley oak trees are addressed in separate Development Standards.)

Development Standard 2: Protection of valley oak trees. All development shall avoid removal of or damage to protected valley oak trees. Development shall not encroach within 6 feet of the dripline of any protected valley oak trees. Protected valley oak trees are those valley oak trees 2 inches or greater diameter at breast height, or 6 feet or taller in height. Valley oak trees that cannot be avoided shall be appropriately replaced on site. If replanting valley oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting valley oaks, and that allow re-planting in areas contiguous with existing woodlands or savannas where valley oaks occur. All oak tree replanting shall conform to the County's Standard Conditions and Mitigation Measures.

Development Standard 3: Restoration of the valley oak tree population. Where development is proposed within historic valley oak tree habitat (even if no valley oak trees would be removed), mitigation of the loss of historic habitat shall be required, where feasible, through planting of locally obtained valley oaks as part of the project landscaping.

Santa Barbara County Code (County Code)

Chapter 15B – Development along Watercourses

Section 15B-3, Limitation on development, prohibits development within 50 feet of the top of the bank of any watercourse, or within 200 feet from the top of the bank of any of the four rivers[2], unless said development has been previously approved and the necessary permits have been obtained for such development.

Chapter 35 – Zoning, Article IX – Deciduous Oak Tree Protection and Regeneration

The County Deciduous Oak Tree Protection and Regeneration Ordinance implements those goals and policies of the Santa Barbara County Comprehensive Plan that promote the protection of deciduous oak trees. These regulations address deciduous oak tree removal in the inland rural areas of the County if such removal is not associated with development that requires a permit under Articles III or IV of Chapter 35 of the County Code.

3.4.4 Environmental Impact Analysis

This section discusses the potential biological resources impacts associated with the proposed Project.

3.4.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the CEQA Guidelines states that a project is considered to have a significant impact on biological resources if it is found to:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including marsh, vernal pool, and coastal areas) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

[2] "Four rivers" means the Santa Ynez River, Santa Maria River, Sisquoc River and Cuyama River.

CEQA Section 15206 states that a project is of statewide, regional, or area-wide significance if it has the potential to affect sensitive wildlife habitats substantially, including riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and threatened species, as defined by CEQA Section 15380. CEQA Section 15380(d) further provides that a plant or animal species may be treated as rare or endangered even if it is not on one of the official lists (e.g., if it is likely to become endangered in the foreseeable future).

County of Santa Barbara Environmental Thresholds and Guidelines

The County of Santa Barbara *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara 2015) indicates that the determination of impact is done on a case-by-case basis. Because of the complexity of biological resource issues, substantial variation can occur between cases. An assessment of impacts must account for both short-term and long-term impacts. Thus, the assessment must account for items such as immediate tree removal and longer term, more subtle impacts, such as interruption of the natural fire regime or interference with plant or animal propagation. Disturbances to habitats or species may be significant, as determined by substantial evidence in the record (not public controversy or speculation), if they affect significant resources in the following ways:

1. Substantially reduce or eliminate species diversity or abundance.
2. Substantially reduce or eliminate quantity or quality of nesting areas.
3. Substantially limit reproductive capacity through losses of individuals or habitat.
4. Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
5. Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
6. Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

There are many areas in the County where little or no importance is given to a habitat, and it is presumed that disruption would not create a significant impact. Examples of areas where impacts on habitat are presumed to be insignificant include the following:

1. Small areas of non-native grassland if wildlife values are low.
2. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
3. Areas of historical disturbance such as intensive agriculture.
4. Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
5. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

In addition to the criteria listed above, the following questions and factors are used in assessing the significance of project impacts on biological resources:

1. Size.
    - How much of the resource in question both on and off the project site would be impacted (percentage of the whole area and square footage and/or acreage)?

- How does the area or species that would be impacted relate to the remaining populations off the project site (percentage of the total area or species population, either quantitatively or qualitatively)?

2. Type of Impact.

- Would it adversely indirectly affect wildlife (e.g., light, noise, barriers to movement)?
- Would it remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area?
- Would it fragment the area's resource?

3. Timing.

- Would the impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, flowering periods)?
- Is the impact temporary or permanent? If it is temporary, how long would the resource take to recover?
- Would the impact be periodic, of short duration, but recur again and again?

Section D of the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* (County of Santa Barbara 2015) includes habitat-specific impact assessment guidelines, which provides additional impact assessment guidelines specific to several biological communities. The following summarizes the thresholds applied to different habitat types throughout the County.

1. Wetlands. The following types of project-created impacts may be considered significant:

- Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species.
- Projects which substantially interrupt wildlife access, use, and dispersal in wetland areas.
- Impacts to the hydrologic conditions of wetlands systems, such as the quantity and quality of run-off, etc.
- Substantial alteration of tidal circulation or decrease of tidal prism in coastal salt marsh habitats.
- Adverse hydrologic changes (e.g., altered freshwater input), substantial increase of sedimentation, introduction of toxic elements, or alteration of ambient water temperature in coastal salt marshes.
- Indirect impacts from construction activities near coastal marshes such as noise and turbidity on sensitive animal species, especially during critical periods such as breeding and nesting.
- Disruption of wildlife dispersal corridors in coastal salt marshes.
- Disturbance or removal of substantial amounts of coastal salt marsh habitats. Because of the high value and extremely limited extent of salt marsh habitat in the County, small areas of such habitat may be considered significant.
- Direct removal of a vernal pool or vernal pools complex.

- Direct or indirect adverse hydrologic changes to vernal pool habitats such as altered freshwater input, changes in the watershed area or run-off quantity and/ or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature.
- Disruption of larger plant community (e.g., grassland) within which a vernal pool occurs, isolation or interruption of contiguous habitat which would disrupt animal movement patterns, alter seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpation.

2. **Riparian Habitats.** The following types of project-created impacts may be considered significant:
   - Direct removal of riparian vegetation.
   - Disruption of riparian wildlife habitat, particularly animal dispersal corridors and/or understory vegetation.
   - Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion.
   - Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e.g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.
   - Construction activity which disrupts critical time periods (nesting or breeding) for fish and other wildlife species.
3. **Native Grasslands.** Project-created impacts may be considered significant if they result in the removal or severe disturbance to a patch or patches of native grasses greater than 0.25 acre, and that are clearly part of a significant native grassland or an integral component of a larger ecosystem.
4. **Oak Woodlands and Forests.** The following changes in habitat value and species composition may be considered significant:
   - Habitat fragmentation.
   - Removal of understory.
   - Alteration to drainage patterns.
   - Disruption of the canopy.
   - Removal of a significant number of trees that would cause a break in the canopy or disruption in animal movement in and through the woodland.
5. **Individual Native Trees.** Impacts to individual native trees may be considered significant if a project results in the loss of 10 percent or more of the trees of biological value on a project site.

3.4.4.2 Project Impacts

Table 3.4-5 below provides a summary of the impacts related to biological resources from the proposed Project. The discussion of the impacts follows. Existing development standards and standard permit processes and conditions, as well as development standards and criteria proposed as part of the Project which would serve to mitigate environmental impacts are referenced in the analysis below. Where impacts are potentially significant, mitigation measures are proposed and residual impacts are determined.

It is anticipated that the majority of the future cannabis activities would operate within existing structures (e.g. greenhouses) and on a relatively small amount of agricultural land which would be converted from existing crops. This would limit the potential for direct impacts to biological resources within the County; however, some potential for impacts remains due to the broad range of sensitive natural communities as well as special-status plant and wildlife species within the County.

Table 3.4-5. Summary of Biological Resources Impacts

Biological Resources Impact	Mitigation Measures	Residual Significance
Impact BIO-1. Cannabis activities could have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	MM BIO-1a. Tree Protection Plan. MM BIO-1b. Habitat Protection Plan. MM HWR-1a. Cannabis Waste Discharge Requirements Draft General Order (see Section 3.8, *Hydrology and Water Resources*).	Less than significant with mitigation (Class II)
Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.	MM BIO-1a. Tree Protection Plan. MM BIO-1b. Habitat Protection Plan.	Less than significant with mitigation (Class II)
Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.	MM BIO-1b. Habitat Protection Plan. MM BIO-3. Wildlife Movement Plan.	Less than significant with mitigation (Class II)
Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	MM BIO-1a. Tree Protection Plan. MM BIO-1b. Habitat Protection Plan.	Less than significant with mitigation (Class II)
Cumulative Impacts	Mitigations above are required	Less than significant with mitigation (Class II)

Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.

Implementation of the Project could result in adverse impacts to special-status plant or wildlife species through licensed cannabis activities (i.e., cultivation, testing, manufacturing, distribution, and retail). Eligible sites for these activities are located throughout the County and have a potential to

occur within the range of special-status species known to exist within the County.[3] Project cannabis activities within the area of license eligibility may affect special-status plant and wildlife species through disturbance of vegetation, individual species, or populations, and the disturbance, modification, or destruction of habitat.

Depending on where future cannabis activities would occur within the County, construction and operation of cannabis activities sites could result in a reduction in the number, a restriction in the range, or an impact on the critical habitat of unique, rare, or threatened species. Additionally, the increased human presence at specific cannabis activities sites due to operational activities could result in disruption of critical habitat function and natural activities of special-status species, including migratory and nesting birds, raptors, and waterfowl. Human disturbance could also result in indirect harassment and/or predation or injury to special-status species.

Cannabis activities and associated construction could result in both temporary and permanent disturbance of sensitive or special-status species as a result of soil tilling, grading, excavation, fill placement, placement of structures such as greenhouses, drying sheds, or other infrastructure, degradation of water quality, and hydrological disruption such as dewatering or diversion, as well as injury or mortality of individuals by equipment, vehicle traffic, and worker foot traffic. Construction activities in the immediate vicinity of drainages and surface waters during construction of cannabis activities sites could impact downstream water bodies with the release of sediment from grading operations and chemicals from construction equipment. An increase in human activity due to cannabis operations could also affect downstream water quality, especially in areas of concentrated cannabis activities, such as Tepusquet, Mission Hills, Buellton, Goleta, and Carpinteria. These areas are all located near waterbodies which support a myriad of special-status species. For example, cannabis activities in the Lompoc region could impact water quality with the Santa Ynez River, which supports several special-status species, including southern California steelhead, southwestern willow flycatcher, least Bell's vireo, California red-legged frog, and southern Pacific pond turtle. Additionally, several water bodies within Carpinteria support federally listed endangered species, such as southern California steelhead and tidewater goby, including Santa Monica Creek, Franklin Creek, Carpinteria Creek, and Carpinteria Salt Marsh. The deterioration of downstream water bodies within these areas would have an indirect adverse impact on existing habitat for aquatic species.

The use of herbicides, pesticides, fertilizer, or other chemicals that are used during the growth, manufacturing, or construction process could directly harm plants or wildlife and their habitat. For instance, if such chemicals are used in areas where they could wash into aquatic habitats, they would have the potential to adversely affect the survival, reproduction, and growth of individual fish. Rodenticides that wildlife consumes directly or indirectly through consumption of poisoned food sources could have adverse effects on sensitive species as well as non-target species such as mountain lions, bobcats, foxes, badgers, etc. Potential impacts to specific biological resources within the County are discussed herein.

Special-Status Plants. Cannabis activities may result in impacts, including habitat loss and degradation, to 16 federal- or state-listed plant species and 87 plant species that are not federal- or state-listed, but are categorized by CNPS as species of concern ranging in CRPR from 1 to 4 (see Table 3.4-2 and Appendix D). Cannabis activities may also result in injury or mortality of individuals due to

[3] Refer to Appendix D for a list of special-status plants and wildlife known to occur within the County. Refer to Table 3.4-2 and Table 3.4-3 for a list of federal and state-listed (rare, threatened, or endangered) plants and wildlife known to occur within the County.

land clearing, site grading, vegetation removal, worker foot traffic, equipment use, pesticide/herbicide use, or vehicle traffic. Operation and maintenance activities involving vegetation control, herbicide and pesticide use, or foot or equipment traffic could further reduce local populations of special-status plant species by disturbing and degrading their habitat. While the Project includes development restrictions and setback requirements which would reduce adverse effects on sensitive species or habitat, the loss of suitable habitat, habitat fragmentation, and individual plant loss could still occur, as these listed species may grow in habitat outside protected areas.

However, development of new or expanded cannabis activities would be subject to existing County conservation and protection policies, such as Hillside and Watershed Protection Policy 2 of the County's Comprehensive Plan Land Use Element, which requires that "Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible." Additionally, potential licensees would be required to submit site plans for proposed cannabis activities to be approved by the County Planning and Development Department and County staff as a part of the applicable permitting process, before receiving a license from the County. While these requirements would reduce the potential for impacts to special-status plant species associated with cannabis activities under the Project, it is uncertain that this process would effectively reduce all adverse impacts to special-status plants associated with licensed cannabis activities. Specific biological impacts cannot be determined as specific future sites have not been identified. However, a loss of, or disturbance to unique, rare, or threatened plants would be considered significant because it could result in the reduction or elimination of a population of a rare plant species to the point where the population is no longer viable, particularly in the case of rare endemic plant species. Therefore, due to the regional rarity of these species, this impact is considered *potentially significant* and would require mitigation measures **MM BIO-1a**, *Tree Protection Plan*, and **MM BIO-1b,** *Habitat Protection Plan*, to reduce impacts (Class II).

Special-Status Fish. Cannabis activities that divert water from streams, or occur adjacent to or upstream of waterbodies, could result in impacts to special-status fish species due to degradation of habitat through sedimentation/erosion (refer to Section 3.8, *Hydrology and Water Quality*), or to direct injury or mortality of fish as a result of construction or operational activities. However, all developments within the County are required to comply with the County's Setback Ordinance (County Code Chapter 15B, Development along Watercourses), which ensures that no development[4] (e.g., structures, dredging, filling, grading, paving, excavation, drilling) would occur within 50 feet of the top of the bank of any watercourse or within 200 feet of the top of the bank of any of the four rivers without special review. In addition, the County's Comprehensive Plan Land Use Element, Hillside and Watershed Protection Policies and Streams and Creeks Policies require developments in the vicinity of watersheds or streams to abide by practices to prevent pollution to adjacent waterbodies. Therefore, the Project is not expected to result in adverse effects on special-status fish species such as the federally endangered unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), tidewater goby, and southern California DPS steelhead, and impacts would be *less than significant* (Class III).

Nesting Birds and Habitat. Cannabis activities under the Project have the potential to result in the injury or mortality of birds, especially eggs or young in nests. Such impacts could occur due to removal of vegetation used as habitat/nests, or the disturbance of individuals nesting within or immediately

[4] "Development" defined as any man-made change to improved or unimproved real property, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

adjacent to cannabis activities sites. In addition, implementation of the Project would result in a loss of nesting habitat. However, the Project includes physical restrictions on proposed cannabis activity sites to control where and how cannabis activities would be permitted, and potential licensees would be required to submit site plans of proposed cannabis activities sites for review and approval by the Planning and Development Department as a part of the applicable permitting process, before receiving a license from the County. As discussed above, proposed cannabis activities sites would also be subject to existing biological resources conservation and protection policies, such as Hillside and Watershed Protection Policy 2 of the County's Comprehensive Plan Land Use Element, which requires that "[n]atural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible."

While proposed development restrictions and existing County policies and permitting processes would limit or avoid the loss of nesting habitat for bird species, implementation of the Project would still have the potential to result in the permanent loss of an unknown amount of such habitat. In addition, activities associated with construction and operation would have the collective potential to result in the direct injury or mortality of special-status bird species occurring within the County, such as the least Bell's vireo. Given the widespread nature of the Project throughout the County, adverse effects on birds and active nests of both common and sensitive bird species could occur; therefore, this impact is considered *potentially significant* and would require **MM BIO-1b,** *Habitat Protection Plan*, to reduce impacts (Class II).

Pesticide, Herbicide, and Rodenticide Impacts to Sensitive Species. The use of pesticides, herbicides, and rodenticides and poison baits for pest control on cannabis activities sites under the Project would potentially result in both direct and indirect poisoning of sensitive species, either through the exposure to poison baits and chemicals or through the consumption of rodents or invertebrates that have consumed these substances. These chemicals are currently used Countywide, in cannabis activities as well as by farmers, residents, and businesses to control pests. According to the 2017 Cannabis Registry, 23 percent of existing cannabis cultivators in the County use pesticides, and 2 percent use rodenticides. However, this data may not reliably predict how, where, or how often these chemicals would potentially be used by cannabis activities. Additionally, it is unclear what type of rodenticides would be used for cannabis activities sites. It is foreseeable that cannabis activities would potentially use second generation rodenticides through a commercial applicator, which would potentially lead to unintentional poisonings. Further, in cannabis activities occurring in rural areas, rodenticides would have substantially higher chances of ingestion by wildlife. Adverse effects on wildlife from rodenticide application remain a significant concern throughout the County from a range of uses, and impacts from the use of rodenticides by cannabis activities have the potential to adversely affect wildlife, including sensitive species.

With implementation of **MM HWR-1a**, *Cannabis Waste Discharge Requirements Draft General Order*, as discussed in Section 3.8, *Hydrology and Water Resources*, licensees would be required to provide evidence of compliance with the SWRCB's requirements, to be reviewed and approved by the Planning and Development Department as a part of the applicable permitting process, before receiving a license from the County. Additionally, consistency with applicable policies would be required, such as Aquatic Habitats Policies of the County's Comprehensive Plan Conservation Element, which state that buffer strips of at least 100-feet wide be established at nine streams in the County (Rattlesnake, Mission, San Roque, San Jose, Dos Pueblos, Tajiguas, Arroyo Hondo, Refugio, and Jalama Creeks), with pesticides prohibited within these buffer zones. The policies also prohibit discharge of pollutants into the Santa Ynez River. Avoiding sites with known sensitive and special-status species, and mitigation measures related to the use of pesticides and rodenticides would reduce the impact. Therefore, with permitting

and licensing requirements associated with the Project, compliance with all applicable policies, and implementation of **MM HWR-1a**, *Cannabis Waste Discharge Requirements Draft General Order*, ~~would reduce~~ impacts would be *less than significant* (Class II).

Other Special-Status, Threatened, or Endangered Individuals and Habitat. Cannabis activities under the Project would potentially result in disturbance of breeding, foraging, or dispersal habitat for federal- or state-listed threatened or endangered species, or other special-status species. Suitable foraging, dispersal, and breeding habitat for these species consists of sensitive areas and natural communities included within the area of eligibility for licensing of cannabis activities under the Project. A reduction in the number of any unique, rare, threatened, or endangered species of animal, a restriction in their range, or an impact on their critical habitat would be considered a significant impact because these impacts would potentially reduce the species population to a level where it can no longer be sustained. In particular, the range of the federally endangered and state threatened California tiger salamander extends through the Santa Maria, Lompoc, and Santa Ynez regions. The range of both the California red-legged frog and the least Bell's vireo extends through the Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast regions. Similarly, the arroyo toad can be found within the Santa Maria, Santa Ynez, Cuyama, and South Coast regions of the County. Based on 2017 Cannabis Registry data, it is anticipated that future cannabis activities would be most heavily concentrated in the South Coast region.

However, as previously described, the Planning and Development Department would review site plans for all proposed cannabis activities sites within the County prior to permitting and license approval. Additionally, future cannabis activities would be subject to all federal, state, and local policies concerning special-status, threatened, and endangered species and their habitat. While proposed development restrictions and setback requirements would limit or avoid the loss of suitable habitat for several of these special-status species, implementation of the Project would still have the potential to result in the permanent loss of an unknown amount of such habitat. In addition, activities associated with construction and operation would have the collective potential to result in the direct injury or mortality of threatened or endangered individuals and permanent loss of suitable upland foraging, dispersal, and breeding habitat represents a substantial impact on the species due to their regional or global rarity and the highly-localized nature of several species. Therefore, impacts on these species are considered *potentially significant* and would require **MM BIO-1a**, *Tree Protection Plan*, and **MM BIO-1b**, *Habitat Protection Plan*, to reduce impacts (Class II).

Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.

Depending on where future cannabis activities sites would be constructed, construction activities could result in a loss of or temporary disturbance to unique, rare, or threatened plant species or sensitive natural communities, including wetlands, vernal pools, native grasslands, riparian habitat, and/or oak woodlands, and forests. Construction activities could also result in the deterioration of existing fish or wildlife habitat for foraging, breeding, roosting, nesting, etc. The deterioration of existing fish or wildlife habitat would be considered a significant impact because the habitat may no longer provide the necessary elements to sustain populations of fish or wildlife species. The loss or disturbance to sensitive natural communities would be considered a significant impact because it could result in degradation or loss of natural function of that community. Additionally, sensitive natural communities often provide important habitat for many plant and wildlife species, and the degradation or loss of natural function could result in the reduction or loss of that community to function as habitat for plant and wildlife species. Specific biological impacts cannot be determined, as

specific sites have not been identified. However, existing cannabis activities are concentrated in Tepusquet, Goleta, Carpinteria, and Lompoc. The Lompoc region supports several sensitive natural communities which have the potential to be impacted, including but not limited to southern vernal pool, valley needlegrass grassland, southern California coastal lagoon, and coastal and valley freshwater marsh.

Development of cannabis activities sites would be subject to existing policies, such as Hillside and Watershed Protection Policy 2 of the County's Comprehensive Plan Land Use Element, which requires preservation of natural features and native vegetation such as trees. Further, as previously discussed, the Planning and Development Department would review site plans of proposed cannabis activities sites as a part of the permitting process before licenses would be approved by the County. These existing policies and processes would serve to reduce these potential adverse effects. Potential impacts to specific habitats and sensitive communities within the County are discussed herein.

Wetlands and riparian habitats: Cannabis activity sites would be located throughout the County and have a potential to occur in the vicinity of established wetlands and riparian habitats. These areas may serve as habitat for special-status plant or wildlife species, including: Salt marsh bird's-beak (*Chloropyron maritimum ssp. maritimum*), Gambel's watercress, California tiger salamander, arroyo toad, foothill yellow-legged frog, California red-legged frog, Swainson's hawk, Western snowy plover, California least tern (*Sternula antillarum browni*), least Bell's vireo, tidewater goby, and vernal pool fairy shrimp. Development of new or expanded cannabis activities sites would be subject to existing federal and state regulations associated with threatened and endangered species. Avoiding sites with known sensitive and special-status wetlands or riparian habitats, or replacing and compensating for the loss of these habitats and sensitive natural communities would reduce the impact, however impacts would remain *potentially significant* and would require implementation of **MM BIO-1b**, *Habitat Protection Plan*, to reduce impacts (Class II).

Native grasslands, oak woodlands and forests, and individual native trees: Depending on where future cannabis activities sites would occur within the County, construction, grading, and agricultural activities could result in the loss of healthy native grasslands, oak woodlands and forests, and native specimen trees. The loss of healthy native specimen trees could be considered a significant impact. Future development would be required to achieve consistency with local conservation policies, such as the Oak Tree Protection Project in the Inland Rural Areas of Santa Barbara, which includes several development standards for the protection and restoration of native oak communities, and Hillside and Watershed Protection Policy 2 of the County's Comprehensive Plan Land Use Element. This latter policy requires preservation of natural features and native vegetation, such as trees, to the maximum extent feasible to ensure avoidance or replacement of native specimen trees. The CLUP also contains two relevant policies: Native Plant Communities Policy 9-35 states that 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; and Native Plant Communities Policy 9-36 of the CLUP requires siting, design, and construction of all development to minimize the impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. Avoidance of native specimen tree removal or implementation of a tree protection and replacement plan would reduce impacts to specimen trees~~;~~ therefore, impacts would be *potentially significant* and would require implementation of **MM BIO-1a**, *Tree Protection Plan*, to reduce impacts to healthy native specimen trees (Class II).

Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.

Depending on where future cannabis facilities would be constructed within the County, cannabis activities could result in the introduction of barriers (e.g., security fencing) to movement of resident or migratory fish or wildlife species. The introduction of barriers to movement of any resident or migratory fish or wildlife species would be considered a significant impact. The deterioration of existing fish or wildlife habitat would be considered a significant impact because obstacles to movement can disrupt population dynamics and gene flow between populations. Avoidance of sites with known sensitive and special-status wildlife species and/or habitats, or replacing and compensating for the loss of habitat would reduce such impacts. As previously discussed, construction of new or expanded cannabis facilities would be subject to local conservation and biological resources protection policies, such as Hillside and Watershed Protection Policies 1, 2, 3, and 6 within the County Comprehensive Plan Land Use Element~~.~~ Additionally, County Code Chapter 15B, *Development Along Watercourses*, prohibits development (e.g., structures, dredging, filling, grading, paving, excavation, drilling) within 50 feet of the top of the bank of any watercourse, or within 200 feet from the top of the bank of any of the four rivers, unless said development has been previously approved and the necessary permits have been obtained for such development. Policies and development standards such as these would reduce impacts to wildlife movement associated with construction of future cannabis facilities.

In addition to development of limited physical barriers to movement, cannabis activities licensed under the Project would use artificial lighting which has the potential to disrupt the movement of migratory species. However, the Project requires that all lighting sources for cultivation purposes shall not be ~~not~~ visible at cultivation sites from sunset to sunrise, such that no light can be detected outside of the structure. In addition, the Project requires that any outdoor lighting used for the illumination of parking areas and/or loading areas and for security purposes ~~shall~~ be fully shielded. These requirements would eliminate the potential for light spillover from cannabis sites or the casting of excessive light off the site onto neighboring wildlife habitat or skyward. Therefore, the Project would not have substantial impacts to wildlife movement due to artificial lighting.

In addition to existing County conservation policies and development standards, licensees would be required to submit site plans to be reviewed and approved by the Planning and Development Department as a part of the permitting process before licenses would be approved by the County. Depending on where cannabis activities would take place and the presence of potentially sensitive biological resources at the proposed sites, development of cannabis facilities could also include additional resource studies and/or site-specific conditions to address resource impacts and consistency with applicable policies, as required in **MM BIO-1b**, *Habitat Protection Plan*. Should biological studies conclude that construction of a particular cannabis facility would introduce a barrier to movement, impacts would be *potentially significant*, and would require **MM BIO-3**, *Wildlife Movement Plan*, to reduce impacts (Class II).

Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.

Chapter 15B of the County Code, *Development Along Watercourses*, prohibits development (e.g., structures, dredging, filling, grading, paving, excavation, drilling) within 50 feet of the top of the bank of any watercourse, or within 200 feet from the top of the bank of any of the four rivers or

watercourses, unless said development has been previously approved and the necessary permits have been obtained for such development.

County Code Chapter 35 Article IX, *Deciduous Oak Tree Protection and Regeneration*, applies in the inland rural areas of the County and provides regulations on the removal of protected deciduous oak trees, as well as standards for oak tree replacement. To comply with this ordinance under the Project, the licensee would apply for a tree removal permit and comply with the required mitigation conditions if removal of any significant tree is necessary. The licensee would be required to prepare and implement an Oak Tree Management Plan for the lot on which the oak tree removal will take place and any lot used for offsite replacement. The replacement trees would be planted in a suitable location, as determined by a Planning and Development Department-approved oak tree specialist, with locally sourced or gathered acorns and would be planted onsite to the extent feasible. If replacement onsite is infeasible, the licensee would implement the Planning and Development Department-approved alternative mitigation for tree loss, such as an in-lieu fee payment.

Additionally, the Comprehensive Plan Conservation Element contains conservation measures that would protect biological resources, as well as measures to avoid, minimize, and mitigate impacts on such resources. County protective measures include regions that impact coast strand and marine, chaparral, woodland and savanna, forest, and aquatic habitats.

Licensees would be required to submit site plans to be reviewed and approved by the Planning and Development Department as a part of the permitting process before being approved for a license by the County. Therefore, any necessary permits would not be approved without compliance with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources. These existing policies and processes would serve to reduce these potential adverse effects, but impacts could potentially occur to sensitive biological resources such as those included in the Conservation Element that are not protected by enforceable policies or ordinances. Therefore, impacts are considered *potentially significant* and would require **MM BIO-1a**, *Tree Protection Plan*, and **MM BIO-1b**, *Habitat Protection Plan*, to reduce impacts (Class II).

3.4.4.3 Cumulative Impacts

The proposed Project was determined to have potentially significant impacts to biological resources. The cumulative projects identified in Table 3.0-6 include planning programs ~~and~~ that seek to modify permit requirements or improve environmental and safety conditions, such as the Hoop Structure Update to the LUDC, in which the County is considering amending the LUDC to allow hoop structures up to 20 feet without a zoning permit, affecting the inland areas. Additionally, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in licensed cannabis activities would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Future permit requests enabled by ordinance amendments and planning programs must be found consistent with adopted County policies and current ordinances and development standards to be approved. Therefore, planning programs such as these have limited potential to contribute to cumulative impacts. Additionally, recent community plans within the County, such as the Gaviota Coast Plan, allow for limited rezoning, buildout, and increased density.

However, several pending development projects have the potential to contribute to cumulative impacts to biological resources, especially development projects occurring near riparian habitats and ESHA within the County, such as the Santa Barbara Botanic Garden, Valley Gardens Mobile Home Park Expansion, Coastal Growers Evora II Commercial Development, as well as the large number of pending wineries throughout the Lompoc, Santa Ynez, and Santa Maria Valleys. Cumulative impacts associated with the Project would include development projects near water bodies and ESHA that may include grading and paving, which have the potential to result in vegetation clearing or soil erosion and sediment pollution into downstream waterbodies. For example, the effects of increased cultivation sites associated with the Project combined with intensified agricultural development under the County proposed updated agricultural regulations may generate a cumulative impact in agricultural areas of the County. Additional cumulative impacts associated with the Project would relate to construction of roads, site improvements, and supporting structures for cumulative projects that could potentially impact native vegetation and special-status species. Grading for building pads, roads and driveways, and development of infrastructure could change the existing character of the surrounding landscape or occur on areas that are critical habitat to sensitive species. Even though the Project requires that cannabis-related development comply with existing County policies and regulations, potential acreage of Project-related future development in combination with other County projects and plans is unknown.

As described in Section 3.0.5, *Cumulative Project Scenario*, the Unlimited Area Cultivation (Type 5 license) component of the Project is analyzed with other cumulative projects because unlimited cultivation area licenses would not be permitted until 2023, and it is a deferred aspect of the Project with its own series of necessary approvals. This component of the Project would allow for future buildout to be unlimited, which could result in a significant loss or degradation of important biological resources within the County, even with the application of state conservation regulations and local requirements. Therefore, the combined effects of the proposed Project and the cumulative projects, including the Unlimited Area Cultivation component, could result in cumulatively potentially significant biological resources impacts. However, with the implementation of **MM BIO-1a**, *Tree Protection Plan*, **MM BIO-1b**, *Habitat Protection Plan*, and **MM BIO-3**, *Wildlife Movement Plan*, as well as **MM HWR-1a**, *Cannabis Waste Discharge Requirements ~~Draft~~ General Order*, which would require protection of onsite habitat and mature trees and evidence of compliance with the SWRCB's requirements, each licensed cultivation site would be required to fully mitigate impacts to biological resources, which would reduce the cumulative effect of the Project with other ongoing development in the County. Further, ongoing permitting of development in the County would also be subject to federal, state, and local regulations protecting sensitive biological resources, including the County Code and Comprehensive Plan policies that require protection, avoidance, and mitigation (e.g., replacement) of biological resources. Since the proposed Project's impacts to biological resources would be fully mitigated, consequently, the Project would not have a cumulatively considerable impact. Therefore, cumulative impacts would be *less than significant with mitigation* (Class II).

3.4.4.4 Proposed Mitigation

MM BIO-1a (County Standard Mitigation Measure [CSMM] Bio-01a, 01b, 01c, 02, 03, 03a): Tree Protection Plan. Applicants who apply for a cannabis license for a site that would involve pruning, damage, or removal of a native tree or shrub, ~~are~~ shall be required to submit for the Planning and Development Department approval a Tree Protection Plan (TPP) prepared by a Planning and Development Department-approved arborist/biologist and designed to determine whether avoidance, minimization or compensatory measures are necessary. In addition, the TPP shall

determine whether specific restoration measures are required where disturbance associated with previous cannabis activities on the property being considered for permitting or licensing has occurred. The TPP shall include the following components:

Site Plan Component:

- All mature native trees shall be preserved, to the maximum extent feasible. The TPP shall present biologically favorable options for access roads, utilities, drainages, and structure placement, taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible.
- Depict approved development envelopes. Include utility corridors, irrigation lines, roadways, driveways, etc.
- Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.
- Depict the type and location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.
- Depict the location of all tree wells or retaining walls. These shall be located outside the area within 6 feet of the dripline of all protected trees unless authorized by County.
- Depict the location of all paths (i.e., driveways, sidewalks, etc.) within 25 feet of dripline areas. Only pervious paving materials (e.g., gravel, brick without mortar, turf block) are permitted within 6 feet of dripline areas.

Construction Component:

- Fencing of all trees to be protected shall be located at least 6 feet outside the dripline with chain-link (or other material satisfactory to County) fencing at least 3 feet high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-foot intervals on the fencing.
- Fencing/staking/signage shall be maintained throughout all grading and construction activities.
- All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- No irrigation is permitted within 6 feet of the dripline of any protected tree unless specifically authorized.
- Special equipment: If the use of hand tools is deemed infeasible by the County, the County may authorize work with rubber-tired construction equipment weighing 5 tons or less. If significant large rocks are present, or if soil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by the Planning and Development Department staff and under the direction of a Planning and Development Department-approved biologist.
- The following shall be completed only by hand and under the direction of a Planning and Development Department-approved arborist/biologist:

- Any trenching required within the dripline or sensitive root zone of any specimen.
- Cleanly cutting any roots of 1 inch in diameter or greater, encountered during grading or construction.
- Tree removal and trimming.

- Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.
- The licensee shall designate a Planning and Development Department-approved arborist/biologist to be onsite throughout all grading and construction activities which ~~may~~would potentially impact native trees. Duties include the responsibility to ensure all aspects of the approved TPP are carried out.

Tree Replacement Component:

- The replacement trees shall be a native species, planted at a 10:1 ratio for oak trees (15:1 for Blue or Valley Oaks), and a 2:1 ratio for other trees. Replanting location shall be shown on site plans.
- Species shall be from locally obtained plans and seed stock.
- The trees shall be gopher-fenced.
- The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the County approved arborist).
- The trees shall be weaned off of irrigation over a period of 2 to 3 years.
- No permanent irrigation shall occur within the dripline of any tree.
- If replacement trees cannot all be accommodated onsite, the licensee shall submit a plan for approval by the Planning and Development Department for replacement trees to be planted offsite.
- All new and replanted trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

Plan Requirements and Timing: The applicant shall hire a qualified arborist/biologist approved by the Planning and Development Department to perform a tree assessment for the proposed cannabis activities site. The TPP shall include as notes or depictions on all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. The TPP must be submitted to the Planning and Development Department for review and approval prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County. All necessary requirements identified in the TPP such as tree replacement shall be indicated on final site plans. The applicant shall install tree protection measures onsite prior to commencement of cannabis activities.

Monitoring: The applicant shall demonstrate to the Planning and Development Department that TPP requirements have been completed prior to prior to issuance of permits or licenses for

cannabis activities. The Planning and Development Department shall monitor~~ing~~ on an ongoing basis to ensure compliance with the TPP.

MM BIO-1b (CSMM Bio-07, 08, 09, 13a, 19): Habitat Protection Plan. Applicants who apply for a cannabis license for a site that would involve clearing of ~~established sensitive~~ native vegetation~~, are required to~~ or other sensitive vegetation shall submit a Habitat Protection Plan (HPP) to the County Planning and Development Department. The plan shall apply within areas that have been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a federal or state-listed special-status plant species. The plan shall be prepared by a Planning and Development Department-approved biologist and designed to determine whether protected species, habitat, or sensitive communities may be present, and whether avoidance, minimization or compensatory measures are necessary. Focused species-specific surveys shall be required to determine whether a sensitive species or nesting bird may be present, and shall be conducted at the appropriate time of year and time of day when that species is active or otherwise identifiable. Where warranted by the findings of initial review, protocol level surveys may also be required. In addition, the HPP shall determine whether specific restoration measures are required where disturbance associated with previous cannabis activities on the property being considered for permitting or licensing has occurred. The HPP shall include the following components:

- A description of the location and extent of driplines and sensitive root zones for all vegetation to be preserved.
- A description of location of sensitive habitat with detailed description of allowed disturbance.
- Depiction of original and new locations for replanted species.
- Depiction of approved development envelopes.
- Depiction of equipment storage and construction staging and parking areas.
- Depiction of the type and location of protective fencing or other barriers to be in place to protect the habitat areas.
- No alteration to stream channels or banks shall be permitted until the licensee demonstrates receipt of all authorizations from the California Department of Fish and Wildlife (CDFW) and/or federal agencies for any planned alteration to stream channels or banks.
- If the project site is within the ~~range~~ known habitat of a species listed as rare, threatened, or ~~E~~endangered by the U.S. Fish and Wildlife Service (USFWS), the issuance of a permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law. The permit-holder shall contact ~~the Ventura office of~~ the USFWS ~~at (805) 644-1766~~ to ascertain his or her level of risk under the Endangered Species Act in implementing the project herein permitted.
- Sensitive habitats, including those listed below, shall be preserved. Identify the location and extent of driplines and sensitive root zones for all vegetation to be preserved.
    - Southern Vernal Pool
    - Valley Needlegrass Grassland
    - Southern California Coastal Lagoon

- Southern California Steelhead Stream
- Southern California Threespine Stickleback Stream
- Coastal and Valley Freshwater Marsh
- Northern and Southern Coastal Salt Marsh
- Central Coast Arroyo Willow Riparian Forest
- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Central Maritime Chaparral

- All ground disturbances and vegetation removal shall be prohibited in a 200-foot setback from either side of the top-of-bank of watercourses that support a sensitive riparian habitat area. The area shall be fenced with a fencing type and in a location acceptable to the Planning and Development Department.

- To avoid damage during construction, all sensitive habitat shall be temporarily fenced with chain-link or other material satisfactory to the Planning and Development Department, at least 200 feet, and staked to prevent any collapse.

- Protective fencing/staking/barriers shall be maintained throughout all grading and construction activities.

- If any ground disturbances will occur during the nesting bird season (February – mid-September), prior to any ground disturbing activity, surveys for active nests shall be conducted by a Planning and Development Department-approved biologist following CDFW-approved protocols, no more than 10 days prior to the start of activities. The surveys shall be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. Identified nests shall be continuously surveyed for the first 24 hours prior to any activities to establish a behavioral baseline. Once work commences, all nests shall be continuously monitored to detect any behavioral changes. If behavioral changes are observed, the work causing that change shall cease and CDFW shall be consulted for additional avoidance and minimization measures. A minimum no disturbance buffer of 250 feet around active nests of non-listed bird species and a 500 foot no disturbance buffer around the nests of unlisted raptors shall be maintained until the breeding season has ended, or until the biologist determines that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Any variance from these buffers shall be supported by the biologist and CDFW shall be notified in advance of implementation of a no disturbance buffer variance.

- The following shall be done only by hand and under the direction of a ~~the~~ Planning and Development Department-approved biologist:
  - Any excavation or trenching required within the dripline or sensitive root zone of any specimen within the habitat.

- Cleanly cutting any roots of 1 inch in diameter or greater within the habitat.
- Tree removal and trimming within the habitat.

- If the use of hand tools is deemed infeasible, the Planning and Development Department may authorize work with rubber-tired construction equipment weighing 5 tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by the Planning and Development Department and under the direction of the Planning and Development Department-approved biologist.
- In the event of unexpected damage or removal of habitat:
  - If it becomes necessary (as authorized by the Planning and Development Department) to disturb or remove any plants within the habitat area, a Planning and Development Department-approved biologist shall direct the work. Where feasible, specimens shall be boxed and replanted. If a Planning and Development Department-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of the County's standard Habitat Restoration Plan and under the direction of the Planning and Development Department-approved biologist. If replacement plants cannot all be accommodated onsite, a plan must be approved by the Planning and Development Department for replacement plants to be planted offsite.
- Grading shall be designed to ensure that habitat areas have proper drainage during and after construction, per biologist recommendations.
- **Pest Management Plan.** Applicants shall submit information about proposed pest management practices, including Integrated Pest Management techniques and proposed use, storage, and application of pesticides, herbicides, and/or rodenticides by type and amount as part of a Pest Management Plan to be reviewed and approved by the County Planning and Development Department permitting and licensing staff as part of the licensing process. The Pest Management Plan shall describe the methods to be used for pest control, including the type, location, timing, and methods used for any rodenticide. Licensing priority shall be given to applicants who indicate on their license application that no rodenticides will be used on their site at any point during the term of their license. If rodents are a pest issue for an applicant, non-toxic alternatives to rodenticides are recommended, such as mechanical controls like traps, gopher fencing, and weeding; biological controls such as natural pheromones; or cultural controls such as site maintenance and hygiene. Consistent with the California DPR's determination that commercially grown cannabis is an agricultural commodity, cannabis cultivation on all licensed sites shall comply with the requirements of Division 6 and 7 of the Food and Agricultural Code and pertinent regulations (ENF 17-03). These laws and regulations set forth requirements for the legal use of pesticides, herbicides, and/or rodenticides, and are enforced by the CAC. Any uses of pesticide, herbicide, or rodenticide products shall be consistent with these requirements and any products on the site shall be placed, used, and stored in a manner that ensures that they will not enter or be released uncontrolled into the environment, including surface or ground waters. Per the California DPR's established regulatory process, commercial cannabis cultivators planning on using pesticides, herbicides, and/or rodenticides shall obtain an Operator Identification Number from the CAC before they can purchase or use these chemicals. Within the Pest Management Plan, the applicant shall demonstrate sufficient knowledge of regulatory

requirements regarding the safe and effective use of pesticides and/or rodenticides. Applicants that opt to use rodenticides shall provide an annual report of rodenticide use data to the CAC and County permitting and licensing staff, to be used in an annual report provided to County Planning and Development upon mitigation implementation under the Project.

Plan Requirements and Timing: The applicant shall hire a qualified biologist approved by the Planning and Development Department to perform a habitat assessment, in coordination with the USFWS and CDFW as required for state or federal permits and state or federally listed species, for the proposed cannabis activities site. The HPP shall be submitted to the Planning and Development Department for review and approval prior to issuance of any applicable permits by the Planning and Development Department and issuance of a cannabis license by the County. Subsequent actions identified as necessary in the HPP, such as species removal or relocation, shall be initiated following any required consultation with USFWS and CDFW under state and federal regulations. All necessary requirements identified in the HPP such as buffers, species monitoring, and plant species replacement, shall be indicated on final site plans. The applicant shall install habitat protection measures onsite prior to commencement of cannabis activities. The applicant shall submit the Pest Management Plan to the County Planning and Development Department permitting and licensing staff and CAC for review and approval prior to issuance of a license.

Monitoring: The licensee shall demonstrate to the Planning and Development Department that habitat assessment requirements have been completed prior to issuance of permits or licenses for cannabis activities.- The Planning and Development Department shall conduct monitoring on an ongoing basis to ensure compliance with the HPP. The County Planning and Development Department permitting and licensing staff and CAC shall confirm compliance of the approved Pest Management Plan during each site inspection and/or license renewal following license approval.

MM BIO-3. Wildlife Movement Plan. If fencing is required for outdoor cultivation sites, the applicant shall prepare a Wildlife Movement Plan for all cannabis cultivation sites proposed. The Wildlife Movement Plan shall analyze proposed fencing in relation to the surrounding opportunities for migration, identify the type, material, length, and design of proposed fencing, and shall propose non-disruptive, wildlife-friendly fencing, such as post and rail fencing, wire fencing, and/or high-tensile electric fencing, to allow passage by smaller animals and prevent movement in and out of cultivation sites by larger mammals, such as deer. Any required fencing shall also be consistent with screening requirements outlined in mitigation measure MM AV-1a (see Section 3.1, *Aesthetics and Visual Resources*).

Plan Requirements and Timing: The applicant shall submit the Wildlife Movement Plan to the Planning and Development Department for review and approval prior to issuance of any applicable permits by the Planning and Development Department and issuance of a license by the County. The conditions shall be noted on any plans including the Wildlife Movement Plan and shall be graphically depicted in fencing detail on plans. Fencing shall be consistent with screening requirements outlined in MM AV-1a.

Monitoring: A Planning and Development Department-approved biologist shall review the plan and confirm the adequacy of design for passage of smaller wildlife and safe prevention of entry by larger mammals, such as deer. The applicant shall demonstrate to the Planning and Development Department that all perimeter fencing requirements are in place as required prior to commencement of cannabis activities.

Implement MM HWR-1a. Cannabis Waste Discharge Requirements ~~Draft~~ General Order. To reduce potential impacts to special-status species associated with waste discharge from cannabis activities, including the use of pesticides, herbicides, and rodenticides, MM HWR-1a, addressing requirements for cannabis waste to prevent release into the environment shall apply to Impact BIO-1.

3.4.4.5 Residual Impacts

Impact BIO-1. Implementation of **MM BIO-1a**, *Tree Protection Plan,* **MM BIO-1b**, *Habitat Protection Plan*, and **MM HWR-1a**, *Cannabis Waste Discharge Requirements Draft General Order*, would ensure that adverse effects on unique, rare, threatened, or endangered plant or wildlife species would be reduced to *less than significant with mitigation* (Class II).

Impact BIO-2. With implementation of proposed development standards and existing conservation policies, as well as implementation of **MM BIO-1a**, *Tree Protection Plan,* and **MM BIO-1b**, *Habitat Protection Plan*, adverse effects on habitats and sensitive natural communities would be reduced to *less than significant with mitigation* (Class II).

Impact BIO-3. Implementation of **MM BIO-3**, *Wildlife Movement Plan*, which would ensure fencing allows free movement of wildlife species across future cannabis activities sites, would ensure that impacts due to barriers to wildlife movement would be *less than significant with mitigation* (Class II).

Impact BIO-4. With implementation of existing permitting processes and conservation policies and ordinances, as well as implementation of **MM BIO-1a**, *Tree Protection Plan,* and **MM BIO-1b**, *Habitat Protection Plan*, impacts associated with compliance with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources would be reduced to *less than significant with mitigation* (Class II).

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Section 3.5
Cultural Resources

3.5.1 Introduction

This section describes the environmental and regulatory setting for cultural resources, evaluates the effects on cultural resources that would result from implementation of the proposed Cannabis Land Use Ordinance and Licensing Program (Project), and identifies mitigation measures to reduce identified impacts where possible. The information and analysis in this section is based on information in previous studies and environmental impact reports (EIRs) prepared by the County of Santa Barbara (County), including the 2016 Shell Guadalupe Dunes Remediation In-Lieu Project EIR, 2015 Winery Ordinance Update Project Draft EIR, 2014 Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments EIR, 2012 Franklin Trail Project Initial Study/Mitigated Negative Declaration (IS/MND), and the 2017 Baron Ranch Trail Realignment IS/MND, as well as the Santa Barbara County Comprehensive Plan Conservation Element.

3.5.2 Environmental Setting

Cultural resources are the tangible or intangible remains or traces left by prehistoric or historic peoples, and typically include prehistoric and historic archaeological sites and the historic built environment, such as buildings or structures, or traditional cultural places or landscapes. Paleontological (i.e., fossil) materials are also considered cultural resources by the California Environmental Quality Act (CEQA) for the purposes of this EIR. Additionally, a separate class of cultural resource, "tribal cultural resource", is defined as a resource with cultural value to a California Native American Tribe.

While some of the County has been surveyed for cultural resources, most of it has not. Thus, the potential exists for the occurrence of previously unrecorded cultural resources in areas of potential cannabis activities. The County has a rich history of habitation dating back 11,000 to 12,000 years ago, including the region's first known habitants, the Chumash, some of whom still live in the County today. Native habitation extended through European exploration periods, which began in 1542 with Juan Cabrillo's explorations and establishment of missions in the 1760s. Settlers claimed land in the County through the 1800s as part of the state's Gold Rush, expansion of ranching, and American industrialization, including commercial agriculture and tourism. Agriculture also expanded rapidly in the County, which increased growth of agricultural economies supported by landowners and immigrant populations. The prehistory and history of the County are summarized below.

3.5.2.1 Prehistory

Archaeologists studying the prehistory of Santa Barbara County have concentrated primarily on the Santa Barbara Channel region, where the Barbareño Chumash developed a highly complex social system during late prehistory. While it is clear that there are many differences between the Chumash groups living north and south of Point Conception and between the coast and interior, there are some broad patterns of cultural change applicable to all regions.

Early Holocene/Paleocoastal Period (Prior to 6500 Before Present [B.P.])

Human inhabitation of the Santa Barbara region is believed to have begun more than 12,000 years ago. Although early archaeological evidence is sparse, several discoveries have led to an understanding of the prehistory of the area. A fluted Clovis point fragment found near the coast on Hollister Ranch is estimated to be approximately 11,000 to 12,000 years old (Erlandson et al. 1987). Based on radiocarbon dates from sites near the mouth of the Santa Ynez River, occupation of the Vandenberg Air Force Base (VAFB) area occurred at least 9,000 years ago (Glassow 1990, 1996; Lebow et al. 2001).

Although the earliest documented human habitation of the Santa Barbara Channel area dates to more than 10,000 years before present (B.P.), human presence is not believed to have been more widespread until approximately 9000 B.P. Moratto (1984) coined the term "Paleocoastal" to refer to the possible descendants of local Paleoindians who inhabited the coast and exploited marine resources prior to the Milling Stone Period (6500 – 3500 B.P.). Very few Paleocoastal sites have been identified. This shortage could possibly be due to relatively small populations and/or loss through erosion and other natural forces including the increase in global sea levels.

The Paleocoastal Period has been described as a time of low population density, simple technology, and egalitarian social organization. Early populations appear to have subsisted largely on plants, shellfish, and vertebrate species, with artifact assemblages emphasizing flaked stone tools.

Milling Stone Period (6500 – 3500 B.P.)

The Milling Stone Period is defined by the prevalence of handstones and milling slabs, indicating a reliance on seeds and other plant foods. Milling stones called mutates and manos dated as old as 9000 B.P. have been found in abundance. These milling stones have been interpreted as evidence of a dietary shift to a focus on plant materials such as seeds and nuts, and may also be a sign of food storage capabilities (Glassow 1996). As such, it is believed that subsistence during the Milling Stone Period consisted of a mixture of plant foods, shellfish, and a limited array of vertebrate species. However, researchers working in other locations have reported differently on food preferences during the Milling Stone Period, which may reflect mobility between coastal and inland locations.

Assemblages from this era also contain hammerstones for making flaked tools and for resharpening milling surfaces, small anvils, bone fish gorges, stone sinkers, and other fishing technology. The number, size, and complexity of habitation sites increases dramatically at this time, and sites show substantial variability across the region. Well-developed middens have been associated with this period, suggesting more regular and continuous use of habitation sites; however, small ephemeral campsites marked by just a few handstones or other milling tools are also found during this time.

Early Period (3500 – 600 B.P.)

Cultural changes during the Early Period are thought to have occurred as a result of environmental shifts, rising sea levels, and an increase in the population base. Population densities appear to surge around 5,000 years ago. The response to these changes by people of this period is evidenced by sites that appear more settled, but not permanent, with an increase in specialized sites for resource procurement activities such as hunting, fishing, and plant material processing. As a result of increased population, trade between regions expanded, as evidenced by the presence of exotic shell beads and obsidian materials. Like the Milling Stone Period, ground stone artifacts identified with the Early Period consist of handstones and milling slabs. Toward the end of the period mortars and pestles were

added, probably indicating systematic exploitation of acorns. Notched projectile points and the atlatl (throwing stick) appear shortly thereafter as well.

Archaeological sites within the period from 6,500 to 5,000 years ago are very limited, likely due to environmental changes (Glassow 1996; Lebow et al. 2001).

Middle Period (600 B.P. – 1000 Anno Domini [A.D.])

Approximately 3,000 years ago, at the start of the Middle Period, a boost in population, resource use, and trade ~~occurs~~ occurred (Glassow 1996). The early Middle Period is defined by the continued specialization in resource exploitation, trade, and increased technological complexity. Fishing, sea mammal hunting, and acorn harvesting increased steadily during this time. Use of the single-piece shell fishhook appears during this period, and by 800 years ago the bone-barbed harpoon, large contracting stem chert projectiles, and sewn plank canoe had all come into use (Erlandson 1993; Glassow, Wilcoxon, and Erlandson 1988; Glassow 1996; King 1990; Strudwick 1985). Scholarly opinions regarding the development of a definitively centralized and stratified society differ; however, most agree this cultural change took place late in the Middle Period. Microlithic blades also begin to be found late in this period, and are believed to have been used primarily to perforate shells. Smaller projectile points begin to be found from this period, indicating the use of bows and arrows in the region. Both fish and acorns continued to be primary sources of subsistence. The development of mass hunting techniques suggests population pressure on resource collection late in the period.

Middle-Late Transitional Period (1000–1250 A.D.)

The absence of imported obsidian after A.D. 1000 may reflect a change in trade relationships that is likely associated with a shift in settlement patterns. Middle-Late Transitional Period sites contain a mixture of earlier artifact types. However, the appearance of small leaf-shaped projectile points marks the arrival of the bow and arrow to the region. Although different evaluation methods have produced a different time frame for the development of chiefly status positions, craft specialization, and complex socioeconomic and political systems, profound changes in Chumash society, economy, and political organization began sometime during the Middle Late Transitional and Late Periods.

Late Period (A.D. 1300–1769)

By the Late Period, Chumash culture was most likely very similar to that observed by the Spanish when they arrived. The southern Chumash had developed a complex religious, social, and economic system. Social and political structures continued to increase in complexity. Archaeological investigations indicate an increase in marine and terrestrial species in midden deposits less than 600 years old. The use of temporary camps for resource procurement also increased. Objects of material culture included a wide array of utilitarian and ornamental objects such as arrow points, small bead drills (microlithic blades), various mortar types for milling different foods, *Olivella* shell beads and disk beads, and various other artifacts.

3.5.2.2 Ethnography

Chumash is a name derived from traditional Chumash language that is used by anthropologists to refer to several closely related groups of Native Americans that spoke seven similar languages. The Chumash people lived between Malibu in Los Angeles County and the Monterey County line, on the northern Channel Islands, and east as far as the edge of Kern County. Chumash territory has been divided into sections representing the various linguistic subgroups. There is limited information

about the geographical limit of the dialects and the purported boundaries are based more on topography. However, it is possible that the territorial divisions may correspond more to catchment areas of the missions for which the groups were named rather than the groups' actual native territories (Kroeber et al. 1911).

The Interior and Inezeño ~~Ineseno~~ Chumash are known to have villages that numbered approximately 100 to 200 individuals, a significantly smaller population, in contrast to the 500 to 1,000 individuals that inhabited settlements along the Santa Barbara Channel (Glassow 1990). In addition to consisting of lower population densities, the inland groups also appeared to have greater seasonal mobility; subsistence focused on acorns and stored food during the winter, and tubers, grass seeds, and bulbs during the spring. Fish provided a high-quality food source in the late summer and early fall, while hunting was best in spring, summer, and fall (Landberg 1965).

Despite being a largely non-agricultural group, the Chumash exhibited a complex society which tied separate villages together by regionally-influencing economic, religious, and political systems. Personal rankings were dependent on wealth and social status, occupations were specialized, leadership was hereditary and it was possible for the chiefdom to span several villages.

The Chumash had a rich material culture consisting of utilitarian items such as fishnets, fishhooks, baskets, stone bowls, canoes (*tomols*) among coastal groups, and projectile points. In addition, some utilitarian objects and religious objects such as charmstones were decorated with shell beads. The decimation of Native American populations and subsequent deterioration of cultural practices as a result of missionization is a profound event in the history of the coastal region. Much information was lost, and the mission records do not provide much insight into the lifeways of the Chumash or other groups of the coastal region prior to contact with Europeans.

3.5.2.3 History

European contact with the Chumash occurred in 1542 A.D. during Juan Cabrillo's explorations. His aim was to reassert Spanish claims in the area. Spanish missionaries began their exploration of California and development of the missions in the 1760s. The Spanish Colonial Period (1769–1822) is marked by establishment of permanent Spanish settlements. The Santa Barbara Presidio (or military fort) that was founded in 1782 and five Franciscan missions in Chumash territory generated significant disruptions in the existing way of life. The establishment of the Santa Barbara, Santa Ines, and La Purisima Missions led to the incorporation of the Chumash into mission settlements and the gradual depopulation of Chumash villages and settlements. During the Mission Period (1760–1820), some lands held by the missions were granted to Spanish military veterans. These land grants foreshadowed the subsequent Rancho Period (1820–1845) in California.

Following Mexican independence from Spain in 1822, the Mexican government gained control over California. About 500 land grants were given to local rancheros during the Rancho Period. Ranchos are located within the Project area (County of Santa Barbara Surveyor 2008). Life on the ranchos in many ways resembled life in the Spanish missions. The typical rancho employed between 20 and several hundred Native American workers, many of whom had formerly lived at local missions. The Mexican-American War occurred between 1846 and 1848 and ended with the Treaty of Guadalupe Hidalgo, which made California a United States (U.S.) territory. In 1848, the land once occupied by the Chumash was taken possession of by the U.S., which led to California statehood in 1850. The state's Gold Rush brought many settlers to the County. During a heavy drought in the 1860s, cattle prices declined and led to the sale of various rancho lands throughout California.

Oil was first discovered in California during the 1860s but did not become a major economic force until the 1890s. George S. Gilbert was among the first men to drill for oil in California when he built a small refinery on the Ojai Ranch in Ventura County in 1861. Experiments with the substance determined that the oil provided a cleaner, cheaper, and more effective fuel source than coal. Oil also provided an alternative to the kerosene shortage that resulted when the outbreak of Civil War interfered with the shipping of supplies from the East.

Santa Maria Region

Settlers initially came to the Santa Maria Valley in the late 19th century to take advantage of the area's prime soils and established the region as an agricultural intensive area. The ranchos in the area included the Tinaquaic Rancho in Santa Maria. The City of Guadalupe was established in the 1840s as part of a Mexican land grant. The City's name honors Our Lady of Guadalupe (a title given to the Virgin Mary). It was finally incorporated in 1946. The nearby city of Santa Maria was also established after several agriculturalists banded together to donate land at the intersection of their properties in 1875. Although it was first called Grangerville, the name of the city changed to Central City, and then finally to Santa Maria in 1885. By the 1900s, the Santa Maria Valley became one of the most productive agricultural regions in the state. Oil exploration in the Santa Maria Valley began in 1888, and in 1901 William Orcutt introduced Union Oil in the area. Oil development increased and intensified throughout the 1900s and became an additional economic and organizing force in the region.

Lompoc Region

European settlement of the Santa Rita Hills and the Lompoc Valley began in 1787 after the establishment of the La Purisima Mission. The ranchos in the region included Lompoc and San Julian Rancho in Lompoc, the Punta de la Concepcion Rancho in Point Conception, and the Ex-Mission la Purisima Rancho in Los Berros. In 1874, the Lompoc Land Company established a temperance colony located along the Coast Line stagecoach route between the Cities of San Luis Obispo and Santa Barbara, which dispersed with the incorporation of the City of Lompoc in 1888. The introduction of the coastal railroad between San Francisco and Los Angeles, and subsequent Lompoc extension in 1901, facilitated growth in the valley and the clearing of lands for agricultural production. In the early twentieth century, the mining of diatomaceous earth began and the mining industry came to be a major employer. Agriculture and mining continue to be major industries in the Lompoc Valley; in particular, flower cultivation dominates the agricultural industry (Lompoc Valley Historical Society 2017).

Santa Ynez Region

The ranchos in the region included the Santa Rosa Rancho in Buellton, the Cañada de los Pinos and Nojoqui Ranchos in Solvang, and La Laguna Rancho in Santa Ynez. The extension of transportation systems into the Santa Ynez Valley was a precursor to future settlement. The Coast Line stagecoach arrived in 1861 and the Santa Ynez Turnpike was completed in 1869. In 1881, the town of Ballard, was founded (Rife 1977). The town of Santa Ynez was established one year after Ballard in 1882. In 1887, Los Olivos became the third town to be established in this region. The town was named after the olive grove that grew on the mesa east of town (Rife 1977).

The rail was eventually extended to San Luis Obispo from Santa Barbara. The town of Buellton originated from a post office at the Buell ranch in 1883. A schoolhouse developed in 1889 marked the turning point for a community centered on agriculture and ranching and, by 1918, its charter was

official. Danish settlers purchased what is now known as Solvang, or Sunny Field, as translated in Dutch.

The Franciscan missionaries developed an outpost for livestock operations in Los Alamos. The rancho in Los Alamos was called the Los Alamos Rancho. With the development of the stagecoach route in 1873, Los Alamos became a layover stop. Between 1875 and 1878, portions of the Los Alamos and La Laguna Ranchos were purchased in order to establish the town of Los Alamos. Subsequently, Los Alamos became a commercial center for the Los Alamos Valley. The arrival of the Pacific Coast Railroad in 1882 allowed for the transport of agricultural goods from the valley, and boosted the valley's economic value. The introduction of the automobile and discovery of oil in the Los Alamos Valley between 1915 and 1945 impacted the region and lead to the development of a main thoroughfare (later U.S. Highway 101) and road infrastructure (County of Santa Barbara 2010).

Cuyama Region

Two ranchos – Rancho Cuyama M.A. de la G.Y. Lata and Rancho Cuyama Cesario Lataillade – were granted along the Cuyama River in the Cuyama Valley and agriculture was, and continues to be, a defining characteristic of this region (County of Santa Barbara Surveyor 2008). The Cuyama Valley developed slowly due to its remoteness and lack of transportation infrastructure. The alignment for Highway 166 was adopted into the state system in 1919 but the roadway was not constructed until the early 1930s. Following, the town of Cuyama developed in the 1930s. The Atlantic Richfield Company developed the town of New Cuyama in the early 1950s as a base for its work force in the Cuyama Valley.

South Coast Region

Ranchos in the South Coast region included Nuestra Señora del Refugio in present day Refugio State Beach, Cañada del Corral in Gaviota, La Goleta and Dos Pueblos in Goleta and Las Positas y La Calera in Hope Ranch. Gaviota was known for farming and cattle ranching. Goleta Valley was largely agricultural and was known for lemon growing. In the 1860s, Italians settled in Montecito and began farming. Many of the ranchos were sold in the 1860s due to the drought.

The City of Santa Barbara was established in 1850 following the Mexican-American War. Wood buildings replaced the Spanish and Mexican adobe, and the city adopted a gridded street pattern. Natural gas and crude oil were first extracted from the Santa Barbara Channel along the coast at Summerland in 1866. In 1902 oil drilling at Summerland's beaches hit its peak. Oil and gas extraction in Goleta primarily occurred along Ellwood Mesa. Tourism and settlement steadily rose after the Southern Pacific Railroad completed its track link from Santa Barbara to Los Angeles and San Francisco in 1901. In the late 1800s, Montecito became a tourist destination, known for its hot springs (City of Santa Barbara 2016).

3.5.2.4 History of Cannabis Cultivation in Santa Barbara County

Santa Barbara County has a long history of cannabis cultivation. In the early 1800s, Spaniards brought hemp to California to use as a fiber crop. By 1807, Santa Barbara was producing approximately 5,000 pounds per harvest, or 40 percent of California's hemp. Cannabis was available in American pharmacies starting in the 1850s (Gieringer 1999; Schaffer Library of Drug Policy 2017). In 1913, the first California legislation restricting the recreational use of hemp drugs was enacted. Though not intended to restrict the use of pharmaceutical hemp drugs, the legislation banned the possession of

hemp drugs. This remained in effect until 1937. Nevertheless, pharmaceutical possession of hemp was not enforced under the law and hemp continued to be prescribed. However, by 1914, the police started arresting cultivators of recreational hemp in California. Possession punishments became harsher in California in the 1920s. In 1928, hemp fiber producers had to notify police where they intended to grow. Restrictions and penalties on cannabis possession increased in severity into the 21st century. Cannabis was not commercially grown for medicine in California until the rise of the medical marijuana movement in San Francisco in the 1990s.

The County placed a moratorium on the establishment and operation of medical marijuana dispensaries in 2010 (Ordinance No. 4739). In accordance with cannabis cultivation permitting established at the state level, the County enacted a complete and total prohibition except for the cultivation and/or processing of medical marijuana. Except for the limited exemptions in subsections A.1 and A.2 of Santa Barbara County Code (County Code) Chapter 35 – Zoning, Article X. – Medical Marijuana Regulations, medical marijuana cultivation was prohibited in all zones, districts, properties, and areas within the unincorporated areas of the County. Exemptions include medical marijuana cultivation for personal medical use, and medical marijuana cultivation locations already existing on January 19, 2016, if they are legal under California state law; these would become legal nonconforming uses (Ordinance No. 4954). The County also prohibited all medical marijuana dispensaries in all unincorporated areas of the County in 2016 (Ordinance No. 4962). Personal (non-medical) use and cultivation of cannabis became legalized in the state under Proposition 64 in 2016. In April 2017, the County adopted Ordinance No. 4992, which effectively prohibits all non-medical marijuana activities which would require a state license under Proposition 64 and industrial hemp until a permanent ordinance is developed by the County. In June 2017, Governor Brown signed into law Senate Bill (SB) 94 to address both medical and recreational cannabis activities, consistent with the state's pending licensing program associated with Proposition 64.

3.5.2.5 Identified Cultural Resources in Santa Barbara County

Historic Built Environment Resources

Historic resources include buildings, structures, and objects of historic or aesthetic importance that amplify the local population's sense of community, enhance perceptions and enjoyment of the community, and provide an important measure of the physical quality of life. When a significant concentration of such resources occurs within a defined geographic space, a historic district may be defined.

The discussion of the County's existing historic resources below is based on review of the National Park Service's National Register of Historic Places (NRHP) of Santa Barbara County list, the National Park Service's California National Historic Landmarks (NHLs) of Santa Barbara County list, the Office of Historic Preservation's (OHP's) California Historic Landmarks (CHLs) of Santa Barbara County list, the Historic Landmark Advisory Commission's (HLAC's) Santa Barbara County Landmarks and County of Santa Barbara Places of Historic Merit lists.

Historic Resources within the County

There are 42 historic properties and districts in the County listed on the NRHP, including eight NHLs. The NRHP is the official list of districts, sites, buildings, structures, and objects deemed worthy of preservation by the Secretary of the Interior. NHLs are designated nationally significant historic places because they possess exceptional value or quality in illustrating or interpreting the heritage of the U.S. The eight designated NHLs in the County are the Gonzales Rafael House, La Purisima Mission, Los Alamos Ranch House, Mission Santa Ynez, Santa Barbara County Courthouse, Santa Barbara Mission, Space Launch Complex 10, and Steedman Estate.

The Sexton House in Goleta was constructed in 1880 and is now listed on the NRHP and used as hotel and visitor-serving accommodations.

CHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance. There are 46 designated CHLs in the County. Santa Barbara County Historic Landmarks and County of Santa Barbara Places of Historic Merit are designated by the County's HLAC. While Places of Historic Merit are recognized as having historic, aesthetic or cultural value, they are not protected by restrictions as to demolition, removal, alteration or use like Historic Landmarks are, which are recognized at a higher level of historic, aesthetic or cultural significance. Places, sites, buildings, and structures can be designated as historic if they meet one of more of the County HLAC's specific criteria. There are 50 designated County Historic Landmarks and 16 designated County Places of Historic Merit. See Table 3.5-1 below for listings of resources listed on the NRHP, and/or as NHLs, CHLs, and County Historic Landmarks.

Archaeological and Tribal Cultural Resources

Archaeological resources represent and document activities, accomplishments, and traditions of previous occupation, and link current and former inhabitants of an area. Archaeological resources may date from the historic or prehistoric period, and include physical remains of the past such as artifacts, manufacturing debris, dietary refuse, and the soils in which they are contained, or areas where prehistoric or historic activity measurably altered the earth.

Detailed study of archaeological sites is the only method of gaining knowledge and understanding of prehistoric times. Many of the sites and the artifacts and remains in them are a sacred part of the heritage, religion, and culture of the Native American community. As archaeological sites are among the most fragile, nonrenewable resources in California, various laws and regulations require the development of property to be accompanied by a rational and respectful concern for the protection of cultural resources. See Section 3.5.3, *Regulatory Setting*, for description of pertinent laws and regulations.

The County also contains areas of great importance for the study and preservation of the past of the Native Americans of California. Native American cultural sites contain unique, irreplaceable resources significant to the history of the County and the cultural heritage of all humankind. Such sites have a deep, spiritual significance to all Native Americans, especially the native peoples of the State of California, and constitute a precious archaeological and historical heritage. Both CEQA and County

Table 3.5-1. Known Historic Sites within the Cities and Unincorporated Area of Santa Barbara County ~~Project Region~~

City or Community	Resource Name	National Register	National Landmark	State Landmark	County Landmark
Santa Barbara	Acacia Lodge	X			
Santa Barbara	Andalucia Building	X			
Lompoc	Artesia School				X
Solvang	The Ballard Adobes				X
Goleta	Barnsdall-Rio Grande Gasoline Station				X
Sisquoc	Benjamin Foxen Adobe Site				X
Los Olivos	Berean Baptist Church				X
Santa Barbara	Bryce Beach Cabana and Funicular				X
Santa Barbara	Burton Mound			X	
Goleta	Campbell No. 2 Archaeological Site	X			
Montecito	Canby House				X
Carpinteria	Carpinteria and Indian Village of Mishopshnow			X	
Santa Barbara	Carrillo Adobe			X	
Carpinteria	Casa Blanca Poolhouse				X
Santa Barbara	Cade de la Guerra			X	
Sisquoc	Chapel of San Ramon			X	
Santa Barbara	Coral Casino				X
Lompoc	Cota Adobe on Rancho Santa Rosa				X
Santa Barbara	Covarrubias Adobe			X	
Manzana Creek	Dabney Cabin				X
Montecito	Deane School Buildings				X
New Cuyama	Eastern Sierra Madre Ridge Archaeological District	X			
Santa Barbara	El Paseo and Casa de la Guerra	X			
Santa Barbara	Faith Mission	X			
Solvang	Foley Estates Vineyard and Winery				X
Gaviota	Gaviota Pass			X	
Santa Barbara	Glendessary				X
Goleta	Goleta Depot	X			X
Santa Barbara	Gonzalez, Rafael, House	X	X		
Santa Barbara	Hammond's Estate Site	X			
Los Olivos	Hartley House				X
Santa Barbara	Hastings Adobe			X	
Goleta	Helena T. Devereux Hall				X
Santa Barbara	Herschell, Allan, 3-Abreast Carousel	X			
Santa Barbara	Hill-Carrillo Adobe	X			

Table 3.5-1. Known Historic Sites within the Cities and Unincorporated Area of Santa Barbara County ~~Project Region~~ (Continued)

City or Community	Resource Name	National Register	National Landmark	State Landmark	County Landmark
Casmalia	Hitching Post				X
Santa Barbara	Hope, Thomas, House	X			X
Santa Barbara	Irene and Frances Rich Beach Cabana				X
Santa Barbara	Irvine-Richard Property				X
Santa Barbara	Janssens-Orella-Birk Building	X			
Montecito	Juarez-Hosmer Adobe				X
Lompoc	La Purisima Mission	X	X		
Gaviota	Las Cruces Adobe				X
Montecito	Leaping Greyhound Bridge				X
Ballard	Little Red Schoolhouse				X
Lompoc	Lompoc Public Library	X			
Los Alamos	Los Alamos Ranch House	X	X		
Santa Barbara	Los Banos del Mar	X			
Santa Barbara	Madulce Guard Station and Site	X			
Manzana Creek	Manzana School House				X
Santa Barbara	Masini Adobe				X
Los Olivos	Mattei's Tavern				X
Santa Maria	Minerva Club of Santa Maria	X			
Lompoc	Mission de la Purisima Concepcion de Maria Santisima Site	X		X	
Santa Barbara	Mission Santa Barbara			X	
Solvang	Mission Santa Ines	X	X	X	
Montecito	Moody Sisters Cottage				X
Santa Barbara	Old Lobero Theatre			X	
Goleta	Orella Adobes				X
Santa Barbara	Painted Cave	X			
Orcutt	Pine Grove Cemetery				X
Santa Barbara	Point Conception Light Station	X			
Point Sal Highlands	Point Sal Ataje	X			
Ballard	Presbyterian Church				X
Solvang	Rancho El Alamo, Pintado Adobe				X
Montecito	Rancho Las Fuentes Lemon Packing House				X
Santa Barbara	Rich, Irene and Frances, Beach Cabana				X
Santa Barbara	Royal Spanish Presidio			X	
Goleta	San Jose Winery				X

Table 3.5-1. Known Historic Sites within the Cities and Unincorporated Area of Santa Barbara County ~~Project Region~~ (Continued)

City or Community	Resource Name	National Register	National Landmark	State Landmark	County Landmark
Santa Barbara	San Marcos Rancho	X			
Santa Barbara	San Marcos Barn and Spring House				X
Santa Barbara	San Miguel Island Archeological District	X			
Montecito	San Ysidro Adobe				X
Santa Barbara	Santa Barbara Botanic Garden, Mission Dam and Aqueduct				X
Santa Barbara	Santa Barbara County Courthouse	X	X	X	
Santa Barbara	Santa Barbara Island Archeological District	X			
Santa Barbara	Santa Barbara Mission	X	X		
Santa Barbara	Santa Barbara Presidio	X			
Santa Barbara	Santa Cruz Island Archeological District	X			
Lompoc	Santa Rosa School				X
Santa Ynez	Santa Ynez Public Library				X
Santa Barbara	Sexton, Joseph and Lucy Foster, House	X			X
Goleta	Shrode Produce Company				X
Sisquoc	Sisquoc Church and San Ramon Chapel Cemetery				X
Sisquoc	Sisquoc store				X
Lompoc	Site of original Mission and remaining ruins of buildings of Mission de la Purisima Concepcion de Maria Santisma	X		X	
Santa Barbara	Southern Pacific Train Depot	X			
Lompoc	Space Launch Complex 10	X	X		
Lompoc	SS YANKEE BLADE	X			
Santa Barbara	St. Vincent Orphanage and School Building	X			
Montecito	Steedman Estate	X	X		
Goleta	Stow House	X			X
Carpinteria	Sunday School Oak				X
Los Alamos	Union Hotel and California Garage				X
Santa Barbara	U.S. Post Office –Santa Barbara Main	X			
Santa Barbara	Val Verde	X			X
Santa Barbara	Virginia Hotel	X			
Lompoc	Well, Hill 4			X	
Summerland	World War I Monument				X

Table 3.5-1. Known Historic Sites within the Cities and Unincorporated Area of Santa Barbara County ~~Project Region~~ (Continued)

City or Community	Resource Name	National Register	National Landmark	State Landmark	County Landmark
Solvang	Wulff's Windmill				X

Source: Historic Landmarks Advisory Commission 2017; National Park Service 2017a, 2017b; Office of Historic Preservation 2017.

policy require preservation and protection of these sites and resources. In 2015, a new class of resource was added to CEQA – the tribal cultural resource. Tribal cultural resources are defined as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources (CRHR) or local register of historical resources, or determined by a lead agency to be significant according to criteria set forth in CEQA.

Archaeological Potential of the County

The summary below is based on information obtained from the Central Coast Information Center (CCIC) at the Department of Anthropology at the University of California Santa Barbara and included in the County Comprehensive Plan Conservation Element (County of Santa Barbara 2010). This information does not provide complete or adequate information for specific project areas since most of the County has not been surveyed for archaeological resources. When surveys have occurred, they have been primarily associated with specific development applications. The County creates maps using CCIC data in order to estimate the density of known sites in project areas and to evaluate applications for specific development projects on a project-by-project basis. The information regarding site locations is sensitive and cannot be viewed by the public.

Table 3.5-2 shows archaeological site density and a brief narrative for each region, and also includes the region's topographic classification. A topographic classification was included because the type of adaptation represented in archaeological sites, and the density of such sites, tends to vary according to the environment. The topographic classes include: coastal strand, mountain ridge, and valley bottom. There are two classes of archaeological site density: (1) High density, which is greater than one site per square mile, and (2) Low density, which is less than one site per square mile. It is probable that the entire coastline of the County can be linked into one large High Density zone.

Tribal Cultural Resources

To date, Santa Barbara County has received one tribal request, from the Barbareño/Ventureño Band of Mission Indians, to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On August 14, 2017 a formal notice of application completeness for the proposed Project was sent to Julie Tumamait-Stenslie, Chair, Barbareño/Ventureño Band of Mission Indians. The notice provided notification of the opportunity for consultation under AB 52. The notice included a description of the proposed Project. No response was received within the 30-day period. Absent the identification of tribal cultural resources, and recognizing that in some cases such resources may not be identified by consultation, this analysis addresses potential tribal cultural resources to the extent feasible based on available information.

Table 3.5-2. Archaeological Site Density Areas in Santa Barbara County[1]

Region	Topographic Class	Density Class	Description
South Coast	Coastal	High Density	Chumash at time of Spanish contact; Santa Barbara-Goleta foothills is especially high density
San Marcos Pass	Mountain	High Density	San Marcos Pass Native American trade route between the coast and Santa Ynez Valley; sites in the area are predominately rock shelters and pictographs are reported
Upper Santa Ynez River	Valley	High Density	Large number of sites in Lake Cachuma and surrounding valley and canyons
Solvang	Valley	High Density	Historic sites associated with the Mission, a probable protohistoric village site, and possible some related smaller sites
Happy Canyon	Mountain	High Density	Entire canyon is high density; Cachuma Camp known to be high density
Pendola and Juncal Ridge	Mountain	High Density	Entire length of the Santa Ynez can be considered high density; connects to Upper Santa Ynez high density region
Zaca Lake	Mountain	High Density	Sites represent special adaptation to unusual environmental conditions; historic occupation is known
Hurricane Deck	Mountain	High Density	Subject to looters
Sierra Madre Ridge	Mountain	High Density	Includes many pictograph sites; wilderness area contains high density sites as well
Santa Barbara Potrero and Santa Barbara Canyon	Mountain	High Density	Delimited by the grassy vegetation of the potrero
Davey Brown Canyon	Mountain	High Density	Historical interior village and related smaller sites
Potrero Seco	Mountain	High Density	Mountainous region adjacent to Ventura County line
Vandenberg	Coastal	High Density	High density on VAFB and adjacent areas
Birabent Canyon	Mountain	Low Density	Little is known
Santa Cruz Creek	Mountain	Low Density	Little is known
Nojoqui Summit	Valley	Low Density	Known Chumash trade route and region includes pictograph sites
Rancho San Julian	Mountain	Low Density	Little is known
Lompoc	Valley	Low Density	Little is known, but probable that more sites exist here given the Upper Santa Ynez River and Pendola high density sites
Point Conception	Coastal	Low Density	A few sites are known, but probable that more sites exist; after adequate surveying of the region, it is probable that entire coastline of County can be linked into one large high density zone

Source: County of Santa Barbara 2010.

[1] These density classes are estimates based on known site locations only, as most of the County has not been surveyed for archaeological resources.

Paleontological Resources

Paleontological resources are the evidence of once-living organisms as preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof, such as trackways, imprints, and burrows. In general, fossils are considered to be older than recorded human history or greater than 5,000 years old and are typically preserved in sedimentary rocks. Although rare, fossils can also be preserved in volcanic rocks and low-grade metamorphic rocks under certain conditions (Society of Vertebrate Paleontology 2010).

Geology and Paleontology

The geologic setting is key to identifying potentially important paleontological resources in the County. As described in Section 3.6, *Geology and Soils*, the County is characterized by diverse topography, geologic features, and soils, and is located in the Transverse Range physiographic province of California, which is characterized by low mountain ranges, generally traversing east-west across the County, that are underlain by thick sandstone and shale and are associated with several active fault systems. Sea cliffs, low bluffs, and sandy beaches characterize the coastline. Please refer to Section 3.6, *Geology and Soils*, for a more complete description of regional geology.

Paleontological resources are contained within the geologic deposits or bedrock that underlie the soil layer. In order to ascertain whether or not a particular area has the potential to contain significant fossil resources at the subsurface, a review of relevant scientific literature and museum records to determine the geology and associated paleontology of the area was conducted. Significant valuable, irreplaceable paleontological resources exist in the County which may be degraded or destroyed by development activities. Policies to specifically protect paleontological resources are contained in the California Coastal Act, the Orcutt Community Plan, and the Goleta Community Plan. The County is likely to have rare or unique hydrological, geological, and paleontological resources related to their scarcity, scientific or educational value, aesthetic quality, or cultural significance. These are associated with the Monterey, Sisquoc, Rincon, and Franciscan formations (See Section 3.6, *Geology and Soils*). The University of California Museum of Paleontology contains records for 3,718 paleontological specimens in the County (University of California Museum of Paleontology 2017). These unique paleontological specimens have been found within each of the five regions in the following sites: Willow Creek I, Conception Station 1 mile north, Packard's Hill, Union Newlove 51, Gaviota Canyon, Bathhouse Beach, Santa Maria Basin, Canada de Santa Anita, Canada de Cojo in the Santa Ynez Mountains, Bulito Canyon, and Nojoqui Creek. There are a few other areas where fossils are known to occur. The Middle Gaviota Formation, on which Nojoqui Falls and Creek lie, is a rich fossil bearing formation. Certain mollusks including the snail Turritella variata are abundant (County of Santa Barbara 2010). The area surrounding Zaca Lake, the only natural lake in the County, may also contain unique fossils. The coastal dunes between Point Sal and Purisima Point are well preserved due to the exclusion of vehicular traffic. Portions of VAFB are known to contain deposits of diatomaceous earth than contains unique fossils.

3.5.3 Regulatory Setting

This analysis was conducted in conformance with the goals and policies of federal, state, and local regulations. The following section summarizes the most applicable policies and regulations which would relate directly to future cannabis cultivation and cannabis product manufacturing under the Project and its associated impacts.

3.5.3.1 Federal

Federal Policies and Regulations

National Register

The National Register was established by the National Historic Preservation Act of 1966 to help identify and protect properties that are significant cultural resources at the national, state, and/or local levels. 4 criteria have been established to determine if a resource is significant to American history, architecture, archaeology, engineering, or culture and should be listed in the National Register. These criteria include:

1. It is associated with events that have made a significant contribution to the broad patterns of our history;

2. It is associated with the lives of persons significant in our past;

3. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

4. It yields, or may be likely to yield, information important in prehistory or history.[1]

Districts, sites, buildings, structures, and objects of potential significance that are at least 50 years in age must meet one or more of the above criteria to be eligible for listing in the National Register. However, the National Register does not prohibit the consideration of properties less than 50 years in age whose exceptional contribution to the development of American history, architecture archeology, engineering, and culture can be clearly demonstrated under National Register Criteria Consideration G.

3.5.3.2 State

California Environmental Quality Act (CEQA)

CEQA Guidelines Section 15064.5 states that a resource shall be considered "historically significant" if it meets any of the criteria for listing in the CRHR (PRC Section 5024.1, Title 14 California Code of Regulations, Section 4852). A resource may qualify for CRHR listing if it:

A. is associated with events that have made a significant contribution to the broad patterns of California's history or cultural heritage;

B. is associated with the lives of persons important in our past;

[1] "Guidelines for Completing National Register Forms," National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

C. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources meeting one or more of these criteria are defined as "historical resources" under CEQA. Included in the definition of historical resources are prehistoric archaeological sites, historic archaeological sites, historic buildings and structures, traditional cultural properties important to a tribe or other ethnic group, cultural districts and landscapes, and a variety of other property types.

Resources included in a local register of historical resources [pursuant to PRC Section 5020.1(k)], or identified as significant in an historical resources survey [meeting the criteria in PRC Section 5024.1(g)] also are considered "historical resources" for the purposes of CEQA.

The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources, or not identified in an historical resources survey, does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1(c).

Assembly Bill 52

AB 52 amended PRC Section 5097.94 (CEQA) and added eight new sections to the PRC relating to Native Americans. It was passed and signed into law in 2014 and took effect on July 1, 2015. This law establishes a new category of resource called tribal cultural resources (PRC Section 21074) and establishes a process for consulting with Native American tribes and groups regarding those resources. The consultation process must be completed before a CEQA document can be certified. Native American tribes to be included in the process are identified through consultation with the Native American Heritage Commission (NAHC; PRC Section 21080.3.1).

Tribal cultural resources are "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe…" (PRC Section 21074.1). A tribal cultural resource must be on, or eligible for, the CRHR as described above for historical resources, or must be included in a local register of historical resources. Additionally, as discussed above for historical resources, the lead agency can determine that a tribal cultural resource is significant even if it has not been evaluated as eligible for the CRHR or is not on a local register.

AB 52 establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

Senate Bill 18

Passed in 2004, SB 18 requires cities and counties to consult with Native American tribes to help protect traditional tribal cultural places through the land use planning process. Unlike AB 52, SB 18 is not an amendment to, or otherwise associated with, CEQA. Instead, SB 18 requires cities and

counties to consult with Native American tribes early during broad land use planning efforts on both public and private lands, prior to site- and project-specific land use decisions. The bill applies to general plan adoption or amendments and to specific plan adoption or amendments (Governor's Office of Planning and Research 2005). The Santa Barbara County Planning and Development Department has developed protocols for Native American consultation under SB 18 and has incorporated the requirement into its Permit Process Procedures Manual.

A Native American tribe is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission" (Governor's Office of Planning and Research 2005). Traditional tribal cultural places are defined in PRC Section 5097.9 and Section 5097.993 to include sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines, or any historic, cultural, or sacred site that is listed on or eligible for the CRHR including any historic or prehistoric ruins, burial grounds, or archaeological site (Governor's Office of Planning and Research 2005).

Under SB 18, cities and counties must notify the appropriate Native American tribe(s) of intended adoption or amendments to general plans or specific plans, and offer the opportunity for the tribe(s) to consult regarding traditional tribal cultural places within the proposed plan area. Consultation is intended to encourage preservation and protection of traditional tribal cultural places by developing treatment and management plans that might include incorporating the cultural places into designated open spaces (Governor's Office of Planning and Research 2005).

Codes Governing Human Remains

CEQA Guidelines Section 15064.5 also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by the California Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98, and falls within the jurisdiction of the NAHC. If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

California Register of Historic Resources

The State of California Historical Resources Commission has designed the California Register for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archaeological resources.

Under California law, cultural resources are protected by California PRC Section 5024.1, which established the CRHR. Section 5024 requires state agencies to provide notice to, and to confer with the State Historic Preservation Office (SHPO) before altering, transferring, relocating, or demolishing state-owned resources.

The California Register Project encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The following criteria are utilized when determining if a resource has architectural, historical, archaeological, or cultural significance.

- **Criterion 1:** Is the resource associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the U.S.?
- **Criterion 2:** Is the resource associated with the lives of persons important to local, California, or national history?
- **Criterion 3:** Does the resource embody the distinctive characteristics of a type, period, region, method of construction, or represent the work of a master or possesses high artistic values?
- **Criterion 4:** Has the resource yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation?

These factors are broadly mirrored in criteria for historic significance within CEQA, CRHR, and the County Code.

California Coastal Act

The California Coastal Commission is tasked with the protection of coastal resources, including those having prehistoric, paleontological, historic, and cultural importance within the Coastal Zone. Section 30244 of the Act seeks to minimize the adverse impacts to historical and archaeological resources within the Coastal Zone by requiring mitigation of adverse impacts to these resources by any development. It states that where development would adversely impact archaeological or paleontological resources as identified by the SHPO, reasonable mitigation measures shall be required.

3.5.3.3 Local

Santa Barbara County Comprehensive Plan

The County of Santa Barbara Comprehensive Plan (inclusive of all mandatory and optional Elements) contains policies which address cultural resources. Project consistency with these policies is discussed in Section 3.13, *Consistency with Plans and Policies*.

The County requires protection of significant archaeological and historic resources to the greatest extent possible. The Land Use Element contains the following Historical and Archaeological Sites Policies (p. 81).

1. All available measures (e.g., purchase, tax relief, purchase of development rights) shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.
2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.

3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State OHP and the State of California NAHC.
4. Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.
5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Additionally, projects located within the following community planning areas would be subject to the cultural resource protection goals and policies of that plan:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Los Alamos Community Plan
- Mission Canyon Plan
- Montecito Community Plan
- Orcutt Community Plan
- Santa Ynez Community Plan
- Summerland Community Plan
- Toro Canyon Plan

Montecito Land Use and Development Code

The Montecito Land Use and Development Code (MLUDC) contains the following policies addressing archaeological resources (35.450.030):

A. Development proposed on a lot where archaeological or other cultural sites are located shall be designed to avoid impacts to the cultural sites if possible.

B. When sufficient planning flexibility does not permit avoiding construction on an archaeological or other cultural site, adequate mitigation shall be required. Mitigation shall be designed in compliance with the guidelines of the State OHP and the State of California NAHC.

C. Native Americans shall be consulted when development proposals are submitted that impact significant archaeological or cultural sites.

D. All available measures (e.g., purchase of the site, tax relief, purchase of development rights) shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

Planning permit requirements for demolition and replacement in-kind of an existing and conforming structure are exempt under 35.420.040 if the structure is less than 50 years old or, if the Director or the HLAC has determined that a structure that is 50 years old is not historically significant. Additionally, a structure that has been declared to be a historical landmark in compliance with a resolution of the Board may be enlarged, extended, reconstructed, relocated, and/or structurally altered provided the County HLAC has reviewed and approved the proposed structural alterations and has determined that the proposed structural alterations will help to preserve and maintain the landmark in the long-term (35.491.020).

Specific to medical marijuana cultivation and dispensaries, urbanization is prohibited on existing historic sites and archaeological sites (35.430.130).

Santa Barbara County Coastal Land Use Plan

The County's Coastal Land Use Plan (CLUP) contains the following policies addressing cultural resources:

1. Policy 10-1: All available measures (e.g., purchase, tax relief, purchase of development rights) shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2. 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.

3. Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State OHP and the State of California NAHC.

4. Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.

5. Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Policies 10-2, 10-3, and 10-5 are also contained in Coastal Zoning Ordinance (CZO) Section 35-65.

The CLUP sets forth the following recommendations to ensure that important historical sites in the Coastal Zone are protected (pg. 147):

1. The County should undertake an inventory of historical sites in the unincorporated areas of the County.

2. Significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No. 1716.

3. Historic sites of national significance should be nominated for landmark status by the NHLs Project and the NRHP. Those of statewide significance should be nominated for inclusion on the register of CHLs.

Owners of historical sites meeting the criteria specified in Sections 50280-50289 of the Government Code should be encouraged to enter into historical properties contracts with the County (the contract gives the owner the benefit of assessment based on restricted use of the property) it insures permanent preservation of significant sites.

Santa Barbara County Coastal Zoning Ordinance

Article II of Chapter 35 of the County Code consists of the Santa Barbara County CZO, published January 2014 and updated January 2017. Section 35-65 of the CZO includes the following policies that protect archaeological resources:

1. When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
2. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State OHP and the State of California NAHC.
3. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

County of Santa Barbara Cultural Resources Guidelines

This section of the County's Guidelines provides the procedures for cultural resources consultants to follow, in order to identify, evaluate, and mitigate impacts to cultural resources. In brief, Phase I reports consist of a field survey and a literature search. If a cultural resource is identified during the Phase I study, a Phase II study is required to evaluate the significance of the resource and assess the impacts of the project resources identified as significant. Phase II reports include the methods and results of the research and field surveys, an integrity rating and significance evaluation based on criteria provided in the guidelines, and recommendations for mitigation measures to reduce project impacts to any significant resources that cannot be avoided. If significant resources cannot be avoided, then Phase III mitigation is required after a Phase III proposal is prepared and approved. This proposal must outline the required mitigation, the timeframe for conducting and completing the mitigation, and any costs associated with it. If the mitigation would not reduce impacts to significant cultural resources to a less than significant level, then an EIR may be required. Additional guidelines are provided for curation of collections, ethnic impacts, and steps for a shortened State Clearinghouse review.

According to Section 3.1 (g.), of the County Cultural Resource Guidelines, in areas subject to rapid alluvial accumulation (e.g., adjacent to rivers, marshes), in sand dune deposits, in areas covered by imported fill, in areas covered by dense vegetation, or in other situations, the likelihood of buried archaeological deposits must be considered during the Phase I study. Excavation including shovel test pits or backhoe trenching may become necessary in these situations to determine whether buried deposits are present, subject to the discretion of the principal investigator.

Historic Landmarks Advisory Commission

The Historic Landmarks Advisory Commission (HLAC) serves to preserve and protect places, sites, buildings, structures, works of art, and other objects having a special historic or aesthetic character or interest, for the use, education, and view of the general public and to remind the citizens of the County and visitors of background of the County.

Pursuant to County Code Chapter 18A, Section 18A-3, to be eligible for designation as a Santa Barbara County Landmark, a place, site, building, structure, or object must meet one or more of the following criteria:

a. It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural, or natural history.

b. It is identified with persons or events significant in local, state, or national history.

c. It embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

d. It is representative of the work of a notable builder, designer, or architect.

e. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development.

f. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara.

g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

h. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning.

i. It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Under Section 18A-5, the following provides a summary of special conditions may be imposed on designated Landmarks:

a. Demolition, removal or destruction, partially or entirely, may be prohibited unless consent in writing is first obtained from the County HLAC.

b. Alterations, repairs, additions, or changes, other than normal maintenance and repair work shall not be made unless and until all plans have been reviewed and approved or modified by the County HLAC and reasonable conditions imposed as deemed necessary. All such work shall be done under the direction and control of the County HLAC. Decisions of the County HLAC may be appealed to the County Board of Supervisors.

c. That only certain specified uses may be made, or that certain specified uses shall be prohibited.

d. No buildings or structures exposed to public view within a specified distance may be placed, erected, moved in, altered, enlarged or removed (other than normal maintenance and repair work) without approval, with reasonable conditions imposed, where deemed necessary, by the HLAC.

e. Other reasonable requirements, restrictions, or conditions to meet special or unique circumstances.

3.5.4 Environmental Impact Analysis

This section discusses the potential cultural resources impacts associated with the proposed Project.

3.5.4.1 Thresholds of Significance

CEQA Guidelines

Based on Appendix G of the CEQA Guidelines, a project is considered to have a significant impact on Cultural Resources if it is found to:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(b)(1). Specifically, substantial adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired
- Cause a substantial adverse change in the significance of an archaeological or paleontological resource pursuant to CEQA Guidelines Section 15064.5(c)(2)
- Disturb any human remains, including those interred outside of formal cemeteries pursuant to CEQA Guidelines Section 15064.5(d)(1)
- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

County of Santa Barbara Environmental Thresholds and Guidelines

Santa Barbara County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008) provides local criteria for determining whether a project may have a significant effect on cultural resources. Accordingly, a project may create a significant environmental impact if it would result in:

Cultural Resources

a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site.

b. Disruption or removal of human remains.

c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources.

d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites.

e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group.

f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places.

g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area.

Historic Resources

a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state, or nation.

In addition, a project may result in a beneficial impact if it would provide:

b. Rehabilitation or protection in a conservation/open easement, etc.

3.5.4.2 Project Impacts

This section discusses the potential impacts to cultural resources associated with the Project. A detailed discussion of each impact follows. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined. Table 3.5-3 below provides a summary of the cultural resources impacts.

Table 3.5-3. Summary of Cultural Resources Impacts

Cultural Resources Impacts	Mitigation Measures	Residual Significance
Impact CR-1. Cannabis activities that occur in or near previously unevaluated historic properties could potentially cause physical demolition, destruction, relocation, or alteration of historical resources.	MM CR-1 (County Standard Mitigation Measure [CSMM] CulRes-10). Preservation.	Less than significant with mitigation (Class II)
Impact CR-2. Cannabis activities could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources, tribal cultural resources, human remains, or paleontological resources.	MM CR-2. Archaeological and Paleontological Surveys.	Less than significant with mitigation (Class II)
Cumulative Impacts	No mitigation required	Less than significant (Class III)

Impact CR-1. Cannabis activities that occur in or near previously unevaluated historic properties could potentially cause physical demolition, destruction, relocation, or alteration of historical resources.

Cannabis activities could potentially involve reuse of historic structures for cannabis operations. For example, indoor grow operations commonly require construction of interior grow rooms to contain and control cannabis cultivation facilities, such as lights, irrigation, and climate control systems. Cannabis manufacturing, testing, retail, and distribution operations could also require construction to contain various types of equipment. If this were to occur within an historical building without first understanding and documenting the resource and designing the operation to preserve the historic value, the construction of indoor cannabis operations could adversely affect character-defining features and undermine the historic value of the property. While historic structures that are listed on

federal, state, and local inventories would be subject to review by the County under existing County Code Chapter 18A, and County Comprehensive Plan historic preservation polices addressing historic resources, potentially eligible historic structures (generally considered those which are 50 years of age or greater) that are not currently evaluated or recorded may serve as sites for cannabis-related activities and would be subject to potential adverse impacts without measures to avoid degradation of historic structures. Similarly, any new cannabis operations within an eligible historic structure that has not yet been evaluated or identified as a resource could interfere with the value and integrity of an historical resource. Further, cannabis-related activities, such as land clearing and modifications to existing structures that are near properties that are known historical resources, may have an adverse effect on the physical context of the historic structure, which may diminish their historic value.

As described above, the County Comprehensive Plan, MLUDC, County CLUP, and CZO require avoidance of impacts to significant historical resources. Any proposed cannabis activities would be subject to this policy. Adherence to these regulations would reduce any adverse effects on known built historical resources. However, structures that may be eligible historic resources but are currently unknown do not currently require preliminary review to determine whether adverse effects may result from a proposed cannabis activity. Therefore, cannabis activities ~~may~~ would have *potentially significant* impacts to eligible historic resources that are currently unknown and would require implementation of **MM CR-1 (CSMM CulRes-10)**, *Preservation*, to reduce impacts.

Impact CR-2. Cannabis activities could potentially cause disruption, alteration, destruction, or adverse effects on significant archaeological resources, tribal cultural resources, human remains, or paleontological resources.

Cannabis-related activities would occur across the County, but would likely be focused in Carpinteria, Lompoc, and the Tepusquet area, given the history of cultivation that has occurred in these areas and information set forth in the 2017 Cannabis Registry. Prehistoric and historic archaeological resources are known to be present in the areas where cannabis activities are proposed (see Section 3.5.2.5, *Identified Cultural Resources in Santa Barbara County*), particularly in Carpinteria and rural undisturbed areas. Some areas of the County may also include tribal cultural resources or other sites of historic or cultural significance to a community or ethnic group such as the Chumash. Site preparation and grading for cannabis cultivation or a new cannabis building, or improved access for these uses, could disrupt or disturb undiscovered cultural resources or a site of cultural significance under CEQA and/or eligible for listing on the California Register, or uncover human remains.

While cultivation can occur above ground in pots, bags, or planter boxes, many outdoor grows use natural ground soil for cultivation, which would require ground disturbance to grade an area for growing. Greenhouses, hoop structures, indoor grows, and new cannabis-related buildings would also require ground disturbance and grading to prepare the site for a structure or building. Hoop structures penetrate approximately 1 to 1.5 feet into the ground (University of California Cooperative Extension 2017) and, thus, may disturb important archaeological or paleontological resources.

The Project could have a potentially adverse effect on archaeological resources, tribal cultural resources, human remains, or paleontological resources if cannabis cultivation or manufacturing ~~is~~ were done in an area where resources are present and unknown. Development sites on undisturbed ground would have a greater potential for disturbance of undiscovered archaeological or paleontological resources than on previously disturbed land. Due to the programmatic nature of the Project, a process would need to be established to determine the potential of adverse impacts to

cultural resources on a case-by-case basis. Thus, there could be a significant impact to resources as a result of significant earth disturbance, grading, or hoop houses penetrating the soil.

As described in Section 3.5.3, *Regulatory Setting*, the objectives and policies in the County Comprehensive Plan, MLUDC, CZO, and the County CLUP require avoidance of impacts to both historic and prehistoric cultural resources, and establish regulations and requirements to protect Native American cultural sites. Furthermore, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological studies performed, if necessary. Planning and Development Department staff review archaeological resource survey and site maps and consult the CCIC to determine the potential for cultural resources, and ~~will~~ would require a Phase I survey and additional progressive investigations (i.e., Phase II, Phase III surveys) if necessary (County of Santa Barbara 2008). In addition, the Goleta Community Plan establishes regulations to protect paleontological resources when they are discovered during construction. Adherence to these regulations when evaluating zoning permit applications would help address Project impacts to paleontological resources in the Goleta area. The California Coastal Act calls for the implementation of mitigation measures to address impacts to known paleontological resources, but it does not specify how impacts should be mitigated and does not protect paleontological resources where they are unknown. Furthermore, the County does not have any specific policies or mitigation measures to protect paleontological resources. Thus, *potentially significant* impacts could occur if development were to occur in an area that has paleontological resources, and would require implementation of **MM CR-2**, *Archaeological and Paleontological Surveys*, to reduce impacts.

3.5.4.3 Cumulative Impacts

As described in Section 3.0 *Environmental Impact Analysis*, the cumulative setting for the Project involves a variety of policies and initiatives in the County, as well as development projects in the County and surrounding communities. Project impacts along with potential impacts from pending and current planning projects form the cumulative impacts analysis. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in licensed cannabis activities would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Additionally, the Hoop Structures Ordinance Amendments Project will amend the County Land Use and Development Code (LUDC) by raising the minimum height of hoop structures that require a permit from 12 to 20 feet (County of Santa Barbara 2017). By increasing the minimum height of hoop structures subject to design review and permitting, more hoop structures ~~are~~ would likely ~~to~~ be built that ~~do~~ would not need to go through the permit and design review process; therefore, there ~~will~~ would be a greater potential of ground disturbance across the County due to the potential hoop structures under the Project that ~~do~~ would not need a permit under the Hoop Structure Update. Additionally, unlimited cultivation area licenses (Type 5 license) ~~will~~ would be permitted starting in 2023. Increased ground disturbance under these licenses would increase the likelihood that tribal cultural resources, human burial sites, and archaeological and paleontological resources would be disturbed.

Concurrent development of commercial and agricultural land uses with cannabis activities could potentially result in disruption of built historic resources and archaeological, paleontological, or tribal cultural resources. Such impacts would likely be related to the potential disturbance of built historic

resources and uncovered archaeological or paleontological resources. However, the Project requires that cannabis activities comply with existing County policies and regulations, as well as mitigation measures. Development permits would be reviewed by the County to ensure compliance with the MLUDC, County Code Chapter 18A, County Comprehensive Plan, including the CLUP, and Section 8 of the County Cultural Resource Guidelines. In addition, inclusion of mitigation measures **MM CR-1 (CSMM CulRes-10)**, *Preservation*, and **MM CR-2**, *Archaeological and Paleontological Surveys*, would address cultural resource issues on a project-specific level, which would reduce the cumulative contribution to potential impacts. Therefore, cumulative impacts to cultural resources are anticipated to be *less than significant* (Class III).

3.5.4.4 Proposed Mitigation Measures

MM CR-1 (County Standard Mitigation Measure CulRes-10): Preservation. Applicants for cannabis licenses shall preserve, restore, and renovate onsite structures consistent with the requirements of CEQA and the County Cultural Resources Guidelines. A Planning and Development Department-qualified historian shall be retained to perform a Phase I survey, and if necessary, a Phase II significance assessment and identify appropriate preservation and restoration/renovation guidelines for significant onsite structures in compliance with the provisions of the most current County Cultural Resources Guidelines.

Requirements and Timing. Prior to issuance of a permit or license by the County, the Phase I/II report shall be reviewed and approved by Planning and Development Department and the applicant/owner shall record a covenant, subject to Planning and Development Department and County Counsel approval, to implement the program. The program shall be implemented prior to licensing and a letter provided from a qualified architectural historian that all work has been completed according to the approved program.

Monitoring. The Planning and Development Department compliance monitoring staff shall ensure compliance with Phase I/II recommendations through site visit and/or photo documentation.

MM CR-2: Archaeological and Paleontological Surveys. All new areas of ground disturbance shall be subject to a Phase I archaeological and paleontological survey in compliance with the provisions of the County Cultural Resources Guidelines. If the potential for significant resources is encountered, the applicant shall have a Planning and Development Department-approved archaeologist prepare and complete a Phase II subsurface testing program in coordination with Planning and Development Department. If the Phase II program finds that potential impacts are unavoidable, the applicant shall have a Planning and Development Department-approved archaeologist prepare and complete a Phase III proposal to be approved for data recovery excavation. All work shall be consistent with County Cultural Resources Guidelines. The applicant shall fund all work.

Plan Requirements and Timing. The applicant shall submit the required appropriate paleontological and archaeological studies (Phase I/II/III) for Planning and Development Department review and approval prior to permitting. All site plan components related to earth movement, construction, and temporarily and/or permanently installed protection measures shall be graphically depicted by the applicant and submitted to Planning and

Development Department for review and approval prior to permitting or licensing by the County.

Monitoring. The applicant shall submit the studies to Planning and Development Department for review and approval as part of the application for the applicable permit or license. The applicant shall demonstrate to the Planning and Development Department compliance monitoring staff that protection or other required measures are in place prior to ground disturbance and that any areas identified for protection were not damaged or removed, or, if damage or removal occurred, that correction is completed as required by the approved protection plan.

3.5.4.5 Residual Impacts

Impact CR-1. Implementation of **MM CR-1 (CSMM CulRes-10)**, *Preservation*, would ensure that historic review or historical documentation for any structure that is older than 50 years and is a potentially eligible historic structure that would be used for cannabis activities would be required as part of cannabis licensing. This would ensure that eligible historic structures retain the features that may contribute to the structure's eligibility as a local, state, or federal historical resource. Therefore, residual impacts associated with Impact CR-1 would be *less than significant with mitigation* (Class II).

Impact CR-2. Implementation of **MM CR-2,** *Archaeological and Paleontological Surveys*, would ensure that licensed cannabis activities do not significantly impact archaeological and paleontological resources. Therefore, residual impacts associated with Impact CR-2 would be *less than significant with mitigation* (Class II).

Section 3.6
Geology and Soils

3.6.1 Introduction

This section identifies and evaluates issues related to geology and soils that could result from implementation of the Cannabis Land Use Ordinance and Licensing Program (Project) for the County of Santa Barbara (County). Key resources or data used in the preparation of this section include the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Santa Barbara County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), Coastal Zoning Ordinance (CZO), Grading Ordinance, existing community plans and Land Use Element policies, the Alquist-Priolo Act, the County Building Code (CBC), USGS topographic maps, other recent County environmental impact analysis documents, and cannabis activity registration data that the County collected in 2017 to inform the Project. For issues related to surface runoff and groundwater resources, please refer to Section 3.8, *Hydrology and Water Quality*.

3.6.2 Environmental Setting

Regional Geology

Santa Barbara County has diverse topography, geologic features, and soils, including coastal terraces and alluvial valleys, steep foothills and mountains, earthquake faults and seismic hazards, and a wide range of soil types with varying constraints (e.g., expansion, liquefaction). The County is located in the Transverse Range geomorphic province and partly in the southern Coast Range province (County of Santa Barbara 2015a). These ranges are associated with several active faults, including the Big Pine, Graveyard-Turkey Trap, Mesa, More Ranch, Pacifico, Santa Cruz Island, Santa Rosa Island, and Santa Ynez faults, as well as the San Andreas fault zone located northeast of the County. Faults in the northern part of the County are predominantly northwest-southeast, but are generally east-west in the coastal zone.

Most of the hills and mountains in the County are folded to some degree (County of Santa Barbara 2015a). The northeastern half of the County is characterized by the Sierra Madre and San Rafael Mountain ranges that have elevations of 400 to almost 7,000 feet and are separated by the Sisquoc River valley. The northwestern third of the County is primarily comprised of low hills and actively separating, broad and flat valleys. The western coast has a southerly trending shoreline while the southern shoreline trends east-west (Figure 3.6-1).

amec foster wheeler

Geologic Hazard Areas in Santa Barbara County

FIGURE 3.6-1

Topography

Santa Barbara County encompasses 2,740 square miles and is bordered by the Pacific Ocean on the west and south, by San Luis Obispo County to the north, and Ventura County to the east (County of Santa Barbara 2015a). The Cuyama River Valley, Santa Maria Valley, and the Los Olivos–Los Alamos lowland are located in the northeastern half of the County. The Cuyama River Valley is bounded by the Sierra Madre Mountains to the south, which range from 400 to 5,845 feet in elevation. The Sisquoc River separates the Sierra Madre Mountains from the San Rafael Mountains, whose elevations range from about 3,000 to 6,828 feet. The northwestern third of the County is primarily comprised of low hills and separating valleys that are often broad and flat. The Santa Maria Valley is to the north and is bordered by the Casmalia and Solomon Hills which have peaks as high as 1,840 feet. The Los Olivos–Los Alamos lowland is to the south of the Casmalia-Solomon Hills. The lower portion of the Los Olivos –Los Alamos lowland is called the San Antonio Valley and is bordered by the Purisima Hills whose highest peak is 1,984 feet. To the south, the Santa Rita Valley separates the Purisima Hills and Santa Rita Hills. The broad Lompoc Valley is located beyond these hills and is drained by the lower Santa Ynez River. The northernmost portion of the western coast is characterized by sandy beaches that are flanked inland by large dunes (sometimes 100 feet high), as well as sea cliffs. The southern coastline is characterized by coastal cliffs, a low alluvial coast, low bluffs, and sandy beaches.

Topography varies greatly by region within the County. The County is situated in a topographically diverse area containing coastal terraces, rolling foothills, steep mountains, and river valleys. For purposes of this EIR, the County is split into five regions: Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast Regions. The South Coast Region is generally delineated by the Santa Ynez Mountains, which are part of the Transverse Mountain range, and is characterized by a wide coastal shelf backed by the front-country faces of the Santa Ynez Mountains, which rise up to approximately 4,700 feet. In the northern part of the County, including the Santa Maria, Lompoc, and Santa Ynez Regions are characterized by rolling foothills including the Purisima, Casmalia, Solomon, and Santa Rita Hills, which are smaller in stature as elevations increase toward the back-country faces of the Santa Ynez Mountains to the south and San Raphael Mountains to the east. The Cuyama Region includes the Sierra Madre and San Raphael Mountains, which descend north toward the Cuyama Valley, which is generally flat with low rolling foothills (Figure 3.6-1).

Soils

Soils within Santa Barbara County are diverse but are predominately comprised of thick sandstone and shale with lesser amounts of conglomerate, alluvial fan deposits, and dune sand (County of Santa Barbara 2015a). Thin limestone beds occur in the San Rafael and Santa Ynez Mountains. Thick diatomites or diatomaceous shales are found in the upper Monterey and Sisquoc formations. Thick, light-colored diatomites are derived from the Sisquoc formation near Lompoc and are important to the mining industry. Igneous rocks are quantitatively unimportant within the County and are associated with the Franciscan formation exposed in the San Rafael Mountains, the Casmalia Hills, and several places within the Santa Ynez Range. Outcroppings of igneous rocks, near Point Sal in the Casmalia Hills, are of interest with respect to California's geologic history. The serpentine and small amounts of chromite located there are of economic interest. Some basalts and rhyolites occur in the Western Santa Ynez Range near Mount Tranquillon.

Soil stability and related hazards depend on soil characteristics and slope. Non-hazardous soil conditions are further discussed in Section 3.2, *Agricultural Resources*. The slopes of Figueroa Mountain are characterized by serpentine outcrops, making the ground unstable and prone to

landslides (County of Santa Barbara 2015a). Rincon mudstone is exposed on the south face and locally on the north flank of the Santa Ynez Mountains from near Point Conception eastward to the County line at Rincon Creek. Rincon Creek has smooth, rounded slopes covered in grass, but the rock in this area breaks down into an unstable, heavy, clay soil which expands when wet and develops deep cracks when dry. Expansion and shrinkage affects flat areas, and slopes are affected by soil creep, slumps, and landslides. The soils on the Monterey Formation share some of the Rincon Creek's problems, but are not as severe. The Fanglomerate or Older Alluvium occurs discontinuously in the lower foothills of the Santa Ynez Range and is characterized by large sandstone boulders, which makes development impractical.

The Santa Barbara formation and old sand dunes are subject to erosion (County of Santa Barbara 2015a). The Santa Barbara formation occurs in patches on the coastal hills and in the lower foothills from Carpinteria to Goleta. Because it is so soft and weakly cemented, the Santa Barbara formation is rapidly gullied and washed away when vegetation is removed making it hazardous, especially on steep slopes. Old sand dunes in the northern part of the County extend into the eastern Santa Maria Valley and Santa Rita Valley and are subject to a similar degree of erosion as the Santa Barbara formation. When short grass and other annuals are not present, the soft and uncemented sand is subject to wind erosion and gullying.

The Santa Barbara County coastline is mainly subject to marine erosion. The western coastline is comprised of dunes and sea cliffs (County of Santa Barbara 2015a). The majority of exposed rocks in the sea cliffs are part of the Monterey Formation, which are readily eroded by marine and non-marine processes. This rock is primarily comprised of hard, splintery, silicified shale, but it presents as a soft diatomaceous shale in many places. It also contains thin beds of volcanic ash that is tightly folded or crumpled and is shattered or fractured extensively in many places. Mussel rock, located at the south end of the Guadalupe Dune Field, is part of the Franciscan Formation and is comprised of more resistant rock, including hard, crystalline volcanic rocks, hard cherts, well-cemented sand stones, and soft rocks such as soft serpentine, siltstone, and soft shale occur. Bedrock is exposed from Purisima Point southward to the mouth of the Santa Ynez River and is part of the Monterey Formation. The Sisquoc Formation is less silicified than the Monterey Formation, but has about the same durability and experiences erosion in a similar manner. The Sisquoc Formation is comprised of thin-bedded, rather soft, somewhat punky, diatomaceous shale.

The southern coast is mainly formed from the Monterey or Sisquoc Formations and are expected to respond to marine erosion in much the same way throughout (County of Santa Barbara 2015a). The exception is at More Mesa between Goleta Slough and Santa Barbara, where siltstone forms a high, steep cliff, as well as Point Pedernales and the mouth of Canada del Rodeo northwest of Jalama where volcanic rocks are present. Santa Barbara has a low alluvial coast and low bluffs in the Casitas Formation near Santa Barbara Cemetery. Eastward of the cemetery to Ortega Hill at Summerland, coarse, land-deposited gravels form a 100-foot bluff. The bluff below Ortega Hill is comprised of alluvial gravels, but is eroded from the Casitas Formation near Loon Point. The low coast from Loon Point to near Carpinteria State Beach is wave-deposited sandy beach with a low-lying alluvial plain that expands landward. At the Carpinteria Salt Marsh Reserve, the beach is a cuspate headland or low sandbar developed next to a nearly submerged rocky reef, which provides the marsh with shelter from waves. From Carpinteria State Beach east to the county line at Rincon Creek, the cliffs are formed from the Monterey Formation.

Geologic Hazards

Regional Faulting and Ground Shaking

Seismically induced ground acceleration is the shaking motion that results from earthquakes. Earthquake-generated ground shaking is the greatest cause of widespread damage in an earthquake. The intensity of ground shaking resulting from an earthquake depends on the magnitude and failure mechanics of the earthquake; the distance from the focus; and the type of bedrock, alluvium, and soil through which the shock waves travel. Generally, seismic waves attenuate with distance from the focus of the earthquake.

All of Santa Barbara County is considered seismically active (County of Santa Barbara 2015a). The Project area could be subject to ground shaking from several active faults located inside and outside the County. These include the Big Pine, Graveyard-Turkey Trap, Mesa, More Ranch, Pacifico, Santa Cruz Island, Santa Rosa Island, Santa Ynez, and the San Andreas Fault zone located northeast of the County. There are also potentially active faults in the area, which include the Arroyo Parida, Bradley Canyon, Carpinteria, Goleta, Mission Ridge, Red Mountain, Rincon Creek, and San Jose faults. An earthquake with strong shaking and major damage has occurred in Santa Barbara County every 15 to 20 years on average.

Fault rupture occurs when movement on a fault within the earth breaks through to the surface. Rupture may occur suddenly during an earthquake or slowly in the form of fault creep, which is the slow rupture of the earth's crust. Fault rupture potential is generally low throughout the County; however, the County maintains a policy to avoid constructing buildings on or immediately adjacent to active or historically active faults (County of Santa Barbara 2015a).

Expansive Soils

Expansive soils can cause problems because they contain clay minerals that swell when the moisture content increases and shrink when the moisture decreases. Such soils are usually described as "adobe," and form ground cracks when they are allowed to dry out. The volume changes resulting from variable moisture conditions can cause movement and cracking of structures built on expansive soils. Soils beneath concrete floor slabs tend to increase in moisture content, thus causing heave. Soils under raised floors tend to dry out and shrink, causing settlement of the structure. Expansive soils are present in Santa Barbara County (County of Santa Barbara 2015a). The most hazardous areas occur in a belt along the south coastal foothills, where geological formations outcrop that are either highly expansive themselves or generate highly expansive topsoil. Expansive and shrinkable soils are found in the Rincon and Monterey Formations (see Section 3.6.2, *Soils*).

Ground Failure

Compressible and collapsible soils can cause settlement and damage to structures unless adequate precautions are taken. Compressible soils are fine-grained cohesive soils of low strength, which consolidate and cause settlement when overburdened with fill or structure loads, particularly when saturated. Settlement of soil under load occurs slowly and may continue, although at a diminishing rate, for a number of years. Compressible soils usually result from deposition in swampy, marshy environments, often in estuaries and sloughs. Because compressible soils are frequently associated with organic matter, and even include organic matter such as peat, they are commonly dark in color. Compressible soils are not particularly common in Santa Barbara County. They are only found along

the South Coast in the old Goleta, Carpinteria, and Santa Barbara sloughs (County of Santa Barbara 2015a).

Collapsible soils are low density, fine-grained, dominantly granular soils, usually with minute pores and voids. When these soils become saturated with water, they undergo a rearrangement of their grains, resulting in substantial and rapid settlement under relatively low loads. Therefore, such soils are extremely sensitive to an increase in moisture content caused either by a rise in the groundwater table or by increased surface water infiltration.

Collapsible soils are generally light in color, often reddish-brown, due to oxidation caused by free movement of air and moisture through the pores. Collapsible soils generally result from rapid deposition close to the source of the sediment where the material has not been reworked or had contact with enough moisture to form a compact soil. The only notable case of a collapsing soil problem in Santa Barbara County is in the town of New Cuyama where corrective measures have been required to halt settlement of houses apparently supported on collapsible alluvium (County of Santa Barbara 2015a).

Liquefaction

Liquefaction is the almost complete loss of strength of saturated sandy soil accompanying ground shaking during an earthquake. Seismic shock waves densify loose, saturated, granular soil causing a reduction in the pore space between the sand grains. This transfers the intergranular load to the pore water and results in a temporary loss of strength. On relatively level ground this may cause the water to rise to the ground surface, usually carrying sand with it and forming sand "boils," which are familiar features where liquefaction occurs as a result of strong ground motion. On sloping ground, liquefaction will usually result in slope failure.

There is no historic evidence of liquefaction in Santa Barbara County (County of Santa Barbara 2015a). Most of the low coastal plain and valley bottoms are underlain by alluvium and are at a moderate risk with respect to liquefaction potential by the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element. Alluvial areas where the water depth was uncertain in the County were given a moderate-high to low rating, areas underlain with bedrock were given a low rating with no variation, and areas with geologically recent granular materials were rated low with a possible variation to moderate or high. This rating is largely based on the probable depth to groundwater with consideration given to probable soil characteristics (i.e., classification, grain size, density) and probable earthquake intensity and duration (County of Santa Barbara 2015a).

County unincorporated areas that are more susceptible to liquefaction are the low coastal areas with high groundwater in the Toro Canyon-Carpinteria areas south of Highway 101, the Goleta Slough-Santa Barbara Airport area, and alluvial valleys along the Santa Ynez River near Solvang, Buellton and Lompoc, and the Santa Maria River near Santa Maria and Guadalupe (County of Santa Barbara 2015a).

Subsidence

Subsidence refers to deep-seated settlement due to the withdrawal of fluids (i.e., water, oil, natural gas). It is most commonly caused by the lowering of the water table and tends to cover broad areas. Subsidence has been documented in the Cuyama Valley as a result of extensive groundwater extraction (U.S. Geological Survey 2014). According to the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, no evidence of significant subsidence or problems related to

subsidence in Santa Barbara County has been reported in other regions of the County (County of Santa Barbara 2015a).

Landslides and Slope Stability

The stability of slopes is a complex function of the height and steepness of slopes, the inherent strength of the material underlying the slopes, and the presence and orientation of geologic planes of weakness such as bedding, joints, and faults. The surface and subsurface moisture conditions, weathering, and temporal effects are also important factors in determining slope stability.

Much of Santa Barbara County is mountainous or hilly with variable and complex geologic conditions. The formations most susceptible to landslides are the Rincon, Monterey, Point Sal, and serpentines associated with the Franciscan Formation (County of Santa Barbara 2015a). Because of their proximity to urban areas and the high number of landslides that have occurred, the Rincon and Monterey Formations have been given a high to moderate landslide hazard rating.

Erosion

Soil erosion is the removal of soil by water and wind. Soil erosion potential is related to texture, organic matter content, soil structure, and permeability. Other factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the density and type of vegetative cover. Coastal erosion is influenced by wave action, tidal currents, wave currents, surface runoff, drainage, and high winds. Soil erosion has the potential to occur from natural and human-induced activities countywide.

Erosion can vary greatly in short distances, and thus, erosion has not been mapped or rated at the County level (County of Santa Barbara 2015a). However, there are a few areas that are particularly susceptible to erosion given their basic granular characteristics. These include sea cliffs, recent and old sand dunes, the Fanglomerate, Terrace and Older Alluvium deposits, and the Casitas, Santa Barbara, Pico, Paso Robles, Careaga, and Orcutt Formations.

Mineral Resources

Three major classes of mineral resources have been found in Santa Barbara County. Petroleum and natural gas in onshore and offshore fields are the principal mineral fuels, accounting for approximately half of the total value of mineral production in the County. Mercury, the only metallic resource, has not been produced commercially in recent years. The non-metallic mineral resources include diatomite, limestone, phosphate, rock, sand, and gravel (County of Santa Barbara 2010). In the Santa Ynez Mountains, south of Lompoc, diatomaceous earth is mined from some of the largest deposits in the world (U.S. Geological Survey 1972). Deposits of lightweight shale located in the Casmalia Hills southwest of Santa Maria have been mined as lightweight aggregate.

3.6.3 Regulatory Setting

Geologic resources and geotechnical hazards are governed primarily by local jurisdictions, although federal and state laws would apply to future cannabis cultivation development under the proposed Project and Alternatives. Federal, state, and local regulations that are directly relevant to future cannabis activities under the Project are discussed below. The Conservation and Seismic Safety and

Safety Elements of the Comprehensive Plan contain policies for the protection of geologic features and avoidance of hazards.

International Building Code

Future cannabis activities would be required to comply with appropriate seismic design criteria in the International Building Code (IBC), adequate drainage facility design, and preconstruction soils and grading studies. Seismic design standards have been established to increase structural resilience to major earthquakes. In 2000, the IBC replaced the Uniform Building Code in the United States to ensure consistency and standardized requirements throughout the nation.

Clean Water Act (Erosion Control)

The Clean Water Act (CWA) (U.S. Government Code [USC], Title 33, Section 1251 et seq.), formerly the Federal Water Pollution Control Act of 1972, was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. The CWA requires states to set standards to protect, maintain, and restore water quality through the regulation of point source and certain nonpoint source discharges to surface water. Those discharges are regulated by the National Pollutant Discharge Elimination System (NPDES) permit process (CWA Section 402). Projects that involve disturbance of one acre of soil or more, or are part of a common plan that in total disturbs more than one acre, are required to obtain NPDES coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), Order No. 2009-0009-DWQ. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which includes Best Management Practices (BMPs) to protect stormwater runoff, including measures to prevent soil erosion. Requirements of the federal CWA and associated SWPPP requirements are described in further detail in Section 3.8, *Hydrology and Water Resources*.

3.6.3.1 State

The Alquist-Priolo Earthquake Fault Zoning Act of 1972

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 (formerly the Special Studies Zoning Act) regulates development and construction of buildings intended for human occupancy to avoid the hazard of surface fault rupture. In accordance with this law, the California Geological Survey maps active faults and designates Earthquake Fault Zones along mapped faults. This act groups faults into categories of active, potentially active, and inactive. Historic and Holocene age faults are considered active, Late Quaternary and Quaternary age faults are considered potentially active, and pre-Quaternary age faults are considered inactive. These classifications are qualified by the conditions that a fault must be shown to be "sufficiently active" and "well defined" by detailed site-specific geologic explorations in order to determine whether building setbacks should be established. Any project that involves the construction of buildings or structures for human occupancy, such as an operation and maintenance building, is subject to review under the Alquist-Priolo Earthquake Fault Zoning Act, and any structures for human occupancy must be located at least 50 feet from any active fault.

The Seismic Hazards Mapping Act of 1990

In accordance with Public Resources Code, Chapter 7.8, Division 2, the California Department of Conservation, Division of Mines and Geology [now the California Geological Survey (CGS)] is directed to delineate Seismic Hazard Zones. The purpose of the act is to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards, such as those associated with strong ground shaking, liquefaction, landslides, other ground failures, or other hazards caused by earthquakes. Cities, counties, and state agencies are directed to use seismic hazard zone maps developed by CGS in their land use planning and permitting processes. In accordance with the Seismic Hazards Mapping Act, site-specific geotechnical investigations must be performed prior to permitting most urban development projects within seismic hazard zones.

The California Building Code (2013)

The State of California provides minimum standards for building design through the CBC. The CBC is based on the IBC, which is used widely throughout the United States (generally adopted on a state-by-state or district-by-district basis), and has been modified for conditions within California. On January 1, 2014, a revised version of the CBC took effect. In accordance with the CBC, generally, a grading permit is required if more than 50 cubic yards of soil are moved during implementation of a proposed project. Chapter 16 of the CBC contains definitions of seismic sources and the procedure used to calculate seismic forces on structures. Chapter 18 of the CBC contains standards and regulations relating to soil stability, design standards for seismic safety, and construction standards for building foundations. Specific regulations in Section 1803 require geotechnical investigations or preliminary soil reports as a condition of building permit approval. Section 1804 provides regulations on the siting of structures and site grading based on the soils and slope stability of a site. Section 1808 establishes regulations for the design and construction of building foundations, with emphasis on stability (i.e., issues pertaining to shifting soils, seismic overturning, and expansive soils) and design loads.

3.6.3.2 Local

County of Santa Barbara Comprehensive Plan

Seismic Safety and Safety Element

The Seismic Safety and Safety Element is intended to guide land use planning by providing pertinent data regarding geologic, soil, seismic, fire, and flood hazards. Geologic, soil, and seismic factors affect the suitability of land for various uses and, hence, should be considered, along with other factors, in land use planning in order to eliminate or minimize their adverse effects.

The effects of geologic, soil, and seismic hazards can be minimized or eliminated only with a multi-faceted approach; no single procedure is the solution. In general, some problems, such as landslides, can be prevented by appropriate design; others such as ground offset along fault lines during earthquakes cannot. However, earthquake risks (ground rupture and ground shaking), along with the other hazards, can be minimized. The following goals and policies of the Seismic Safety and Safety Element are pertinent to the proposed Project:

Geologic and Seismic Goal 1: Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and

dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards pursuant to Government Code Section 65302(g)(1), Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body.

Geologic and Seismic Protection Policy 1: The County shall minimize the potential effects of geologic, soil, and seismic hazards through the development review process.

Geologic and Seismic Protection Policy 2: To maintain consistency, the County shall refer to the California Building Code, the LUDC, County Ordinances, the Coastal Land Use Plan, and the Comprehensive Plan when considering the siting and construction of structures in seismically hazardous areas.

Geologic and Seismic Protection Policy 3: The County shall ensure compliance with State seismic and building standards in the evaluation, design, and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges, large public assembly halls, and other structures subject to special seismic safety design requirements pursuant to the California Code of Regulations, Title 24, Part 2 CBC.

Geologic and Seismic Protection Policy 4: The County Office of Emergency Services (OES) shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Geologic and Seismic Protection Policy 5: Pursuant to County Code Section 21-7(d)(4) and -(5), the County shall require a preliminary soil report prepared by a qualified civil engineer be submitted at the time a tentative map is submitted. This requirement may be waived by the Planning Director if he/she determines that no preliminary analysis is necessary. A preliminary geological report prepared by a qualified engineering geologist may also be required by the Planning Director.

Geologic and Seismic Protection Policy 6: The County should reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan when considering measures to reduce potential harm from seismic activity to property and lives.

Coastal Land Use Plan

The Coastal Land Use Plan (CLUP) is intended to protect coastal resources while accommodating land use development within the coastal zone. The other elements are applicable within the coastal zone; however, when there is a conflict, the CLUP takes precedence.

The following goals and policies of the CLUP are pertinent to the proposed Project:

Bluff Protection Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Bluff top Development."

Bluff Protection Policy 3-6: Development and activity of any kind beyond the required bluff-top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.

Geologic Hazards Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami run-up, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.

Geologic Hazards Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.

Geologic Hazards Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.

County of Santa Barbara Grading Code

Chapter 14 of the County Code is the Santa Barbara County Grading Code (Ord. No. 4766, 11-9-2010). The regulations, conditions, and provisions of this chapter constitute minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, location, and maintenance of grading, drainage, erosion, and sediment control, when required by these regulations within the County. The code also addresses compliance with the NPDES Phase II stormwater regulations and sets forth local stormwater requirements for the disturbance of less than one acre of soil, to avoid pollution of water courses and drainage ways with sediments or other pollutants generated on or caused by surface runoff on or across a construction site. Cannabis-related development may require a grading plan and would be subject to the following conditions in the Santa Barbara County Grading Code:

Erosion and Sediment Control Plan: An Erosion and Sediment Control Plan would be required as part of the Grading Plan and permit requirements. Erosion and Sediment Control Plans are designed to minimize erosion during construction and would be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Erosion and Sediment Control Plan must include County-approved BMPs to stabilize the site, protect natural watercourses/creeks, prevent erosion, and convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite.

Master Drainage Plan: A Master Drainage Plan that shows the placement and design of diverting terraces, ditches, drains, outlet and inlet structures, etc. would be required as part of the Grading Plan. The Master Drainage Plan would be required to conform to design standards for drainage and terraces in Section 14-29.c.

County of Santa Barbara Building Code

Chapter 10 of the County Code is the Santa Barbara CBC (Ord. No. 4822, 1-17-2012). In certain areas of the County there are conditions and situations that require modification of California codes for buildings and related construction, and these conditions and situations require specific legislative action to provide for the safety and health of the populace of the County. The code addresses geological, topographical, and climatic conditions in the County including extreme weather conditions, firefighting resources, flammable vegetation, High Hazard Areas, extreme wind conditions, and seismic shaking and the minimum standards to safeguard and protect life, buildings, and structures within the County.

County of Santa Barbara Land Use and Development Code

LUDC Chapter 35 Zoning of the Santa Barbara County Code, includes development standards and policies aimed to protect human life in regions where geologic hazards could be present. Section 35.82.080 states that approval of a Development Plan in an Agriculture-Residential Cluster Overlay requires demonstration that development is sited to minimize risks to life from geologic hazards.

Montecito Land Use and Development Code

MLUDC Chapter 35 Zoning of the Santa Barbara County Code, includes development standards and policies aimed to protect human life in regions where geologic hazards could be present. Section 35.430.130 provides performance standards for development in inland areas. These standards ensure that development is sited to minimize risks to life from geologic hazards.

County of Santa Barbara Coastal Zoning Ordinance

CZO Chapter 35 Zoning of the Santa Barbara County Code, includes policies aimed to protect human life in regions where geologic hazards could be present. Section 35-174.3 states that Preliminary Development Plans must include the location of geologic, seismic, flood, and other hazards.

3.6.4 Environmental Impact Analysis

This section discusses the potential geology and soils impacts associated with the proposed Project.

3.6.4.1 Thresholds of Significance

California Environmental Quality Act (CEQA) Guidelines

Appendix G of the State CEQA Guidelines states that the Project would be considered to have a significant impact related to geology and soils if it would result in any of the following:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the following.
    - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.
    - Strong seismic ground shaking.
    - Seismic-related ground failure, including liquefaction.
    - Landslides.
- Result in substantial soil erosion or the loss of topsoil.
- Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater.

County of Santa Barbara Environmental Thresholds and Guidelines

The Santa Barbara County Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2015b) states that since geologic conditions are highly variable within Santa Barbara County, the guidelines are not fixed thresholds upon which a determination of significant impact would be made. They serve to point out when further study of site-specific conditions is required in order to assess geologic impacts. The Planning and Development Department staff (in consultation with licensed geologists and engineers, as necessary) assess the level of project geologic impacts (i.e., potentially significant, potentially significant but subject to mitigation, or less than significant) upon review of project plans, proposed mitigation measures, and site-specific geologic information.

Impacts are considered potentially significant if the proposed development activity, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant when people or structures would be exposed to major geologic hazards upon implementation of a project (Appendix G of the State CEQA Guidelines).

Impacts related to geology and soils have the potential to be significant if the proposed Project involves any of the following characteristics.

1. The Planning and Development Department determines that the Project site or any part of the Project is located on land having substantial geologic constraints. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special Problem Areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards, and other physical limitations to development.
2. The Project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The Project involves construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The Project is located on slopes exceeding 20 percent grade.

3.6.4.2 Project Impacts

Table 3.6-1 below provides a summary of the proposed Project's impacts related to geology and soils. A detailed discussion of each impact follows.

Table 3.6-1. Summary of Geology and Soils Impacts

Geology and Soils Impacts	Mitigation Measures	Residual Significance
Impact GEO-1. Cannabis cultivation under the Project could have adverse effects due to exposure to unstable earth conditions, such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.	None required	Less than significant (Class III)
Impact GEO-2. Cannabis product manufacturing, testing, retail, and distribution could have adverse effects due to exposure to unstable earth conditions such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.	None required	Less than significant (Class III)
Cumulative Impacts	None required	Less than significant (Class III)

Impact GEO-1. Cannabis cultivation under the Project could have adverse effects due to exposure to unstable earth conditions, such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.

Cannabis cultivation could occur on lands subject to geologic hazards, including landslides, steep slopes or soils prone to erosion, liquefaction, expansion, contraction, or ground failure. Existing outdoor and greenhouse cannabis cultivation contributes to ongoing soil erosion in the County, especially in areas where many growers are located in close proximity to one another. Some known cannabis cultivators currently operate in either the mountainous or coastal regions, which both have areas of steep slopes and erodible soils that are prone to erosion when soil is disturbed. Further cultivation of cannabis in outdoor settings may exacerbate geologic hazards, particularly related to erosion and landslides. Implementation of the Project could potentially result in an increase of cultivated cannabis canopy in areas of the County not currently disturbed by development or cultivation. This cultivation would require additional areas of ground disturbance associated with support uses (e.g., roads/paths, water facilities, storage, drying sheds). Greenhouses and indoor grows may require clearing and grading to create level pads. Operational activities associated with soil tilling, watering, weed control, road maintenance, and other activities may contribute to drainage erosion impacts. Cannabis cultivation sites would be distributed throughout the County, which could lead to the locating of cannabis activities on steep slopes with erodible soils, where vegetation

Site preparation activities for outdoor grows, such as vegetation clearing and grading, cut and fill, and building support facilities (e.g., roads, and water supply facilities), could increase the potential for erosion or landslides.

clearing could lead to slope instability and erosion hazards. Nevertheless, precluding the potential for cannabis activities in Mountainous overlay zones, marked by steep slopes, would reduce the potential for new development associated with the Project on steep slopes.

According to the 2017 Cannabis Registry data, approximately 41 percent of cultivation would occur outdoors and 57 percent would occur in greenhouses or agricultural hoop houses. Development of the cultivation sites and structures could involve soil disturbance and concentrated runoff that could create slope stability and erosion impacts. Cannabis activities could occur within areas prone to earthquake related liquefaction and ground surface failure. (See Section 3.6.2, *Environmental Setting - Soils*.)

Existing County policies and regulations would address most of the potential geologic impacts associated with cultivation activities. Licenses for cultivation would not be approved or initiated unless all other required permits and/or entitlements are in place for a proposed cannabis operation. All existing cultivation and future cultivation would be required to adhere to County Code and County Comprehensive Plan requirements, including erosion and runoff BMPs. Pursuant to existing regulations, the County reviews all related development permits to ensure compliance with the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), MLUDC (Chapter 35 Section 35.430.130), CZO (Chapter 35 Section 35.174.3), and to ensure that adequate engineering design is incorporated into development to address or avoid unstable earth conditions. Application of the CBC standards would address potential structural impacts related to seismic events and soil-related hazards. Considering that new cannabis cultivation under the Project would be limited to non-mountainous areas of the County's area, and with application of existing regulations, direct Project impacts associated with geologic hazards would be considered *less than significant* (Class III).

Additional impacts could occur if eligible registrants within AG-I, AG-II, M-RP, M-1, or M-2 zoning districts construct ancillary support facilities onsite. These could include exacerbation of geologic hazards such as erosion, landslides, soil failure, earthquakes, and liquefaction.[1] Grading for building pads, roads and driveways, and trenching for infrastructure could occur on areas subject to such geologic hazards. Development of impervious surfaces could also increase water runoff, accelerate soil erosion, and increase runoff and siltation into surface waters. (See also, Section 3.8, *Hydrology and Water Quality*.)

These impacts could occur in areas eligible for cannabis activities Countywide; however, development supporting cannabis cultivation could exacerbate the potential for landslides and erosion on steep slopes, particularly related to road widening, extension, or construction. Impacts resulting from Project-induced new structures and support facilities developed in these regions would exacerbate the most prevalent potential impacts from landslides in the Rincon, Monterey, Point Sal and serpentines associated with the Franciscan Formation, from ground failure in the town of Cuyama, from liquefaction in the low coastal areas with high groundwater in Carpinteria south of Highway 101, the Goleta Slough-Santa Barbara Airport area, and the valleys along the Santa Ynez River near Solvang, Buellton and Lompoc, and the Santa Maria River near Santa Maria and Guadalupe, and from expansive soils in the Rincon and Monterey Formations. This is particularly true in hilly areas subject to

[1] Per California Building Industry Association v. Bay Area Air Quality Management District (2015), CEQA does not require analysis of impacts of existing environmental conditions on a project's future users or residents, unless a proposed project risks exacerbating those environmental hazards or conditions that already exist.

landslides and erosion hazards where high rainfall may strain drainage, erosion, or landslide protection measures, such as within the Tepusquet area or Lompoc Region hills. (County of Santa Barbara 2015a).

However, pursuant to the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), the Santa Barbara CBC (Ord. No. 4822, 1-17-2012), and the Santa Barbara County LUDC (Chapter 35 Section 35.82.080), development related to cannabis cultivation would be required to avoid exposure to unstable earth and unsuitable soil conditions. Site-specific geologic investigations are required as part of the current permitting process to identify unstable slopes (County of Santa Barbara 2015a). Further ancillary development to cannabis cultivation would occur over years, be distributed throughout the County, and be subject to additional constraints such as an extensive licensing and permitting process and potential economic burdens on individual licensees/permittees. All supporting development would be subject to the Santa Barbara Comprehensive Plan policies, which enforce County development standards such as a geological study and/or soils engineering report, in addition to an Erosion and Sediment Control Plan and a Master Drainage Plan, which would substantially reduce geologic hazard impacts. Therefore, resulting impacts would be *less than significant* (Class III).

Impact GEO-2. Cannabis product manufacturing, testing, retail, and distribution could have adverse effects due to exposure to unstable earth conditions such as landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards.

Non-volatile manufacturing, volatile manufacturing, testing, retail, and distribution could be exposed to or create geologic hazards. Geologic impacts could occur where facilities and ancillary structures are constructed, expanded, or operated subject to geologic hazards, including landslides, steep slopes, erosion prone soils, liquefaction, or ground failure. Cannabis-related buildings in the Rincon, Monterey, Point Sal, and serpentines associated with the Franciscan Formation may be subject to potential erosion and landslide hazards, while buildings located in the town of Cuyama and low coastal areas with high groundwater (e.g., in Carpinteria south of Highway 101, the Goleta Slough-Santa Barbara Airport area, and valleys along the Santa Ynez River near Solvang, Buellton, and Lompoc, and the Santa Maria River near Santa Maria and Guadalupe) would be potentially prone to liquefaction and ground failure during seismic events and landslides (County of Santa Barbara 2015a). Buildings in the Rincon and Monterey Formations would be potentially subject to expansive soils.

Cannabis non-volatile and volatile manufacturing, testing, retail, and distribution would be located in commercial and/or manufacturing spaces in industrial, commercial, and/or agricultural zoning districts. These zones may be exposed to geologic hazards. While cannabis activities may occur within existing buildings, construction of new buildings may occur, with potential for geologic impacts. However, application of the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), MLUDC (Chapter 35 Section 35.430.130), CZO (Chapter 35 Section 35.174.3), to development related to cannabis manufacturing cultivation would be required to avoid exposure to unstable earth and unsuitable soil conditions.

Impacts from the potential development of structures to support cannabis manufacturing, distribution, testing, or retail would occur when new buildings and related infrastructure are constructed. As described in Impact GEO 1, site preparation activities for buildings and ancillary facilities could increase the potential for erosion or slope failure and construction could destabilize

soil surfaces and increase erosion. As the Project would allow for development of cannabis activities in geologically hazardous areas, there is a potential for grading, clearing, and soil disturbance in areas with steep slopes and with varying degrees of landslide, erosion, and soil stability hazards. Cannabis related development could exacerbate these geologic hazards, though potential development would be required to follow existing geologic safety requirements that apply to the design and construction of building and would be limited to eligible areas of the County that do not lie in MT zoned areas (i.e., steep slopes).

Cannabis-related development, including potential warehouses, manufacturing, and commercial buildings, would be subject to the same County policies and regulations that address geologic hazards as those previously described in Impact GEO-1 for cannabis cultivation. The County would review zoning, grading, and building permit applications (as applicable) to ensure compliance with the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), the CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), MLUDC (Chapter 35 Section 35.430.130), CZO (Chapter 35 Section 35.174.3), and application of the CBC standards would address potential impacts to structures related to seismic events and soil-related hazards. The application of existing regulations to avoid siting new buildings for cannabis activities on or near geologic hazards would substantially reduce impacts of structure exposure to unstable earth conditions, and the countywide impacts to soil stability and erosion would be minimized. Therefore, impacts from cannabis-related structures and associated exposure to geological hazards would be considered *less than significant* (Class III).

3.6.4.3 Cumulative Impacts

Project approval would contribute to cumulative geologic and soils impacts associated with new development, including pending development projects in the County and nearby communities that would collectively result in grading and land development. Cumulative impacts could include exacerbated potential for landslides, erosion, liquefaction, soils expansion or contraction, or ground failure. Concurrent development of commercial and agricultural land uses with cannabis cultivation and manufacturing could potentially result in cumulatively considerable grading, soil disturbance, and geologic and seismic hazards. Furthermore, the County is considering amending the LUDC to allow hoop structures up to 20 feet without a zoning permit. Additionally, unlimited cultivation area licenses (Type 5 license) will be permitted starting in 2023. By increasing the height of hoop houses that are not subject to design review and allowing unlimited cannabis cultivation area, there could be the potential for more hoop structures and cannabis cultivation to exacerbate the potential for geologic hazards as a result of implementation of the Project.

Cumulative impacts associated with the Project would include potential to exacerbate geologic hazards such are erosion and soil instability resulting from increased cannabis canopy and related ground disturbance. This allowable cultivation in combination with proposed development under other County plans and projects would potentially exacerbate geologic hazards. However, cannabis activities would be required to comply with existing County policies and regulations. The County would review zoning permit applications to ensure compliance with the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), Santa Barbara CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), MLUDC (Chapter 35 Section 35.430.130), and CZO (Chapter 35 Section 35.174.3). Application of the CBC standards would address potential impacts to structures related to seismic events and soil-related hazards. Therefore, the Project's contribution to cumulative development that may exacerbate

geologic hazards, such as erosion and soil instability, would be minor and cumulative impacts associated with the Project would be *less than significant* (Class III).

3.6.4.4 Proposed Mitigation

No mitigation measures are required.

3.6.4.5 Residual Impacts

Impacts GEO-1 and GEO-2. As discussed above, primarily due to the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance (Ord. No. 4766, 11-9-2010), CBC (Ord. No. 4822, 1-17-2012), LUDC (Chapter 35 Section 35.82.080), the MLUDC (Chapter 35 Section 35.430.130), and the CZO (Chapter 35 Section 35.174.3), residual geologic impacts associated with cannabis cultivation and the potential development and/or utilization of cannabis activity structures would be *less than significant* (Class III).

Section 3.7
Hazards and Hazardous Materials

3.7.1 Introduction

This section evaluates impacts related to hazards and hazardous materials from the Cannabis Land Use Ordinance and Licensing Program (Project). It identifies existing hazards in the County of Santa Barbara (County), including the location of known hazardous materials and applicable regulations. Potential Project impacts are evaluated. Cannabis activities may result in environmental impacts related to hazards and hazardous materials, including human and wildlife exposure to hazardous substances and potential for wildfires. Hazards can arise from both manmade and natural conditions, including potential for natural disasters. Hazardous materials involve chemicals, such as petroleum products, solvents, pesticides, herbicides, paints, metals, asbestos, and other regulated materials, that can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Hazards can also arise from volatile cannabis manufacturing. Areas where historical releases of hazardous materials have occurred could pose a risk to public health and the environment.

Hazards and hazardous materials information in this section is based primarily on information from recent County Environmental Impact Reports (EIRs), California Environmental Protection Agency (CalEPA), California State Water Resources Control Board's (SWRCB's) Geotracker database, California Department of Toxic Substances Control's (DTSC's) EnviroStor database, and U.S. Environmental Protection Agency's (USEPA's) Resource Conservation and Recovery Act (RCRA) Biennial Report for hazardous waste generators.

A range of other types of hazards are addressed in other sections of this EIR as follows: geologic hazards, such as earthquakes, landslides, and bluff stability are addressed in Section 3.6, *Geology and Soils*; air pollution hazards, such as toxic air contaminants (TACs) and particulate matter, are addressed in Section 3.3, *Air Quality and Greenhouse Gas Emissions*; water pollution hazards, such as groundwater contamination and surface runoff, are addressed in Section 3.8, *Hydrology and Water Resources*; urban fire hazards and response/suppression systems are discussed in Section 3.11, *Public Services*; and hazardous solid waste disposal is addressed in Section 3.13, *Utilities and Energy Conservation*. Impacts from exposure of wildlife to hazardous materials are addressed in Section 3.4, *Biological Resources*.

3.7.2 Environmental Setting

In the County, there are a variety of agricultural, commercial, and industrial uses that involve the handling and storage of potentially hazardous materials that could adversely affect soil and groundwater. Several highways are primary transportation routes through the County, which present risk from possible spills of hazardous materials (Federal Motor Carrier Safety Administration 2009). Primary transportation routes include U.S. Highway 101, the main vehicular travel corridor in the County, and California State Routes (SRs) 1, 33, 135, 144, 150, 154, 166, 192, 217, 225, and 246, which primarily provide access through County regions and connect many incorporated and unincorporated communities. Transportation of hazardous materials often involves major arterial roads and local streets through populated and urbanized areas.

The County's extensive woodlands, chaparral, scrub, and grassland habitats present significant wildfire risk and have been designated as Wildfire Hazard Severity Zones, including the Wildland-Urban Interface Zones, by the California Department of Forestry and Fire Prevention (CalFire) (CalFire 2017). In addition, the County includes the Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, Lompoc Airport, and New Cuyama Airport, which present potential for hazards associated with aviation incidents. Vandenberg Air Force Base (VAFB) also presents the potential for hazards associated with aviation, satellite launches, and ballistic missile testing.

Based on the June 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (Cannabis Registry), existing cannabis cultivation operations have historically been or are currently concentrated in more rural settings, such as remote and mountainous areas of Tepusquet Canyon and mountainous canyon settings of the Lompoc Valley. These existing cannabis operations can be associated with fires, use of hazardous materials such as pesticides and highly flammable materials, and, on occasion, explosions. In addition, some cannabis operations may engage in potentially hazardous volatile butane honey oil (BHO) extraction processes, which involve the use of flammable or explosive substances. Given the relatively remote and mountainous settings of these areas, as well as the high amount of natural vegetation and types of activities associated with these cannabis operations, such areas may pose or experience greater threat from fire hazards.

3.7.2.1 Hazardous Sites

As briefly discussed above, the County has current and former uses involving hazardous materials, resulting in the potential for past and/or ongoing site contamination in each of the five regions of the County. Existing and historical land uses in the County have varying degrees of hazard risk. Hazardous materials may be found in the materials of older buildings, such as asbestos or lead-based paints (LBPs), or may have been used routinely for the operation of certain land uses, such as automotive repair shops, commercial agricultural fields, medical offices, dry cleaners, and photo processing centers. Potentially hazardous materials that currently occur throughout the County are commonly found in urban and agricultural areas, and generally include cleaning and metal solvents, pesticides/herbicides, paints, and oils and lubricants. In addition, some properties in the County, including Casmalia, have experienced historical releases of hazardous materials, resulting in potentially contaminated soils and/or groundwater. Land uses that are particularly sensitive to the release of hazards or hazardous materials include residential, educational, assisted living, and daycare, which are located throughout the County.

Table 3.7-1. Known Regulated Hazardous Sites within the County

Site/Facility Type	Number of Sites
Hazardous Waste Generating Site	11
Superfund Sites	1
Cleanup Project Sites	464
ILRP Sites	1497
LUST Cleanup Sites	656
Military Sites	3
Permitted USTs	167
Total	**2,799**

Source: California Department of Toxic Substances Control 2017; California Environmental Protection Agency State Water Resources Control Board 2017.

A review of the USEPA's RCRA Biennial Report, the DTSC's EnviroStor database, and SWRCB's Geotracker database indicate a variety of hazardous waste reporting facilities located throughout each of the County's five regions. The County has over 2,799 known, past, or existing regulated hazardous sites, which have required regulatory oversight to address contamination issues (California Department of Toxic Substances Control 2017; California Environmental Protection Agency State Water Resources Control Board 2017). These include 11 hazardous waste generating sites, 464 hazardous waste cleanup sites, 1,497 permitted Irrigated Lands Regulatory Project (ILRP) sites with historic pollutant runoff primarily located within the South County Region, 167 permitted Underground Storage Tanks (USTs), and 656 Leaking Underground Storage Tank (LUST) sites (Table 3.7-1). These databases also identify eight hazardous waste generators regulated under the RCRA (five closed, one undergoing closure, and two operating), five hazardous waste and substances sites ("Cortese List" Sites), and one active Superfund site.

3.7.2.2 Hazardous Materials and Agriculture

Agricultural production activities, including both conventional and organic agriculture, occur throughout the County. (Refer to Section 3.2, *Agricultural Resources,* for detailed discussion of agricultural land within the County.) Agricultural activities involve the use of regulated hazardous materials, particularly commercial pesticides. Pesticide use is regulated by the County Agricultural Commissioner's Office, with permits required for pesticide application. Such pesticide use is carefully regulated under state law and consistent with guidelines issued by the California Department of Pesticide Regulation (DPR). DPR has published legal pest management practices for cannabis growers in California, which include a list of active ingredients which can be used on cannabis and the pests that these active ingredients target (DPR 2017). Such regulations generally govern the type of pesticide applied, as well as the location, timing, and rules of applications. Special consideration is given to application near schools.

Pesticides – including rodenticides, insecticides, herbicides, fungicides, and other pest controlling substances – are applied in various locations throughout the County to support commercial cultivation of agricultural crops. Consequently, pesticides, fertilizers, and associated contaminants may be present in near-surface soils in residual concentrations at these locations. Many irrigated lands are currently required to operate under the ILRP to regulate runoff of pesticides, fertilizers, and sediments from irrigated lands through Waste Discharge Requirements (WDRs or "Orders") issued by the SWRCB.

Unpermitted cannabis operations occur in agricultural areas. Because it is currently unregulated, existing cannabis activities involve the use of unknown amounts and varieties of pesticides and hazardous materials. However, it is known that pesticides are often used to control rodents, including rats and gophers, and insects, including gnats, mites, and aphids. See Section 3.4, *Biological Resources,* for impacts to wildlife related to pesticides.

3.7.2.3 Hazardous Materials and Manufacturing, Testing, Retail, and Distribution

The County supports many heavy industrial and commercial uses, which may be associated with the storage, use, and disposal of hazardous wastes and materials. There are regulated hazardous waste generators and contamination sites within industrial and commercial zones. Uses located within these zoning districts may: have involved or continue to involve hazardous operations; contain

aboveground storage tanks (ASTs) and USTs containing fuel; utilize flammable or explosive substances and other hazardous compounds; and/or expose workers and people involved with nearby uses to known hazards associated with these heavy industrial and commercial uses.

Cannabis manufacturing involves both non-volatile and volatile extraction processes. Non-volatile extraction typically involves the use of low risk solvents, such as alcohol or water, to dissolve tetrahydrocannabinol (THC) from the cannabis plant to produce an extract. Infused products are made from raw cannabis flower/leaves or prepared concentrate into different mediums to make new products, which do not pose a hazard risk. Volatile processes typically include or require equipment or substances that are volatile in nature, that is, flammable and explosive, such as compressed butane gas and other hydrocarbon compounds, to produce THC extracts typically in the form of BHO or carbon dioxide (CO_2) cannabinoid concentrates and oils. Although volatile cannabis manufacturing can be performed safely, known problems and reported incidents associated with existing unlicensed and sometimes poorly executed manufacturing operations range from fires and explosions to hazardous materials spills. Such cannabis product manufacturing industry accidents can result in substantial harm to property and persons, both those involved in the process of cannabinoid extraction and unknowing people within the area. For instance, the engagement in BHO extraction processes in an apartment complex in Goleta is believed to have resulted in an explosion and fire which caused damage to the apartment complex and serious injury to the individual engaging in the volatile extraction process (Santa Barbara County Sheriff 2017).

While the manufacturing of cannabis products is considered to be one of the most hazardous activities associated with the cannabis industry, the distribution, testing, and sale of cannabis may also present hazards from the storage, use, and disposal of hazardous materials. In accordance with the Medical Cannabis Regulation and Safety Act (MCRSA) and the Adult Use of Marijuana Act (AUMA), testing of cannabis is currently conducted in laboratory settings in compliance with standards established by the Business and Professions Code. The testing of cannabis involves the regular use, transport, and disposal of hazardous materials such as chemicals, reagents, and solvents utilized for analytical testing of cannabis. However, such analytical testing does not tend to involve volatile processes or substantially hazardous activities, and are conducted in very controlled environments. See Section 2.0, *Project Description,* for additional information about cannabis activities.

3.7.2.4 Wildfire Hazards

The County experiences annual cycles of elevated fire danger. Due to its low annual precipitation, highly flammable vegetation, and high velocity "sundowner" and "Santa Ana" winds, the County has routinely experienced major wildfires that threaten residents' safety and property. CalFire requires counties to develop fire protection management plans that address potential threats of wildland fires.

According to information obtained from CalFire, much of the land in the County exists within CalFire Fire State Responsibility Area Hazard Severity Zones (CalFire 2017). Fire Hazard Severity Zones are identified as "moderate," "high," and "very high" using a science-based and field-tested computer model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Factors considered include fire history, existing and potential fuel (natural vegetation), flame length, blowing embers, terrain, and typical weather for the area. According to Fire Hazard Severity Maps, most of the County eligible for cannabis activities is designated as "high" to "very high" Fire Hazard Severity Zones. The greatest concentration of lands designated as "very high" fire hazard severity exists along the Santa Ynez Mountains in the South Coast and Lompoc Regions, along the San Rafael

Mountains in the Santa Ynez and Cuyama Regions. "High" fire hazard severity lands exist in the valley areas, including the Santa Ynez and Santa Maria Valleys (See Figure 3.7-1.).

The County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) also designates critical hazard areas of the County, as areas subject to greater threat from wildfire, and identifies these areas based on slope, vegetation, ability to respond to fire threats, and localized weather conditions to assist in preparation of County hazard mitigation and response planning (County of Santa Barbara Office of Emergency Management 2017).

Because existing cannabis activities are in "very high" and "high" Fire Hazard Severity Zones within the County, there is concern that cannabis activities could spark wildfire. Some sites may include activities using higher fire risk methods, such as open blast BHO production.

3.7.2.5 Oil Extraction Areas

According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), active well fields, and plugged and abandoned oil wells can be found throughout the County. New development near active oil fields could potentially expose construction workers to chemical hazards. Also, it is possible that oil wells abandoned to past or current standards may begin leaking oil. All oil wells (abandoned, plugged, or active) located on land eligible for licensing of cannabis activities would be managed according to DOGGR procedures and in conformance with DOGGR requirements.

3.7.3 Regulatory Setting

The hazards analysis was conducted in conformance with the goals and policies of federal, state, and local regulations, as described below.

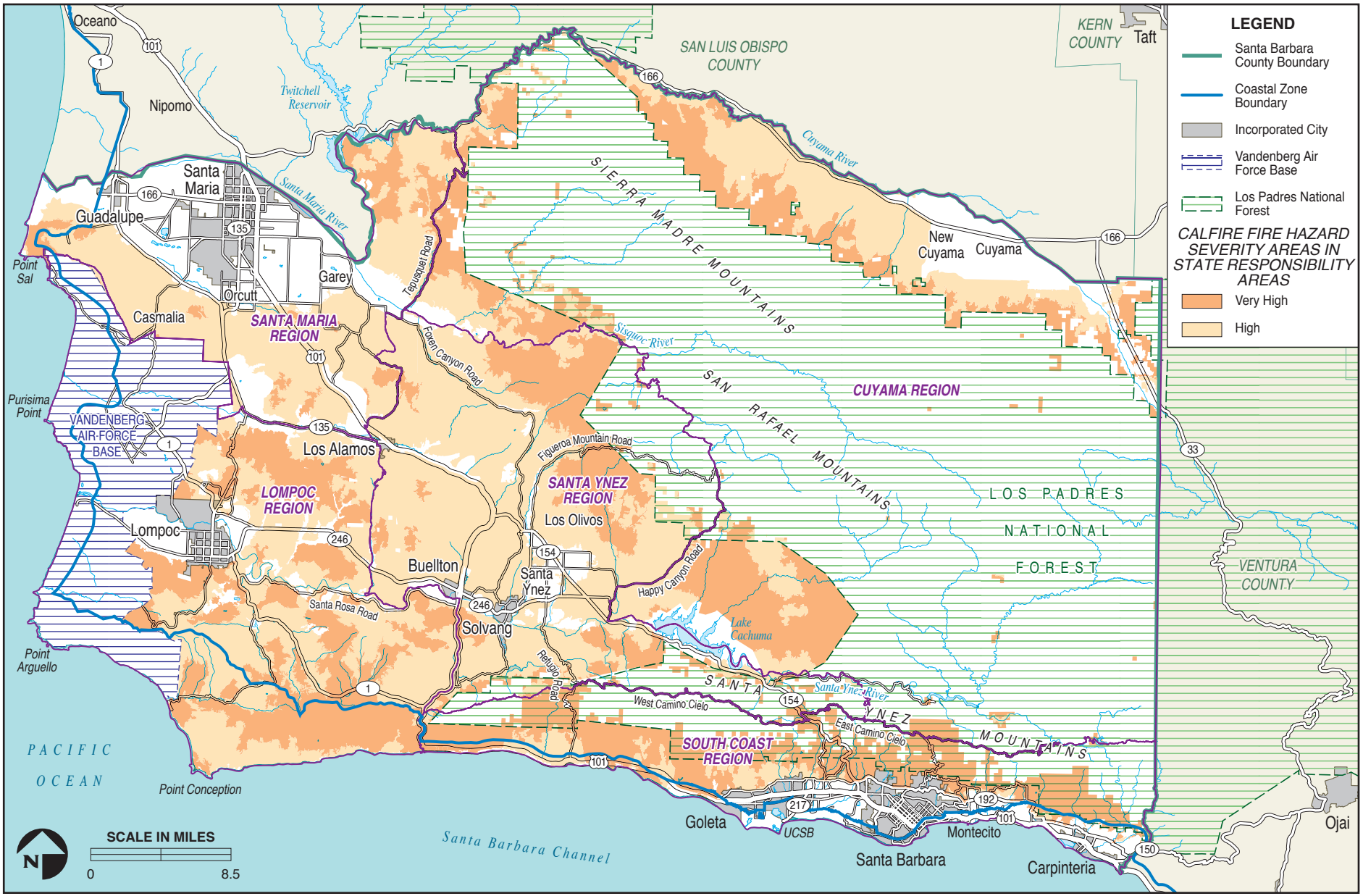
3.7.3.1 Federal

Federal Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act

The Federal Toxic Substances Control Act (1976) and RCRA established a USEPA-administered program to regulate the generation, transport, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the "cradle to grave" system of regulating hazardous wastes.

Comprehensive Environmental Response, Compensation, and Liability Act/Superfund Amendments and Reauthorization Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as "Superfund" (42 United States Code [USC] 103) was enacted by Congress on December 11, 1980. This law provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, provides for liability of persons responsible for releases of hazardous waste at these sites, and establishes a trust fund to



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Countywide Fire Hazard Severity Areas

FIGURE 3.7-1

provide for cleanup when no responsible party can be identified. CERCLA also enabled the revision of the National Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] 300). The NCP provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, and/or contaminants. The NCP also established the National Priorities List (NPL). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

Clean Water Act/Spill Prevention, Control, and Countermeasure Rule

The Clean Water Act (CWA) (33 USC 1251 et seq., formerly the Federal Water Pollution Control Act of 1972) was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of waters of the United States. As part of the CWA, USEPA oversees and enforces the Oil Pollution Prevention regulation contained in 40 CFR 112, which is often referred to as the "SPCC Rule" because it requires facilities to prepare, amend, and implement spill prevention, control, and countermeasure (SPCC) plans. A facility is subject to SPCC regulations if a single oil storage tank has a capacity greater than 660 gallons, the total aboveground oil storage capacity exceeds 1,320 gallons, or the underground oil storage capacity exceeds 42,000 gallons and, because of its location, the facility could reasonably be expected to discharge oil into or upon the "navigable waters" of the United States.

Other federal regulations overseen by USEPA relevant to hazardous materials and environmental contamination include 40 CFR 1(D) (Water Projects) and 40 CFR 1(I) (Solid Wastes). Furthermore, 40 CFR 1(D)(116) sets forth a determination of the reportable quantity for each substance that has been designated as hazardous, and 40 CFR 1(D)(117) applies to quantities of designated substances equal to or greater than the reportable quantities that may be discharged into waters of the United States.

Occupational Safety and Health Administration

The Occupational Safety and Health Administration's (OSHA's) mission is to ensure the safety and health of American workers by setting and enforcing standards; providing training, outreach, and education; establishing partnerships; and encouraging continual improvement in workplace safety and health. The OSHA staff establishes and enforces protective standards and reaches out to employers and employees through technical assistance and consultation Projects. OSHA standards are listed in 29 CFR 1910.

3.7.3.2 State

Division of Oil, Gas, and Geothermal Resources

DOGGR is the state agency responsible for supervising the drilling, operation, maintenance, plugging, and abandonment of oil, gas, and geothermal wells. DOGGR's regulatory program promotes the sensitive development of oil, natural gas, and geothermal resources in California through sound engineering practices, pollution prevention, and the implementation of public safety programs. DOGGR requires any construction above or near plugged or abandoned oil and gas wells to be avoided and the remediation of wells to current DOGGR standards.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses that use hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as unsafe raw or unused materials that are part of a process or manufacturing step. They are not considered hazardous waste. Health concerns pertaining to the release of hazardous materials, however, are similar to those pertaining to hazardous waste.

Hazardous Materials Transportation

The transport of hazardous materials within the State of California is subject to various federal, state, and local regulations. It is illegal to transport explosives or inhalation hazards on any public highway not designated for that purpose unless the use of the highway is required to permit delivery or the loading of such materials (California Vehicle Code, Sections 31602(b) and 32104(a)). The California Highway Patrol (CHP) designates through routes to be used for the transport of hazardous materials. The transport of hazardous materials is restricted to such routes except in cases where travel from these routes is required to deliver or receive hazardous materials. Information on CHP requirements and regulatory authority is provided under "California Highway Patrol," below.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the State Hazardous Waste Management Project, which is similar to, but more stringent than, the federal RCRA program. The act is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which describe the following aspects of the requirements for the proper management of hazardous waste:

- identification and classification;
- generation and transportation;
- design and permitting of recycling, treatment, storage, and disposal facilities;
- treatment standards;
- operation of facilities and staff training; and
- closure of facilities and liability requirements.

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with the California DTSC.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

Senate Bill 1082 (1993) created the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program), which requires the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified

Program Agency (CUPA). The Program Elements consolidated under the Unified Program are as follows:

- Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs (i.e., Tiered Permitting);
- Aboveground Petroleum Storage Tank SPCC;
- Hazardous Materials Release Response Plans and Inventory Project (i.e., Hazardous Materials Disclosure or "Community Right-to-Know");
- California Accidental Release Prevention (CalARP) Program;
- UST Program; and
- Uniform Fire Code Plans and Inventory Requirements.

The Unified Program is intended to provide relief to businesses that comply with the overlapping and sometimes conflicting requirements of formerly independently managed programs. CUPA implements the Unified Program at the local government level. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency (i.e., a participating agency) that implements one or more program elements in coordination with the CUPA.

California Environmental Protection Agency

CalEPA was created in 1991. It unified California's environmental authority in a single cabinet-level agency and brought California Air Resources Board (CARB), SWRCB, Regional Water Quality Control Board (RWQCB), California Department of Resources, Recycling and Recovery (CalRecycle), DTSC, the Office of Environmental Health Hazard Assessment (OEHHA), and the DPR under one agency. These agencies were placed within the CalEPA "umbrella" for the protection of human health and the environment to ensure a coordinated deployment of state resources. Their mission is to restore, protect, and enhance the environment and ensure public health, environmental quality, and economic vitality.

Department of Toxic Substance Control

DTSC, a department of CalEPA, is the primary agency in California for regulating hazardous waste, cleaning up existing contamination, and finding ways to reduce the amount of hazardous waste produced in California. DTSC regulates hazardous waste primarily under the authority of the federal RCRA and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

USC 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services (DHS) lists of contaminated drinking water wells, sites listed by SWRCB as having UST leaks or discharges of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites with a known migration of hazardous waste/material.

State Water Resources Control Board

SWRCB is responsible for statewide regulation of water resources. SWRCB's mission is to "ensure the highest reasonable quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses." SWRCB thus has joint authority over water allocation and water quality protection. SWRCB supports the efforts of the individual RWQCBs, of which there are nine statewide. These are semiautonomous and consist of Board members appointed by the Governor and confirmed by the Senate. Regional boundaries are based on watershed, and water quality requirements are based on the unique differences in climate, topography, geology, and hydrology for each watershed.

Each RWQCB makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. Water quality standards are defined in each RWQCB's respective Basin Plan. Basin plans must conform to the policies set forth in the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) and established by SWRCB in its state water policy. The Porter-Cologne Act also provides that an RWQCB may include in its region a Regional Plan with water discharge prohibitions applicable to particular conditions, areas, or types of waste. The RWQCBs are also authorized to enforce discharge limitations, take actions to prevent violations of these limitations from occurring, and conduct investigations to determine the status of quality of any of the waters of the state within their region. Civil and criminal penalties are also applicable to persons who violate the requirement of the Porter-Cologne Act or SWRCB/RWQCB orders.

California Porter-Cologne Water Quality Control Act

The federal CWA places the primary responsibility for the control of water pollution and for planning the development and use of water resources with the individual states, although it does establish certain guidelines for the states to follow in developing their programs.

California's primary statute governing water quality and water pollution is the Porter-Cologne Act, which grants the SWRCB and RWQCBs broad powers to protect water quality and is the primary vehicle for implementation of California's responsibility under the CWA. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substance, sewage, oil, or petroleum product.

California Office of Emergency Services

To protect public health and safety as well as the environment, the California Office of Emergency Services (OES) is responsible for establishing and managing statewide standards for business and area plans related to the handling and release, or threatened release, of hazardous materials. OES requires basic information regarding hazardous materials handled, used, stored, or disposed of (including location, type, quantity, and health risks) to be available to firefighters, public safety officers, and regulatory agencies. Typically, this information should be included in Hazardous Materials Business Plans to prevent or mitigate impacts on the environment or the health and safety of individuals from the release, or threatened release, of these materials into the workplace and environment. These regulations are covered under Chapter 6.95 of the California Health and Safety

Code, Article 1, Hazardous Materials Release Response and Inventory Project (Sections 25500 to 25520), and Article 2, Hazardous Materials Management (Sections 25531 to 25543.3).

Title 19 of the CCR (Public Safety; Division 2; Office of Emergency Services; Chapter 4; Hazardous Material Release Reporting, Inventory, and Response Plans; Article 4 [Minimum Standards for Business Plans]) establishes minimum statewide standards for Hazardous Materials Business Plans. These plans must include the following: a hazardous material inventory; emergency response plans and procedures; and training program information. Hazardous Materials Business Plans should contain basic information regarding the location, type, quantity, and health risks of hazardous materials stored, used, or disposed in the state. Each business will prepare a Hazardous Materials Business Plan if that business uses, handles, or stores a hazardous material or an extremely hazardous material in quantities greater than or equal to the following:

- 500 pounds of a solid substance;
- 55 gallons of a liquid;
- 200 cubic feet of compressed gas;
- a hazardous compressed gas in any amount; and
- hazardous waste in any quantity.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) is the primary agency with responsibility for worker safety with respect to the handling and use of chemicals in the workplace. Cal/OSHA standards are generally more stringent than federal regulations. The employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure (8 CCR 337–340). The regulations specify requirements regarding employee training, the availability of safety equipment, accident-prevention projects, and hazardous substance exposure warnings.

California Highway Patrol

Under the California Vehicle Code, Section 32000.5, a valid license to transport hazardous materials, issued by the CHP, is required for the transport of either of the following:

- hazardous materials for which the display of placards is required pursuant to Section 27903; or
- hazardous materials weighing more than 500 pounds for which the display of placards is required.

The CHP enforces additional requirements regarding the transport of explosives, inhalation hazards, and radioactive materials pursuant to the California Vehicle Code. The transport of explosives generally requires consistency with rules and regulations pertaining to routing, safe stopping distances, and inspection stops (14 CCR 6(1)(1150–1152.10)). Inhalation hazards face similar but more restrictive rules and regulations (13 CCR 6(2.5)(1157–1157.8)). The transport of radioactive materials is restricted to specific safe routes.

3.7.3.3 Local

Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan (inclusive of mandatory and optional Elements) addresses public safety, hazardous materials, and fire hazards for the County as a whole, including the coastal area, inland area, and community plan areas.

Seismic Safety and Safety Element

The Seismic Safety and Safety Element (adopted in 1979, republished in May 2009, and amended in August 2010) is intended to guide land use planning by providing pertinent data regarding geologic, soil, seismic, fire, and flood hazards. The Seismic Safety and Safety Element provides information concerning geology, soils, seismicity, and fire and flood hazards of the County, and provides recommendations and criteria to aid in land use planning in order to ensure that future development will be compatible with the environment. The following goals and policies are applicable to the proposed Project:

Fire Protection and Prevention

Goal 1: Protect the community from unreasonable risks associated with the effects of wildland and urban fires pursuant to Government Code 65302 (g)(1).

Fire Policy 1: Continue to pursue and promote County fire prevention projects and control measures.

Fire Policy 2: The County shall use California Department of Forestry and Fire Protection-Fire Hazard Severity

Fire Policy 3: Fire Hazard Severity Zone Maps, as maintained by the California Department of Forestry and Fire Protection, shall be used to illustrate the official areas of Very High Fire Hazard Severity Zones (VHFHSZ) in the Local and State Responsibility Areas.

Fire Policy 4: To reduce the potential for fire damage, the County shall continue to require consistency with County Fire Department Development Standards pursuant to the California Fire Code, Public Resource Code §4291, and Government Code §51175-51188.

Fire Policy 5: The County shall continue to require defensible space clearance around all structures in unincorporated Local Responsibility Areas pursuant to Public Resource Code §4291, and Government Code §51175-51188.

Fire Policy 6: The County should continue to collaborate with the California Department of Forestry and Fire Protection in the revision of VHFHSZ.

Fire Policy 7: The County should strive to maintain partnerships with tribal governments, state, local, and federal agencies to identify, prioritize, and implement fire prevention and protection measures in the County.

Fire Policy 8: The County OES shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Fire Policy 9: The County shall minimize the potential effects of fire hazards through the development review process pursuant to state law.

Fire Policy 10: The County should reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan when considering measures to reduce potential harm from fire-related activity to property and lives.

Safety Element Supplement

The Safety Element Supplement was adopted in 2000 and republished in May 2009. It focuses on the role of land-use planning in reducing the risk of public exposure to acutely hazardous materials. It draws upon the County's own experiences and recommended practices of other informed sources to guide consistent and well-informed land-use decisions with regard to public safety. Chapter I addresses facilities that handle acutely hazardous materials and are fixed in location to a single site; and Chapter II addresses gas pipelines, which are considered to be fixed in location to a corridor and, thus, represent a linear source of risk, which extends along the corridor.

The objectives and policies contained in these chapters address the following two goals:

Goal 1: To provide sufficient guidance to affect well-informed, consistent and equitable land use decisions.

Goal 2: To prevent and minimize unnecessary risk to the public, recognizing it is impossible to obtain a zero-risk society.

Policy Hazardous Facility Safety 1-A: Risk Estimates. The County shall employ accurate estimates of risk associated with hazardous facilities to inform discretionary land-use decisions where substantial, preliminary evidence indicates involuntary public exposure to significant risk may result from the land-use decision.

Hazardous Waste Element

The Hazardous Waste Element was adopted in 1990 and republished in May 2009, which emphasizes the need for proper management of current as well as future hazardous wastes with the goal of minimizing the amount of waste generated and reducing the hazard of what is generated. The County Hazardous Waste Management Plan is concerned primarily with hazardous waste issues and not hazardous materials issues. Hazardous wastes are substances of no further intended use which need treatment or disposal, or both, while hazardous materials include new and usable substances. The handling and use of hazardous materials is regulated by a set of legislative and regulatory requirements which falls outside the scope of the Comprehensive Plan. The following goals and policies are relevant to the proposed Project:

Storage of Hazardous Waste

Goal 1: To protect the public health and safety and the environment from risks posed by improper storage of hazardous materials and hazardous waste.

Policy 1: The County and cities shall encourage the proper storage of hazardous materials and hazardous waste through continued inspection efforts and public education regarding proper storage methods and regulations.

Contaminated Sites

Goal 1: To protect public health and safety and the environment from risks due to the presence of abandoned or contaminated sites.

Policy 1: The County and cities should work with other involved agencies to establish a coordinated interagency effort for identification, regulation, mitigation, and notification of contaminated sites.

Policy 2: The County and cities in conjunction with the State Department of Health Services shall encourage onsite treatment and remediation to reduce the transport of hazardous waste from contaminated sites.

Land Use Element - Community Plans

Projects within the following community planning areas would be subject to hazardous materials and fire hazard goals and policies of that plan:

- Eastern Goleta Valley Community Plan
- Gaviota Coast Plan
- Goleta Community Plan
- Los Alamos Community Plan
- Mission Canyon Community Plan
- Montecito Community Plan
- Orcutt Community Plan
- Santa Ynez Valley Community Plan
- Summerland Community Plan
- Toro Canyon Plan

Santa Barbara County Fire Department, Hazardous Waste Unit

The Santa Barbara County Fire Department is certified by CalEPA as the CUPA for the County. The CUPA regulates businesses that handle hazardous materials, generate or treat hazardous waste or operate ASTs or USTs. CUPA requirements can be found in Health & Safety Code (HSC) Chapter 6.11 and CCR, Title 27, Division 1, Subdivision 4, Chapter 1. CUPA is responsible for administering and managing the Hazardous Materials Release Response Plans & Inventory Program, USTs, Hazardous Waste Generators, Onsite Hazardous Waste Treatment, Aboveground Petroleum Storage Act, and CalARP.

Santa Barbara County's Site Mitigation Program

This program is administered by the Environmental Health Division of the County and is responsible for the supervision of cleanup at contaminated sites throughout the County. The goal of the program is to identify contaminated sites, and to find a permanent remedy that is technologically feasible, reliable, and effectively reduces the danger of contamination, and adequately protects public health, welfare, and the environment.

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan

The County OES prepared the MJHMP. The MJHMP focuses on the assessment of identified risks and implementation of loss reduction measures to ensure critical County services and facilities survive a

disaster. Topics covered in the plan include flood, wildfire, earthquake, coastal storm, surge/tsunami, landslide/coastal erosion and dam failure in the unincorporated areas of the County.

3.7.4 Environmental Impact Analysis

This section discusses the potential hazards impacts associated with the proposed Project.

3.7.4.1 Thresholds of Significance

CEQA Guidelines

Appendix G of the State California Environmental Quality Act (CEQA) Guidelines states that a project is considered to have a significant impact related to hazards if it would result in any of the following:

- create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school;
- be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- be located within an airport land use plan area or, where such a plan has not been adopted, be within 2 miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area;
- be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area;
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Non-Applicable Thresholds

Private Airstrip or Public Airport: Thresholds related to location within or near a public or private airport or airstrip are not applicable to the Project. Five airports are located within the County: the Santa Maria Public Airport; the public Lompoc Airport; the Santa Ynez Airport; the public New Cuyama Airport; and the public Santa Barbara Airport. Under the Project, cannabis activities could be permitted within a 2-mile radius of airports and airstrips. Under current state law, development near an airport is required to be in conformance with the California Airport Land Use Planning Handbook and airport safety compatibility policies and guidelines for development of uses within the vicinity of an airport (Chapter 3 of the Airport Land Use Plan [ALUP]), as administered by the Santa Barbara

County Association of Governments (SBCAG) and the regional Airport Lane Use Commission (ALUC), which oversees implementation of the County ALUP. These requirements would ensure that cannabis operations and associated worker populations are not exposed to airport related hazards or pose additional hazardous risk to the safety and operation of local airports. Therefore, due to existing California regulations and restrictions for airport operations and the County ALUP, impacts associated with airport hazards resulting from implementation of the Project are considered insignificant and are not discussed further in this EIR.

County of Santa Barbara Environmental Thresholds and Guidelines

The County's Environmental Thresholds and Guidance Manual (County of Santa Barbara 2008, updated in 2015) includes thresholds for public safety, as summarized and presented below, that are relevant in determining Project impacts related to hazards.

Public Safety

Impacts from risks stemming from the following facilities and activities would be significant if (a) they are subject to a discretionary land-use action (or would communicate its concerns for public safety to another jurisdiction that is making a discretionary decision such as routes for shipping hazardous materials), and (b) initial analysis reveals substantial evidence to support a fair argument that the potential of a significant impact to public safety could result from approval of the project subject to such action:

1. oil wells and gas wells (unless abandoned or undergoing abandonment), and associated production;
2. gas and hazardous liquids pipelines, including oil if a significant risk is expected, but exempting existing natural gas pipelines owned by a Californian public utility regulated by the California Public Utilities Commission and operated for the purpose of delivering gas directly to the Goleta storage field or consumers (except activities related to liquefied natural gas), and exempting new low pressure distribution pipelines (125 pounds per square inch gauge [psig] or lower) operated by a Californian public utility and regulated by the California Public Utilities Commission;
3. oil and/or gas processing and storage facilities, including facilities for removing sulfur, removing gas liquids, and compressing gas;
4. oil refineries;
5. handling, storage, and transport of compressed natural gas or methanol related to facilities for refueling motor vehicles with these materials;
6. all handling, storage, and transport of chlorine in containers with a capacity of one ton or more, or an equivalent amount of chlorine in bottles or cylinders connected through a common header;
7. handling, storage, and transport of anhydrous ammonia in containers with a capacity of one ton or more, or an equivalent amount of anhydrous ammonia in bottles or cylinders connected through a common header;
8. handling, storage, and transport of acutely hazardous rocket propellants such as nitrogen tetroxide (including instances where the County would communicate with other jurisdictions

about discretionary actions that affect public safety in this County such as designation of routes for transporting hazardous materials);

9. handling, storage, and transport of spent radioactive fuel and other high-level, radioactive materials (including instances where the County would communicate with other jurisdictions about discretionary actions that affect public safety in this County such as the designation of route for transporting hazardous materials);
10. storage of natural gas liquids, including liquefied petroleum gas, unless such storage is limited to a single container with a maximum capacity of 10,000 gallons or less and does not require refilling more than once weekly;
11. facilities of a type not addressed in 1-10 above, and not exclusively dedicated to retail distribution of consumer products (e.g., gasoline stations, or hardware, paint, and dry-cleaning stores) that: (a) use a classified Class A or B explosive (per Title 49, CFR, 171-179); or (b) use substances classified as high-level radioactive materials; or (c) use specified quantities of regulated substances (pursuant to Title 19 of the CCR, Division 2, Chapter 4.5) and meet all of the following criteria:
    a. the regulated substance(s) is stored as a compressed gas or liquefied compressed gas, or is expected to vaporize or evaporate quickly upon release (e.g., through failure of container, piping, or valve), or is stored as a liquid at a temperature that exceeds its boiling point;
    b. the regulated substance(s) has the potential to cause a significant risk to public safety according to the County's environmental thresholds (for example, the regulated substance(s) exists as a gas or vapor upon accident release, and will either release into the open atmosphere or become dangerously explosive in a confined environment);
    c. the regulated substance(s) is associated with a specific activity that is generally considered to be incompatible with surrounding land uses; or
12. all development proposed in proximity to one or more existing hazardous facilities as described above, unless (a) the hazardous facility(ies) are inoperative for the purpose of abandonment, or (b) the proposed development is a single family residential unit which the County considers to be a voluntary exposure to the hazardous facility, or (c) the proposed development does not require a discretionary land-use action.

In cases 1 through 11 listed above, these thresholds apply to risks imposed on present and reasonably projected future land use, considering principally permitted uses under current zoning along with any conditional uses that are permitted or under review.

With regard to land uses with transitory populations (e.g., parks, roads, pedestrian and bike paths), these thresholds apply only when these populations are considered to be often present or often flow continuously (e.g., a frequently used recreational park or frequently traveled road). They do not apply when transitory populations are considered to be sporadic or often absent (e.g., hiking trails and other uses where the infrequent presence of people renders inclusion herein as overly speculative).

These thresholds do not apply to occupational safety (i.e., employees of the hazardous facility or people who visit the hazardous facility to provide services or conduct business).

In addition, impacts would be significant if a risk analysis conducted for a project results in a societal risk spectrum that falls in the amber or red zones of the public fatality or public injury risk spectrums

as presented in Figures 1 and 2 of the Public Safety Thresholds section of the County of Santa Barbara Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008).

3.7.4.2 Project Impacts

This section discusses the potential hazardous impacts associated with the Project. A detailed discussion of each impact follows. Table 3.7-2, below, provides a summary of the impacts related to hazards and hazardous materials related to the proposed Project.

Table 3.7-2. Summary of Hazards and Hazardous Materials Impacts

Hazards and Hazardous Materials Impact	Mitigation Measures	Residual Significance
Impact HAZ-1. Potential adverse impacts could result from prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities.	No mitigation required	Less than significant (Class III)
Impact HAZ-2. Potential adverse impacts could result from former oil or gas pipelines or well facilities on lands subject to cannabis activities.	No mitigation required	Less than significant (Class III)
Impact HAZ-3. Potential adverse impacts could result from use, storage, or distribution of hazardous or toxic materials for cannabis activities.	MM HAZ-3. *Volatile Manufacturing Employee Training Plan*	Less than significant with mitigation (Class II)
Impact HAZ-4. Potential adverse impacts could result from cannabis activities that may be located within high fire hazard areas, exposing people or structures to significant risks involving wildland fires.	No mitigation required	Less than significant (Class III)
Cumulative Impacts	No mitigation required	Less than significant (Class III)

Impact HAZ-1. Potential adverse impacts could result from prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities.

Cannabis activities on eligible lands could occur on sites that have stored or discharged hazardous materials, which could be released. However, most facilities that store, use, and dispose of hazardous materials have complied with appropriate federal, state, and local regulations, such as the regulations described in Section 3.7.3, *Regulatory Setting*, to ensure safety of the surrounding public and environment. These regulations are designed to prevent hazardous materials from being handled, transported, used, or disposed in such a way as to jeopardize or cause injury to others or the environment. In cases where the handling, transport, use, and disposal of hazardous materials have resulted in the contamination of the local area, federal, state, and local regulations require disclosure of the extent and severity of contamination, identification of a remediation plan to mitigate hazards and hazardous materials, and continued compliance and monitoring of the mandated plan.

Nevertheless, cannabis activities could occur on parcels on which there is an existing permitted use or past release of hazardous materials, such as sites regulated under ILRP and RCRA regulations, or included on a list compiled pursuant to Government Code 65962.5. Cannabis activities in areas of known hazardous contamination could result in the potential release of hazardous materials through the disturbance of contaminated surface soils or the extraction of contaminated groundwater which

could subject workers, neighboring land uses, and future cannabis users to exposure to hazardous substances. As required under existing federal, state, and local regulations, sites of known hazardous contamination are required to ensure safety of the future uses, surrounding public, and the environment through investigation and remediation prior to allowance and future operation of land uses on such sites. Additionally, all sites proposed for cannabis operations would undergo review processes as part of the proposed Permitting Program and the County's existing permit review processes to ensure future uses are compatible with the history of the site and do not pose a substantial threat to humans or the environment from the risk of release of hazardous materials. Given the application of federal, state and local regulations, impacts would be *less than significant* (Class III).

Impact HAZ-2. Potential adverse impacts could result from former oil or gas pipelines or well facilities on lands subject to cannabis activities.

Active well fields and plugged and abandoned oil wells can be found throughout the County. It is expected that any development located near an active well field would comply with the procedures and regulation of DOGGR. To ensure development compliance with these requirements, DOGGR developed the Construction-Site Plan Review Program. This program assists local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Prior to issuing building or grading permits, local permitting agencies would review and implement DOGGR's preconstruction well requirements. Local permitting agencies working in conjunction with DOGGR would help to resolve land-use issues and allow for responsible development in oil and gas fields.

Among DOGGR's Construction Site Plan Program are the following development requirements:

- The developer is required to submit a fully completed Well Review Program application to DOGGR;
- The developer is required to locate all known wells located on the development site property; and
- DOGGR will evaluate all known wells located on the development site property. The evaluation process consists of (1) verifying the wells have a competent surface plug, and (2) verifying the wells are not leaking any fluids or gas.

Compliance with these requirements and County policies and permit review processes would ensure impacts associated with permitting of cannabis operations near potentially hazardous oil or gas facilities are *less than significant* (Class III).

Impact HAZ-3. Potential significant impacts could result from use, storage, or distribution of hazardous or toxic materials for cannabis activities.

Potential impacts associated with cannabis activities would result from construction and operation of cannabis cultivation, manufacturing, testing, retail, and distribution facilities and associated ancillary facilities. Construction and operation of facilities under the Project could involve the routine transport, use, storage, and disposal of hazardous materials such as butane, fuel, solvents, paints, oils, and grease. Varying amounts of these materials could be utilized on cannabis sites during construction and operation. For example, the operation of cannabis product manufacturing can involve volatile processes that include the use and storage of highly flammable materials. Volatile processes such as production of BHO and high-pressure supercritical CO_2 extract can involve the use of hazardous

materials and involve some risk of explosion. Ethanol, butane, propane, and other natural gases, as well as isopropyl alcohol, hydrogen, and liquid nitrogen may be used, which may pose safety risks. Furthermore, cannabis cultivation under the Project could result in impacts from the use, storage, transport, or discharge of hazardous materials, particularly with respect to the use of rodenticides, fungicides, herbicides, insecticides, fertilizers, and other agricultural chemicals. Other activities to be potentially permitted under the Project would involve the handling, storage, use, and disposal of hazardous materials such as commercial chemicals or household cleaning supplies.

Required conformance with existing federal, state, and local regulations, as well as Project requirements, would reduce these impacts. Cannabis cultivation would be subject to existing laws and regulations governing the cultivation and associated hazardous activities, including the ILRP regulated under the RCRA, and pesticide use regulations under USEPA and CalEPA regulate the use of pesticides, fertilizers, and other hazardous materials used in the cultivation of food and non-food agricultural products to ensure the safety of employees, consumers, adjacent uses, and the environment, while OSHA regulates permitted businesses to ensure the health and safety of employees from occupational hazards.

Zone districts considered eligible for cannabis operations have been assigned based on consideration of the type of cannabis activities and their compatibility with other uses allowed within such zones. For instance, testing and retail licenses are proposed for eligibility within commercial, manufacturing, and mixed-use zoned districts, which may currently accommodate a range of retail uses with similar hazardous conditions. (Refer to Chapter 2, *Project Description.*) In some cases, the Project may result in the introduction of cannabis activities within zones that may result in additional risk to/from hazards. However, in all cases, compliance with federal, state, and local regulations, as well as site-specific review as part of the County's permitting process would minimize impacts to hazards and hazardous materials, and allow for identification of potential future environmental review. In addition, proposed development standards include specific setback requirements for non-volatile and volatile manufacturing processes, which are considered to have the greatest threat from hazards and release of hazardous materials, from sensitive populations which would further serve to reduce risks from such operations. Cannabis activities would be subject to review and permitting by the County, compliance with federal and state regulations relating to employee health and safety, and existing County policies and regulations related to site design, setback requirements, site location, construction and operation of facilities, types of allowed operations, and the general operation of each activity.

Despite the federal, state and local regulations which must be adhered to, volatile components of cannabis processing and manufacturing could still lead to a *potentially significant impact*. Therefore, mitigation measure **MM HAZ-3,** *Volatile Manufacturing Employee Training Plan*, would be required.

Impact HAZ-4. Potential adverse impacts could result from cannabis activities that may be located within high fire hazard areas, exposing people or structures to significant risks involving wildland fires.

Project impacts could result from operation of existing or new cannabis activities within areas identified as being at increased threat from fire hazards or located within wildland-urban interface areas, particularly where there may be heavy fuel loads in areas that have not historically or recently burned. Cannabis activities would be eligible for a license on parcels subject to various levels of fire hazard. Fires in these areas could expose cannabis cultivators, manufacturers, retailers, distributers, testers, and employees, neighboring populations, as well as wildlife populations and habitat to fire

hazards. Location of cannabis-related activities in more remote areas could increase difficulty with emergency evacuations, particularly within areas of narrow rural roads and limited access, such as Tepusquet Canyon or along the Gaviota Coast. Further, cannabis activities could introduce new ignition sources to rural areas, including electrical power, machinery, and operators and employees, incrementally increasing the potential for accidental wildfire ignition.

Cannabis cultivation conducted both outdoors or in hoop structures and greenhouses has low risks for fire akin to agricultural uses. Cannabis-related structures, including drying sheds, barns, and other agricultural structures, typically have few sources of ignition and are not inhabited, which substantially reduces the risk of fire. Indoor cultivation, manufacturing, retail, testing, and distribution retain higher risk for fire, as these activities require electricity/wiring and/or store flammable/explosive materials onsite. The electrical infrastructure that is required for indoor cannabis activities creates incremental additional risk of ignition of structure fires or wildfires, which is especially important where indoor cultivation is located in wildland interface areas where fire risk is elevated. Some sites may also include manufacturing activities using higher fire risk methods, such as open blast BHO production. However, indoor cannabis activities would occur within permitted structures subject to building codes, electrical codes, and review by the Fire Department. Potential impacts would therefore be addressed or avoided through proper implementation of existing codes and standards, and would not interfere with County emergency response or evacuation plans. Regulations of the Medicinal and Adult-Use Cannabis Regulations and Safety Act (MAUCRSA) would require cannabis manufacturers to operate only equipment that has been certified by a professional engineer and are built to codes of recognized and generally accepted good engineering practices.

Cannabis activities would also be subject to existing policies and regulations pertaining to fire protection, including road standards, vegetation management, and water supply for fire suppression. Zoning permits would be required to avoid interference with implementation of County emergency and evacuation plans. For those Projects with development greater than 20,000 square feet (sf), a Development Plan would be required by the County in addition to zoning permits. Policies, regulations, and/or standards such as the MJMHP, Seismic Safety and Safety Element, and Montecito Community Plan would facilitate emergency response and preparedness in affected areas, especially in critical fire hazard areas. Because licensed cannabis activities would be required to comply with CalFire defensible space requirements, County Building Code, and County Fire Code regulations to ensure protection of proposed facilities from wildfire hazards, impacts to the siting of new facilities and operations would be *less than significant* (Class III). In addition, as described in **MM HAZ-3** volatile manufacturing operators are required to develop a Volatile Manufacturing Employee Training Plan which identifies how operators would train their employees on the proper use of equipment and on the proper hazard response protocols in the event of equipment failure. While not required to mitigate this impact, this would further reduce the risk of ignition or explosion from extraction processes.

3.7.4.3 Cumulative Impacts

As described in Section 3.0 *Environmental Impact Analysis*, the cumulative setting for the Project involves a variety of policies and initiatives in the County, as well as future development projects. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in licensed cannabis activities would occur given the potential for growth in the agricultural and manufacturing industries under the Project. The

County is also considering changing the Land Use and Development Code by requiring hoop structures above 20 feet high to have a permit, while hoop houses less than 20 feet high will not be required to have a permit (County of Santa Barbara 2017). Additionally, unlimited cultivation area licenses (Type 5 license) will be permitted starting in 2023. Increased buildout under these licenses would increase the likelihood that hazardous materials would be disturbed, increase fire risks, and increase the use, transport, and discharge of hazardous materials.

Concurrent pending development of agricultural, commercial, institutional, industrial, and residential land uses could potentially result in conflicts related to hazards and hazardous materials when considered cumulatively. The potential for cumulative development in the County could lead to the use of hazardous materials or the release of hazardous substances into the environment or the introduction of new development in areas subject to existing hazards such as critical fire hazard areas and hazardous contamination sites. However, County permits require review for potential effects of hazards and hazardous materials, which may be located on a project site due to historic and/or current uses that have existed or currently exist on a site. Similar to the Project, pending projects are subject to federal, state, and local policies and regulations pertaining to use of hazardous materials, remediation of hazardous contamination sites, and engagement in hazardous activities, to minimize impacts including release or exposure to hazardous substances. Given all development is subject to compliance with such policies and regulations as part of project entitlements, including inspection by County fire agencies to ensure adequate protection from fire hazards, and with implementation of **MM HAZ-3**, *Volatile Manufacturing Employee Training Plan,* as described below, the Project would not considerably contribute hazards or hazardous materials effects upon the environment. Cumulative impacts would be *less than significant* (Class III).

3.7.4.4 Proposed Mitigation

MM HAZ-3: Volatile Manufacturing Employee Training Plan. Cannabis activities dealing in volatile manufacturing shall develop a Volatile Manufacturing Employee Training Plan (Training Plan) and submit to the County as part of the permitting and licensing process. The Training Plan shall detail how the licensed volatile manufacturing operators will train their employees on the proper use of equipment and on the proper hazard response protocols in the event of equipment failure, per established OSHA standards. The Training Plan shall include a log, identifying trained employees and the date upon which training was completed.

Requirements and Timing. Prior to issuance of a permit or license (whichever occurs first) by the County, the Employee Training Plan shall be reviewed and approved by the Planning and Development Department and the applicant shall record a covenant, subject to Planning and Development Department and County Counsel approval, to implement the Training Plan. The Training Plan shall be approved and implemented prior to licensing and permitting, with approval renewed annually.

Monitoring. The Planning and Development Department shall review and approve the Volatile Manufacturing Employee Training Plan. The County shall review site conditions and the Training Plan log on an ongoing basis to ensure compliance with MM HAZ-3.

3.7.4.5 Residual Impacts

Impacts HAZ-1, HAZ-2, and HAZ-4. Implementation of existing federal, state, and local regulations, proposed development standards, licensing review processes of the proposed Licensing Program, and

standard permit processes and conditions of the County, would ensure impacts of the Project with regard to hazards and hazardous materials are *less than significant* (Class III).

Impact HAZ-3. With the implementation of **MM HAZ-3,** *Volatile Manufacturing Employee Training Plan,* which would require employees working in volatile manufacturing to be trained on the proper use of equipment and hazard response protocols in event of equipment failure, along with implementation of existing federal, state, and local regulations, as well as the proposed development standards, licensing review processes of the proposed Licensing Program, and standard permit processes and conditions of the County, all impacts of the Project with regard to hazards and hazardous materials would be *less than significant with mitigation* (Class II).

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Section 3.8
Hydrology and Water Resources

3.8.1 Introduction

This section identifies and evaluates issues related to hydrology and water quality from adoption and implementation of the Cannabis Land Use Ordinance and License Program (Project). Hydrology and water quality issues, including surface water quality, runoff, groundwater withdrawal and recharge, groundwater pollution, and flood hazards, are addressed. The existing environmental and regulatory setting for water resources is described, and potential impacts of the Project are identified. As described in Chapter 2, *Project Description*, to organize the analysis, the County has been divided into five general regions for planning purposes: the Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast regions. The information in this section is based on the 2016 Central Coast Regional Water Quality Control Board (RWQCB) Water Quality Control Plan for the Central Basin (Basin Plan), Santa Barbara County 2011 Groundwater Report, the Santa Barbara County 2014 Hydrology Report, the 2015 Federal Emergency Management Agency (FEMA) Flood Insurance Study of Santa Barbara County, and regional information available in previous environmental impact reports (EIRs) prepared by the County, among other sources.

Issues related to water resources are also addressed in other sections of this EIR, including Section 3.6, *Geology and Soils* (e.g., erosion and sedimentation), Section 3.4, *Biological Resources* (e.g., sensitive species), and in Section 3.14, *Utilities and Energy Conservation* (wastewater disposal).

3.8.2 Environmental Setting

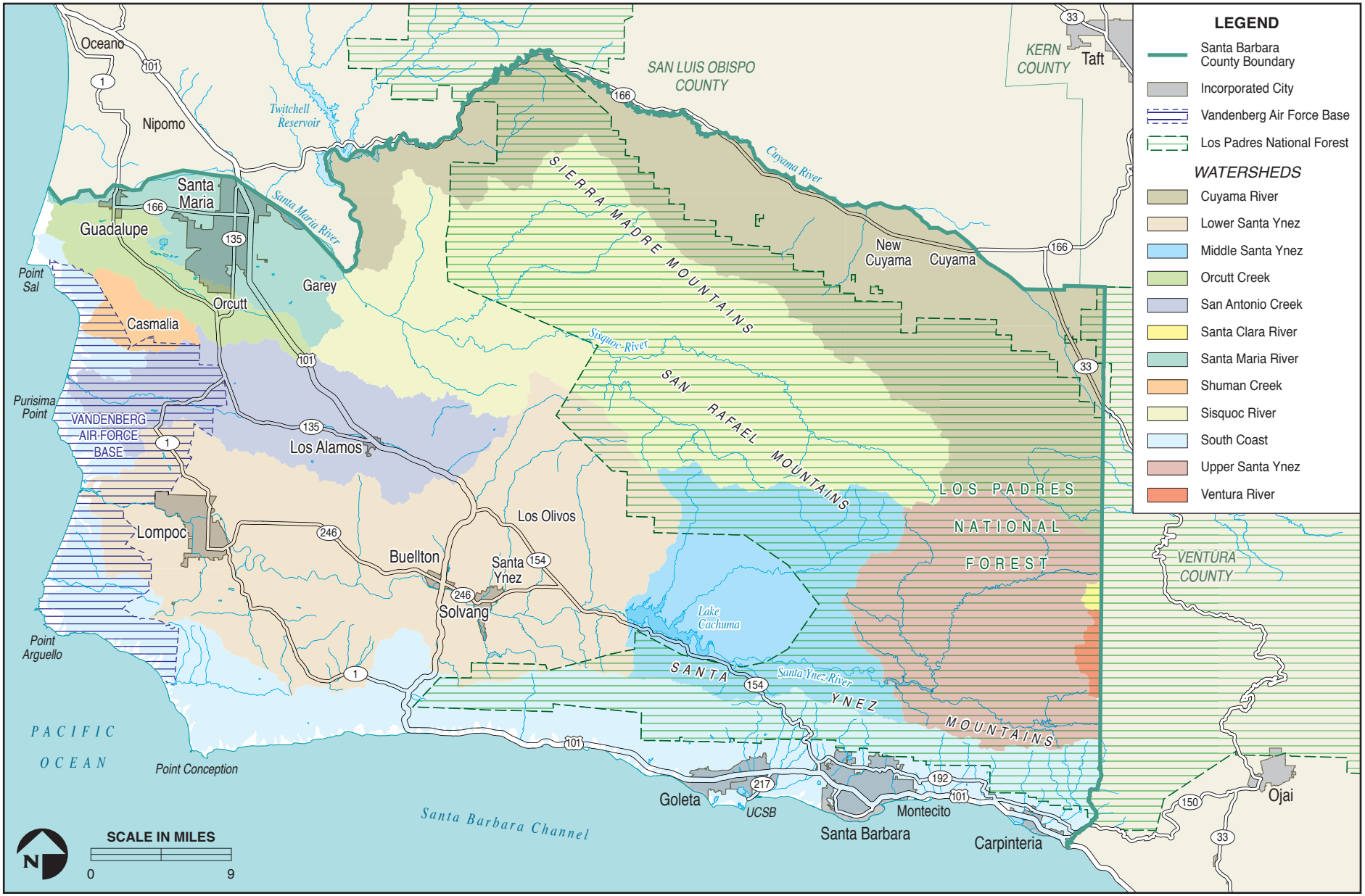
3.8.2.1 Surface Water

The Santa Barbara County 2013 Final Integrated Regional Water Management (IRWM) Plan, which is the most recent IRWM Plan, classifies four major watersheds in the County of Santa Barbara (County). These include the Santa Maria Watershed, which includes the Cuyama and Sisquoc watersheds, San Antonio Creek Watershed, Santa Ynez River Basin Watershed, and the South Coast Watersheds. Each watershed comprises sub-watershed basins associated with specific drainages. Many rivers and creeks make up the surface water that drains these watersheds. Abundance of surface water varies from region to region, depending on precipitation and water use. For example, some areas, such as the agricultural area of Tepusquet, receive very little surface waters, while the City of Buellton receives plenty of surface waters from the Santa Ynez River. The Santa Barbara County 2011 Groundwater Report also provides a detailed account of more of the County's important watersheds. The watersheds described in this report are listed in Table 3.8-1 and shown in Figure 3.8-1 below, along with the major surface waters that drain these watersheds.

Table 3.8-1. Surface Waters in Santa Barbara County Summary Table

Watershed Region	Major Surface Waters
South Coast Region	Surface waters in the South Coast Region are comprised of a number of smaller creeks. Major drainages include Rincon, Carpinteria, Franklin, Santa Monica, and Toro Canyon Creeks in Carpinteria; Cold Springs, Hot Springs, San Ysidro and Romero Creeks in Montecito; Sycamore, Mission, San Roque and Arroyo Burro Creeks in Santa Barbara; Cieneguitas, Arroyo Burro and San Roque Creeks in Foothill; and Atascadero, Maria Ygnacio, San Jose, Tecolotito, and San Pedro Creeks in Goleta. Jalama Creek, Canada De La Gaviota, Canada Del Refugio, Canada Del Capitan, Dos Pueblos Canyon Creek, Tecelote Creek, and Glen Annie Canyon also drain this watershed. Many of these surface waters drain into the Pacific Ocean.
Cuyama River	The Cuyama River drains the Cuyama Valley Watershed to the Twitchell Reservoir. Salisbury Creek is also included in this watershed.
Upper Santa Ynez	The Upper Santa Ynez Watershed is primarily drained by the Santa Ynez River. The Santa Ynez River is 75 miles long and drains the north slope of the Santa Ynez Mountains, the south slope of the San Rafael Mountains, and much of the southern half of Santa Barbara County. Smaller drainages include Alder Creek and Rancho Nuevo Creek.
Middle Santa Ynez	The Santa Ynez River is the major drainage of the Middle Santa Ynez Watershed and is interrupted by Lake Cachuma. Smaller drainages such as Santa Cruz Creek and Cachuma Creek also drain into Lake Cachuma.
Lower Santa Ynez	While the Santa Ynez River is a major drainage in this watershed, other drainages include Alamo Pintado Creek, Santa Rosa Creek, San Miguelito Creek, and Salsipuedes Creek. Additionally, Zaca Creek and Zanja de Cota Creek both drain into the Santa Ynez River.
San Antonio Creek	The watershed is drained westerly by the San Antonio Creek and discharges into the San Antonio Lagoon at the Pacific Ocean.
Sisquoc River	The Sisquoc River, immediately west of Santa Maria, drains this watershed before joining with the Cuyama River into the Santa Maria River.
Shuman Creek	This watershed is drained westerly by Shuman Canyon Creek and Casmalia Canyon Creek.
Santa Maria River	The Santa Maria River Hydrologic Area includes all areas tributary to the Santa Maria River. The Santa Maria River is formed by the confluence of the Cuyama and Sisquoc approximately 7 miles southwest of Santa Maria.
Orcutt Creek	Orcutt Creek Watershed is drained by Orcutt Creek, Guadalupe Lake, Santa Maria River, and Greene Valley River.
Santa Clara River	Sespe Creek, a tributary of the Santa Clara River, originates within the boundaries of Santa Barbara County.
Ventura River	Matalija Creek originates in the Los Padres National Forest, within the boundaries of Santa Barbara County, before draining into Ventura River.

Source: Santa Barbara County 2012; SWRCB 2011



3.8-3

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Santa Barbara County Watersheds

FIGURE 3.8-1

3.8.2.2 Groundwater

Groundwater supplies approximately 77 percent of the County's domestic, commercial, industrial, and agricultural water. Groundwater monitoring results have shown water level fluctuations that correlate with varying weather patterns of the area's semi-arid climate, with water levels generally increasing in years of higher precipitation and decreasing in drier years (Santa Barbara County 2016). As described further below, the groundwater basins in the County are generally in overdraft condition, although a few are in equilibrium or surplus. (See Table 3.8-2.) Causes of overdraft in these basins are likely due to agricultural, municipal, and industrial uses. Within the Project area, however, agricultural uses are the greatest contributors to groundwater usage.

Table 3.8-2. Status of Groundwater Basins in the Project Area

Groundwater Basin(s)	Available Water in Storage[1]	Annual Draw[1]	Status	Basin Priority[2]
Carpinteria	16,000	3,750	--	Very Low
Montecito (includes Toro Canyon)	16,100	500	--	Very Low
Santa Barbara	10,000	500	--	Very Low
Foothill	5,000	1,000	--	Very Low
Goleta	70,000	4,000	Overdraft	Medium
Santa Ynez Uplands	900,000	11,000	Overdraft	Medium
Santa Ynez River Alluvial Corridor (includes Santa Rosa area)	90,000	1,000		
Buellton Uplands	154,000	2,000		
Lompoc Basins (includes Terrace, Plain, Uplands)	170,000	28,000		
San Antonio	800,000	15,000	Overdraft	Medium
Santa Maria	1,100,000	130,000	Overdraft	High
Cuyama	1,500,000	65,000	Overdraft	Medium

[1] All amounts listed are in acre-feet

[2] As a part of the CASGEM Program, the California DWR created the CASGEM Groundwater Basin Prioritization statewide ranking system to prioritize California groundwater basins in order to help identify, evaluate, and determine the need for additional groundwater level monitoring.

Source: Santa Barbara County 2014a; California DWR 2017

In 2009, the Legislature passed SBX7-6, which establishes collaboration between local monitoring parties and the California Department of Water Resources (DWR) to collect groundwater elevations statewide and that this information be made available to the public. In accordance with this amendment to the Water Code, the DWR created the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, to establish a permanent, locally managed program of regular and systematic monitoring in all of California's alluvial groundwater basins. The CASGEM program relies on the many established local long-term groundwater monitoring and management programs throughout the state. DWR works cooperatively with local entities to coordinate the CASGEM program, to maintain the collected elevation data in a readily and widely available public database, and to continue its current network of groundwater monitoring as funding allows.

The Santa Barbara County Water Agency (SBCWA) also currently monitors 283 wells for depth to groundwater and 27 of these wells for water quality in cooperation with the United States Geological Survey (USGS). These monitoring wells are generally located in unincorporated areas of Santa Barbara County. Individual water districts and municipalities monitor many more wells in their service areas, although there are no recently published groundwater reports that indicate existing groundwater levels. The most recent reports rely on data from between 1992 and 2005. In addition to groundwater reports, several public agencies within Santa Barbara County have adopted or drafted groundwater management plans for their respective basins. The basins within Santa Barbara County with adopted groundwater management plans include Carpinteria, Montecito, Foothill, and Buellton Uplands. In addition to groundwater management plans, water resources are evaluated by the County on a project-by-project basis, using the Environmental Thresholds and Guidelines Manual, which describes the adopted County methodology for estimating the safe yield of bedrock aquifers.

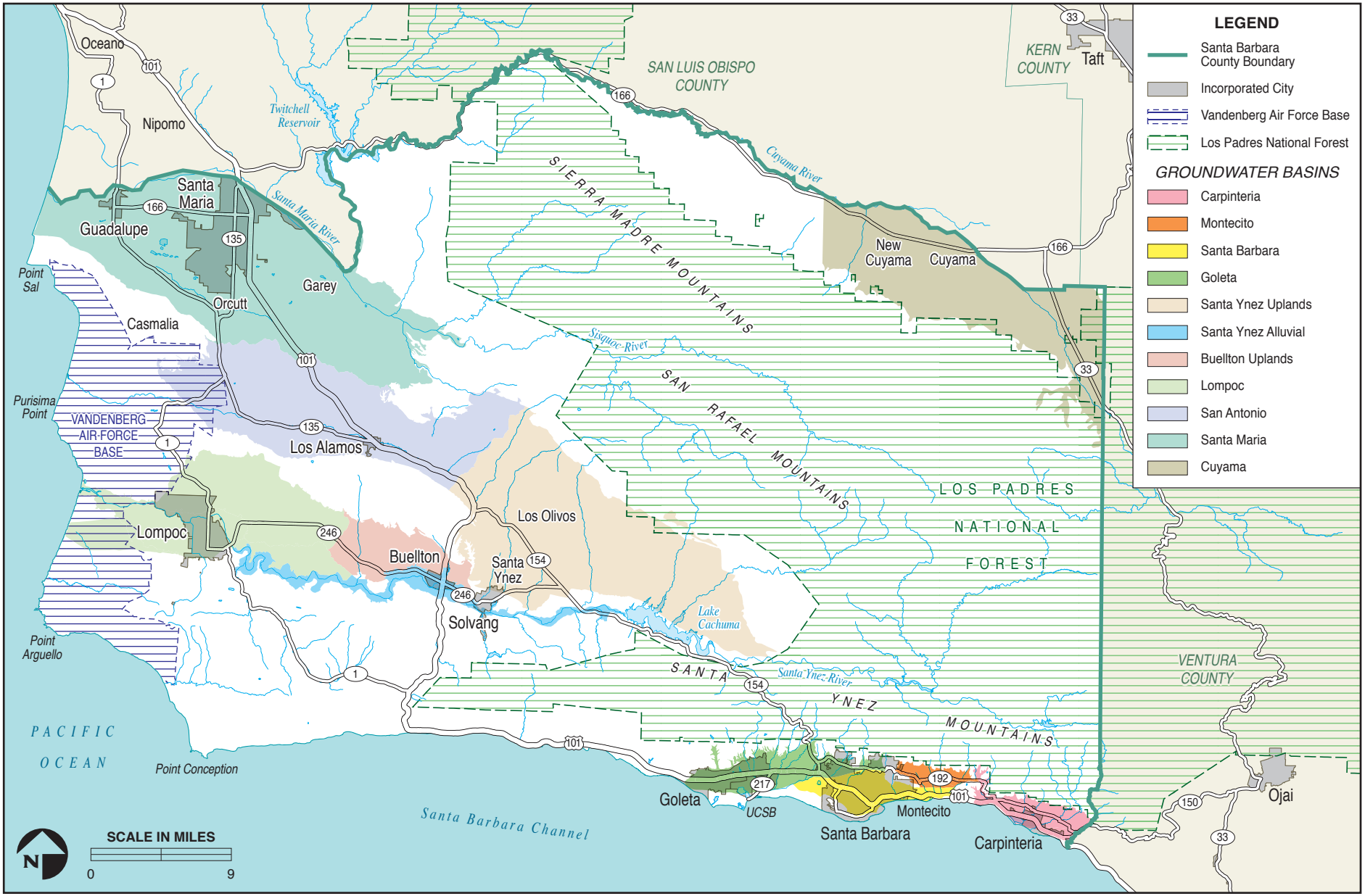
The County maintains historical data for salinity and nitrate concentration from monitoring wells for each of the groundwater basins in its 2011 Groundwater Report (Santa Barbara County 2012). Historically, high nitrate concentrations have been documented within several of the groundwater basins within the County. Additionally, elevated sulfate and/or chloride concentrations impact some regions of the groundwater basins in the County. Point sources of sulfates and nitrates include sewage treatment plants, industrial discharges and agricultural return flows. While sulfates are not considered toxic to plants or animals at normal concentrations, concentrations of 500-750 milligram per liter (mg/l) may cause a temporary laxative effect in humans. Sulfates can also form strong acids and change the pH characteristics of a water body. Chloride concentrations are a particular problem in low lying areas of the basin near tidal marshes, and are an indication of seawater intrusion (Santa Barbara County 2012).

South Coast Groundwater Basins

Carpinteria

The Carpinteria Groundwater Basin underlies approximately 12 square miles in the Carpinteria Valley and extends east of the Santa Barbara County line into Ventura County. While the City of Carpinteria is the largest population center in the basin, there are scattered pockets of residential development outside the city. Agriculture is the dominant feature in the valley with crops including avocado, lemon, and walnut orchards, ornamental nurseries, and irrigated crops. There are also numerous greenhouses currently utilized for the cut flower and cannabis cultivation industries (Santa Barbara County 2009). Precipitation in the basin varies with elevation. Near the coast, rainfall averages about 16.6 inches per year, but increases to about 24 inches per year on the south flank of the Santa Ynez Mountains.

The basin contains two groundwater storage units which are separated by the Rincon Creek thrust fault. Storage Unit #1 consists of four distinct aquifers, which are hydrologically connected. One is within the Carpinteria Formation and three are within the Casitas Formation. In Storage Unit #2, the main source of water is the Santa Barbara Formation. The Casitas Formation is generally considered the principal source of groundwater in the basin. The primary drainages through which surface water empties into the Pacific Ocean are Rincon Creek, Carpinteria Creek, Franklin Creek, Santa Monica Creek, and Toro Canyon Creek. Besides groundwater, imported surface water from the State Water Project, which is further described below, and local surface water from Lake Cachuma are the other sources of water available to the basin (Santa Barbara County 2012).



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Santa Barbara County Groundwater Basins

FIGURE 3.8-2

Montecito

The Montecito Groundwater Basin encompasses an estate residential community of about 6.7 square miles between the Santa Ynez Mountains and the Pacific Ocean in the southern part of the County. While agricultural use is limited, there are scattered avocado and citrus orchards across the basin. It is separated from the Carpinteria Groundwater Basin to the east by faults and bedrock and from the Santa Barbara Groundwater Basin to the west by a topographical divide and to the south by the Montecito Fault. The primary aquifer in the basin is the Casitas Formation (Santa Barbara County 2009). The basin is drained by several small creeks that flow from the Santa Ynez Mountains south to the Pacific Ocean. These creeks include Cold Springs, Hot Springs, San Ysidro, and Romero. Average precipitation within the basin ranges from about 18 inches per year near the coast to about 25 inches per year in the foothills of the Santa Ynez Mountains (Santa Barbara County 2012).

Santa Barbara

The Santa Barbara Groundwater Basin underlies an area of about 9 square miles situated between the Montecito and the Foothill Groundwater Basins. Geologic faults define the borders of the basin and impede the flow of groundwater on its north, northwest, and southwest sides, as well as the Pacific Ocean to the south. The basin includes two hydrologic units, approximately 7 and 2.5 square miles in size, respectively, which are separated by the Mesa Fault. The primary aquifer in the Santa Barbara Groundwater Basin is the Santa Barbara Formation, which is generally comprised of marine sands, silts and clays. The main drainages that traverse the basin are Sycamore, Mission, San Roque, and Arroyo Burro Creeks. All of these creeks flow intermittently in their lower reaches where the surface water percolates into the unconsolidated deposits (Santa Barbara County 2012). Annual rainfall within the Santa Barbara Basin varies with altitude and averages about 18 inches near the coast and up to about 21 inches in the higher elevations of the foothills of the Santa Ynez Mountains. The major sources of recharge are infiltration of precipitation, seepage from streams, subsurface inflow from consolidated rocks, and infiltration of return flows of water imported to the City (Santa Barbara County 2009).

Foothill

The Foothill Groundwater Basin encompasses about 4.5 square miles of primarily residential development along the south coast of the County. Avocado and lemon orchards are present along the northern edge of the basin (County of Santa Barbara 2009). The borders of the Foothill Groundwater Basin extend from the underlying tertiary bedrock formations on the north to the Modoc Fault and Goleta Fault on the west, the More Ranch and the Mission Ridge Faults on the south, and bedrock on the east. The Santa Barbara Formation, which consists of marine sand, silt, and clay, is the principal aquifer of the basin. Surface drainage in the basin occurs via the Cieneguitas, Arroyo Burro, and San Roque creeks (Santa Barbara County 2012). Recharge to the Foothill Basin occurs as stream seepage, infiltration of precipitation, and subsurface inflow from consolidated rocks of the Santa Ynez Mountains (Santa Barbara County 2009).

Goleta

The Goleta Groundwater Basin encompasses the Goleta Valley, an unincorporated and principally urbanized area, west of Santa Barbara along the south coast. Historically, agriculture was the dominant land use but has declined significantly over the last 30 years. The basin, about 8 miles long and 3 miles wide, lies directly west of the Santa Barbara and Foothill Groundwater Basins on Santa

Barbara County's South Coast. This basin is divided into three Sub-basins: the Central Sub-basin, the West Sub-basin, and the North Sub-basin (Santa Barbara County 2012). The majority of available groundwater is within the North-Central Sub-basin. Underlying the unconsolidated water bearing sediments are the consolidated rocks which form the basement unit. Although this unit is primarily non-water-bearing, it does yield water locally, generally through fractures (Santa Barbara County 2009). Average rainfall within the basin ranges from about 16 inches per year at the coast to about 20 inches per year at the basin's highest elevation in the foothills of the Santa Ynez Mountains. Goleta is an alluvial plain, bordered by the Santa Ynez Mountains to the north and the Pacific Ocean to the south. Surface water drains south toward the Goleta Slough through several creeks which eventually empty into the ocean, including the Atascadero, Maria Ygnacio, San Jose, Tecolotito, and San Pedro creeks (Santa Barbara County 2012).

Gaviota Coast

The Ellwood to Gaviota Groundwater Area covers about 105 square miles in the southern part of Santa Barbara County between the crest of the Santa Ynez Mountains and the Pacific Ocean. Precipitation in the area ranges from about 18 inches per year near the ocean to over 30 inches at the crest of the Santa Ynez Mountains. Surface waters drain south, down the steep slope of the mountains to the Pacific Ocean. The direction of groundwater flow is also south. Seawater intrusion is a potential concern, particularly in alluvial areas near the coast. However, the presence of impermeable strata might prevent seawater from reaching deeper aquifers. Groundwater in the Ellwood-Gaviota area is produced from wells which tap bedrock aquifers or alluvial sediments which have accumulated along canyon floors. Land uses supported by this groundwater include the Exxon Los Flores Canyon oil processing facility, the Chevron Gaviota oil processing facility, residential development and agriculture at the El Capitan Ranch, the El Capitan and Refugio State Parks, the Tajiguas Municipal Landfill, and several large avocado orchards (Santa Barbara County 2012).

Toro Canyon Groundwater Sub-basin

Toro Canyon Sub-basin encompasses about 700 acres along Toro Creek and is considered a subunit of the Carpinteria Groundwater Basin. The geology of this basin is very similar to that of the Montecito Groundwater Basin, described above; however, this basin is treated separately because it has only a limited hydrologic connection with the Carpinteria Basin, it lies outside of the Carpinteria Water District, and it lies outside of the Montecito Planning area. Land Use throughout the Toro Canyon area includes residential and agricultural. The local agriculture consists of field crops, such as flowers, and avocado and lemon orchards. Large residential lots dominate the remainder of this area (Santa Barbara County 2009).

Santa Ynez Region Groundwater Basins

Santa Ynez Uplands

Santa Ynez Uplands Groundwater Basin underlies 130 square miles located about 25 miles east of Point Arguello and north of the Santa Ynez River. There are four towns located within the basin: unincorporated Santa Ynez, Los Olivos, and Ballard, and the City of Solvang. Scattered residential development, including small farms and "ranchettes," prevail outside these towns, with larger farms and ranches beyond the smaller farms. Although human population is increasing in the area, agriculture is still the dominant land use. Agricultural production covers a wide range, including wine grapes, truck crops, field crops, cattle grazing, and thoroughbred horse farms (Santa Barbara County

2009). Average rainfall within the basin varies from a maximum of about 24 inches per year in the higher elevations to a minimum of about 15 inches per year in the southern and central areas, with rainfall and stream seepage representing the primary sources of recharge to the basin. Groundwater supplies about 85 percent of the water demand within the basin. In addition, water is imported into the basin from the Cachuma Project[1], the State Water Project, and the Santa Ynez River Alluvial Basin. Agriculture accounts for about 75 percent of the water demand within the basin; the remaining demand is mostly from domestic consumers. Water quality within the basin is generally adequate for most agricultural and domestic purposes (Santa Barbara County 2012).

Santa Ynez Alluvial

The Santa Ynez River Alluvial Groundwater Basin extends 36 miles from the Bradbury Dam to the Lompoc Plain and consists of the unconsolidated sand and gravel alluvial deposits of the Santa Ynez River. These deposits can be up to 150 feet thick and several hundred feet across. Groundwater in the Alluvial Groundwater Basin is influenced directly from surface flow of the river. Inflow to the basin comes from infiltration of river flow, direct percolation from rainfall, underflow from the Santa Ynez Uplands and Buellton Uplands Basins, and percolation from wastewater ponds in Solvang and Buellton. Existing requirements included in State Water Resources Control Board Water Rights Decisions demand that water is released from Cachuma Reservoir to recharge the Alluvial Basin based on water levels in monitoring wells and "credits" of water held in reservoir storage. In addition, small amounts of recharge to the Santa Ynez River Alluvial Groundwater Basin can occur when water is released from Lake Cachuma to the riverbed for Endangered Species Act purposes under certain hydrological conditions detailed in the Biological Opinion for the U.S. Bureau of Reclamation Operation and Maintenance of the Cachuma Project. As such, the Cachuma Project may control basin water levels at certain times. Both public and private entities extract water from this basin, primarily for municipal and agricultural uses (Santa Barbara County 2012).

Buellton Uplands

The Buellton Uplands Groundwater Basin encompasses about 29 square miles located about 18 miles east of the Pacific Ocean and directly north of the Santa Ynez River. The community of Buellton occupies about 1,000 acres near the southeastern corner of the Buellton Uplands Basin and includes residential and commercial land uses. The remainder of the basin is dominated by agriculture including horse ranches and field crops (Santa Barbara County 2009). The Buellton Uplands Basin receives little groundwater recharge from the Santa Ynez River even though it overlies a portion of the basin. Recharge to the basin is from deep percolation of rainfall, stream seepage, return flow from agriculture, and underflow from adjacent basins. This area experiences average annual rainfall of about 17 inches per year. This basin is considered to be in a state of surplus with natural recharge exceeding pumpage by a net of 800 AFY. This surplus represents the amount of groundwater from the Buellton Uplands Basin that discharges annually into the Santa Ynez River Riparian Basin. Approximately 80 percent of the 2,599 AFY of pumpage in the basin is attributable to agricultural

[1] Under the Cachuma Project, the Bradbury Dam was constructed on the Santa Ynez River to divert water from Lake Cachuma via the 6.4-mile Tecolote Tunnel and the 24-mile South Coast Conduit. About midway down the conduit, water is treated at the City of Santa Barbara's Cater Water Treatment Plant and distributed to member units in accordance with a Master Contract between U.S. Bureau of Reclamation, the Santa Barbara County Water Agency, and the Cachuma Project Authority. Member units include the City of Santa Barbara, the Santa Ynez River Water Conservation District #1, and the Goleta, Montecito, and Carpinteria Valley Water Districts (City of Santa Barbara 2017).

irrigation. The City of Buellton and scattered farmsteads around the rural area use the remaining 20 percent. The importation of State Water has further reduced the reliance on groundwater. Water quality data for the basin is limited (Santa Barbara County 2012).

Lompoc Region Groundwater Basins

The Lompoc Groundwater Basins consist of three hydrologically connected areas, which are further described below: the Lompoc Plain, Lompoc Terrace, and the Lompoc Uplands. The major population center within the region is the City of Lompoc, with the smaller unincorporated communities of Vandenberg Village and Mission Hills to the north, as well as Vandenberg Air Force Base. The primary land use in the valley is agriculture, and the economy is largely supported by truck farming and associated food processing and flower raising. The oil industry has developed a number of oil fields along the margins of the basin and a large amount of water is used during the oil recovery operations. Additionally, mining and processing on diatomite mines within the basin use a significant amount of groundwater (Santa Barbara County 2009).

Lompoc Plain

The Lompoc Plain surrounds the lower reaches of Santa Ynez River and is bordered on the north by the Purisima Hills, on the east by the Santa Rita Hills, on the south by the Lompoc Hills, and on the west by the Pacific Ocean. This alluvial area is divided into an upper and a lower aquifer. Orographic effects as well as wind influence the area's precipitation measurements. The maximum average rainfall of 18 inches occurs near the southern edge of the area in the Lompoc Hills, while the minimum precipitation of 10 inches falls near the Pacific Ocean. Rainfall averages about 12 inches per year over the entire Lompoc Plain. Groundwater in the Plain consists largely of a mixture of water from irrigation return and rainfall infiltration (Santa Barbara County 2009). During periods of dry climate, water is released from Lake Cachuma to recharge groundwater levels in the eastern portion of the Plain. As such, this area is essentially in equilibrium (Santa Barbara County 2012).

Lompoc Terrace

The Lompoc Terrace is situated between the Lompoc Plain to the east and the Pacific Ocean to the west, and is formed by a down faulted block[2] topped with permeable sediments on VAFB, south of the Lompoc Plain. Thickness of the formation in the Terrace is 400-500 feet. Historically VAFB used this area for water supply, but has relied upon State Water as well as water imported from the San Antonio Groundwater Basin. Climate in the area is heavily influenced by the nearby Pacific Ocean's cool air masses and rainfall averages 12 inches per year (Santa Barbara County 2012).

Lompoc Uplands

The Lompoc Uplands is bordered on the west by the Burton Mesa, on the north by the Purisima Hills, on the east by a topographic divide which separates it from the Buellton Uplands Basin, and on the south by the Lompoc Plain and the Santa Rita Hills. Historically, underflow from the Lompoc Uplands and Lompoc Terrace contributed to recharge of the Lompoc Plain. Due to a long-term decline in water levels, underflow often now moves to the Western and Central Lompoc Uplands from the Lompoc Plain. The Lompoc Uplands Area provides water to the communities of Vandenberg Village and

[2] A down-faulted block is a large block of bedrock, which has been broken up and depressed to a relatively lower level due to faulting.

Mission Hills. The Santa Rita Sub-area is the easternmost section of the basin (Santa Barbara County 2012).

Santa Maria Region Groundwater Basins

San Antonio

The San Antonio Groundwater Basin underlies the San Antonio Valley, south of the Santa Maria region, which consists mainly of agriculture, ranching, and a small amount of urban development in the town of Los Alamos. Oil development is also present within the valley. The area experiences average annual rainfall of about 15 inches. Groundwater is the sole source of water supply within the basin boundaries, since there are no surface diversions and there are no deliveries of State Water to the basin. Agriculture and VAFB are the two largest users of water from this basin. The foothill area is used primarily for dry farming, vineyards, or grazing, while the flatlands are utilized for irrigated farming. The crops grown include truck crops, wine grapes, sugar beets, beans, corn, alfalfa, and ornamentals (Santa Barbara County 2009). The VAFB boundary overlies the westernmost portion of the basin and occasionally uses groundwater for VAFB operations as a backup to State Water Project supplies. Water quality studies in the late 1970s indicated that salinity concentrations generally increase in a westward direction, toward the ocean along the valley floor. The cause of the westward water quality degradation has been thought to be the accumulation of lower quality water from agricultural return flow and the dissolution of soluble minerals. There is no evidence of seawater intrusion in the basin, nor is the basin considered susceptible to seawater intrusion due to the consolidated rock that separates the basin from the ocean (Santa Barbara County 2012).

Santa Maria

The Santa Maria Groundwater Basin Main Unit is a 170-square-mile alluvial basin, bordering the San Antonio Basin to the south. The basin underlies an area that includes two cities (Santa Maria and Guadalupe); the unincorporated community of Orcutt; smaller towns such as Betteravia, Sisquoc, and Gary; extensive irrigated agriculture; and petroleum production. Additionally, a portion of this groundwater basin is located in San Luis Obispo County. Agriculture is the predominant land use in the basin, with a wide range of cultivation including sugar beets, broccoli, alfalfa, wine grapes, strawberries, ornamental crops, and artichokes (Santa Barbara County 2009). Oil development is extensive in the north County, particularly in the foothills and mountains where impacts to the groundwater basin are minor or nonexistent. Average rainfall varies from about 12 to 16 inches per year within the basin. Consolidated rocks form the basement unit of this basin. While primarily nonwater-bearing, this basement unit does yield some water locally, generally only through fractures. The basin provides significant water supplies, with a net safe yield of 80,000 AFY and existing use of 87,500 AFY since the City of Santa Maria transitioned to State Water Project supply and reduced their groundwater use (withdrawals were previously 100,000 AFY; Santa Barbara County 2012).

Tepusquet

The Tepusquet area is a relatively small agricultural region in Northern Santa Barbara County, approximately 12 miles east of the City of Santa Maria. According to the Agricultural Element of the County Comprehensive Plan, many of the foothills of this area are used for the cultivation of wine grapes, which are then shipped out of the Santa Maria Valley for processing. Additionally, at least an estimated 12 sites are currently used for cannabis cultivation within this area, with the total number of illegal grows noted by local residents unknown. While the Tepusquet area is mainly agricultural,

there is little groundwater and precipitation received within the area. Most of the water used for agricultural activities comes from limited, fragmented groundwater resources and surface runoff.

Cuyama Groundwater Basin

The Cuyama Groundwater Basin underlies the Cuyama Valley, a rural agricultural area about 35 miles north of the City of Santa Barbara and is bound by the Sierra Madre Mountains on the south and the Caliente Range on the north. The climate is similar to high desert climate due to the surrounding high mountain ranges with average rainfall ranging from about 8 inches per year on the valley floor to 24 inches per year at the crest of the Sierra Madre Mountains (Santa Barbara County 2012). The four formations in the Cuyama Basin which can supply water are the Morales Formation, the Cuyama Formation, older and younger alluvium, and terrace deposits. The Paso Robles Formation also is found in the basin but yields no water because of its limited thickness and location above the water table. The basement rocks are basically comprised of marine sediments which are non-water-bearing or contain water that is unsuitable for human uses. The Morales Formation is the main aquifer in the basin, and its permeability varies greatly both laterally and vertically. Most wells tap as many water bearing horizons as possible, especially in the central part of the basin, taking water from both the alluvium and the Morales Formation (Santa Barbara County 2009).

The basin supports an estimated 20,000 to 25,000 acres of irrigated agricultural land, primarily planted with carrots, but also supporting a variety of other crops on a smaller scale, including alfalfa, potatoes, corn, sugar beets, grains, deciduous orchards, citrus, and irrigated pasture. Groundwater makes up 100 percent of water supply for the area, with agriculture accounting for over 95 percent of the water use within the Valley (Santa Barbara County 2012). The petroleum industry located within the basin also uses groundwater for oil recovery and processing/transportation. With the limited groundwater resources in this basin, groundwater extraction is currently occurring at double the rate of recharge to the basin, resulting in effects such as groundwater quality degradation and subsidence, which vary depending of the location and depth of the withdrawals. The Cuyama Valley has generally poor groundwater quality, but has been able to effectively use these supplies to grow crops. However, the leaching of soils carries dissolved salts from the root zone to the water table and may impact water quality over time (Santa Barbara County 2012).

3.8.2.3 Water Quality

Multiple surface water features in the County are listed under the State Water Resources Control Board's (SWRCB) 303(d) List. (See Table 3.8-3.) The 303(d) List is required by the 1972 Amendments to the Federal Water Pollution Control Act, also known as the Clean Water Act (CWA), and is established with the purpose of regulating water pollution in the United States. As the County of Santa Barbara is expansive and includes many segments of waterbodies that are on the California 303(d) list, the waterbodies assessed and listed that were under 4 miles in length were excluded from Table 3.8-3 below; these include Blosser Channel, Bradley Channel, Greene Valley Creek, Bell Creek, Devereux Creek, Cieneguitas Creek, Sycamore Creek, Toro Canyon Creek, and Franklin Creek. Listed waterbodies greater than 5 miles in length are listed in Table 3.8-3 below for informative purposes, along with their identified pollutants and earliest listing dates. The waterbodies included in the table were first listed between 2002 and 2010 for a variety of different pollutants (SWRCB 2011b). The primary pollutants affecting

Table 3.8-3. Major Surface Waters in the Project Area on the California 303(d) List

Water Body	Miles Assessed	Pollutant(s)	TMDL Status	First Listed
Cuyama River (above Twichell Reservoir)	80	Boron, chloride, electrical conductivity, fecal coliform, pH, sodium	5A (TMDL required)	2010
Santa Maria River	51	Chloride, chlorpyrifos, DDT, dieldrin, endrin, E. coli, fecal coliform, nitrate, sediment toxicity, sodium, toxaphene, turbidity, unknown toxicity	5A (TMDL required)	2010
Bradley Canyon Creek	17	Ammonia (unionized), fecal coliform, low dissolved oxygen, nitrate, turbidity, unknown toxicity, pH	5A (TMDL required)	2002
Orcutt Creek	10	Ammonia (unionized), boron, chloride, chloride, chlorpyrifos, DDT, diazinon, dieldrin, electrical conductivity, fecal coliform, nitrate, sediment toxicity, sodium, water temperature, turbidity, unknown toxicity	5A (TMDL required)	2002
Main Street Canal	5.1	Ammonia (unionized), chlorpyrifos, diazinon, fecal coliform, nitrate, turbidity, unknown toxicity, pH	5A (TMDL required)	2002
Casmalia Canyon Creek	5	Sedimentation/siltation	5A (TMDL required)	2006
Shuman Canyon Creek	8.5	Sedimentation/siltation	5A (TMDL required)	2006
San Antonio Creek (Rancho del las Flores Bridge at Highway 135 to Railroad Bridge)	14	Ammonia (unionized), boron, chloride, chlorpyrifos, E. coli, fecal coliform, low dissolved oxygen, nitrogen, nitrate, sodium	5A (TMDL required)	2002
Santa Ynez River (Cachuma Lake to Pacific Ocean)	46.8	Chloride, E. coli, fecal coliform, low dissolved oxygen, nitrate, sedimentation/siltation, sodium, water temperature, total dissolved solids	5A (TMDL required)	1996
San Miguelito Creek	9.8	Chloride, sodium, water temperature, pH	5A (TMDL required)	2010
Salsipuedes Creek	9.2	Chloride, sodium	5A (TMDL required)	2010
Santa Rosa Creek	23	Water temperature	5A (TMDL required)	2010
Jalama Creek	10	Chloride, sodium	5A (TMDL required)	2010
Canada De La Gaviota	7	Boron, chloride, E. coli, fecal coliform, sodium	5A (TMDL required)	2006
Canada Del Refugio	6.8	Chloride, fecal coliform, sodium	5A (TMDL required)	2010
Dos Pueblos Canyon Creek	6.9	Sodium	5A (TMDL required)	2010

Table 3.8-3. Major Surface Waters in the Project Area on the California 303(d) List (Continued)

Water Body	Miles Assessed	Pollutant(s)	TMDL Status	First Listed
Tecolote Creek	6.7	Chloride, sodium	5A (TMDL required)	2010
Glen Annie Canyon	5.7	Chloride, enterococcus, E. coli, fecal coliform, nitrate, sodium, unknown toxicity	5A (TMDL required)	2006
Los Carneros Creek	5.6	Electrical conductivity, enterococcus, E. coli, nitrate, pH	5A (TMDL required)	2010
San Pedro Creek	6.5	Enterococcus, E. coli, fecal coliform, sodium, water temperature, pH	5A (TMDL required)	2010
San Jose Creek	10	Chloride, electrical conductivity, enterococcus, E. coli, fecal coliform, sodium, pH	5A (TMDL required)	2010
Goleta Slough/Estuary	196 (ac)	Pathogens, priority organics	5A (TMDL required)	1990
Maria Ygnacio Creek	7	Enterococcus, E. coli, fecal coliform, sodium, pH	5A (TMDL required)	2010
Atascadero Creek	6.3	Chloride, enterococcus, E. coli, fecal coliform, low dissolved oxygen, sodium, water temperature, pH	5A (TMDL required)	2010
Arroyo Burro Creek	6.1	E. coli, fecal coliform	5A (TMDL required)	2010
Mission Creek	8.6	E. coli, fecal coliform, low dissolved oxygen, unknown toxicity	5A (TMDL required)	1992
Romero Creek	5.1	pH	5A (TMDL required)	2010
Arroyo Paredon	5.2	Boron, chloride, diazinon, fecal coliform, nitrate, sodium, unknown toxicity	5A (TMDL required)	2006
Santa Monica Creek	6.3	Fecal coliform, pH	5A (TMDL required)	2010
Carpinteria Creek	5.8	Chlorpurifos, E. coli, fecal coliform, low dissolved oxygen, sodium	5A (TMDL required)	2010
Rincon Creek	10	Boron, chloride, E. coli, fecal coliform, sodium, turbidity, unknown toxicity	5A (TMDL required)	2006

Source: SWRCB 2011.

waters in Santa Barbara County are the result of land development and agricultural land uses in the County, and the primary pollutants of concern are chloride, E. Coli, fecal coliform, nitrate, and sodium. The established Total Maximum Daily Load (TMDL) status for the major drainages are also detailed in Table 3.8-3. TMDLs are intended to bring receiving water bodies into compliance with water quality objectives for their designated beneficial use, and hence, delisting from the 303(d) Impaired Water Bodies List. TMDLs establish a maximum concentration of a particular pollutant which is permitted to occur in a receiving water body.

3.8.2.4 Flood Hazards

Flood hazards vary throughout the County. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) indicate that portions of the Project area are within flood insurance rate Zones A and X.

Zone A represents the 100-year flood zone and is defined as having a 1.0 percent chance of flooding annually. Because detailed hydraulic analyses have not been performed for such areas, no base flood elevations or depths are shown within this zone. Zone A areas are located primarily near rivers and creeks and downslope from mountain drainages where topography indicates an increased potential for flooding. Zone X corresponds to areas outside of the 500-year flood zone and is defined as the flood insurance rate zone that corresponds to areas outside of the 0.2 percent annual chance floodplain, areas within the 0.2 percent annual chance floodplain, areas of 1.0 percent annual chance flooding where the contributing drainage is less than 1 square mile, and areas protected from the 1.0 percent annual chance flood by levees. No base flood elevations or depths are shown within the zone.

Stormwater

The County encompasses approximately 2,800 square miles primarily consisting of rugged mountain terrain which can result in rapid local and regional watershed flow during major rain events. In the summer, the County's climate is generally warm and dry, while it is cool and wet in the winter months. The wet winter months normally range from October through April, with January and February typically bringing the largest amount of precipitation (Santa Barbara County 2016).

Stormwater runoff from lands modified by human activities can harm surface water resources and in turn, cause or contribute to an exceedance of water quality standards by changing natural hydrologic patterns, accelerating streamflows, destroying aquatic habitat, and elevating pollutant concentrations. Such runoff may contain or mobilize high levels of contaminants, such as sediment, suspended solids, nutrients (phosphorous and nitrogen), heavy metals and other toxic pollutants, pathogens, oxygen-demanding substances, and floatables. After a rain event, stormwater runoff carries these pollutants into nearby streams, rivers, lakes, estuaries, and wetlands as well as the ocean. The highest concentrations of these contaminants often are contained in ''first flush'' discharges, which occur during the first major storm after an extended dry period. Individually and combined, these pollutants impair water quality, threatening designated beneficial uses and causing habitat alteration or destruction.

Within rural and agricultural zoned lands, stormwater can have the additional effect of increased sedimentation. When soil is disturbed by rain, it is transported through a watershed via storm runoff to natural drainages, or scouring of natural channels, due to increased flow from runoff of impervious surfaces. Stormwater flow along creeks with natural banks may be susceptible to scour, bank collapse, or deeper incising of portions of the channel with increased runoff. The County has prepared a Storm Water Management Plan (SWMP) to address issues related to public health and the environment, CWA mandates, and public involvement and awareness. The County is responsible for implementing the SWMP in state-designated unincorporated urbanized areas, pursuant to the SWRCB General Permit (Santa Barbara County 2017b).

The Santa Barbara County Flood Control District (District) is responsible for channel maintenance, the design and construction of capital improvements, review of new development, and a hydrologic data collection/flood warning system. The District's Operation and Maintenance Program is the highest priority. It involves operation of the District's basins, channels, and other flood-protection

facilities as well as routine and emergency maintenance and repair of these facilities. The District operates and maintains dams, 264 miles of channels and storm drains, 78 retention/recharge/debris basins, and many major storm drain systems. Additionally, the County's stormwater quality program, known as Project Clean Water, was initiated in 1998 in response to community requests to improve water quality in local creeks and in the ocean. Project Clean Water is managed and staffed by members of the Santa Barbara County Water Agency (Public Works Department) and staff from the Environmental Health Services Division of the Public Health Department. Storm drain facility maps are available online through the Project Clean Water website. They show public and private storm drain facilities, including creeks and infrastructure within unincorporated urban areas of the County (Santa Barbara County 2017a).

During flood events, the District's staff switch modes and become an emergency response organization, focusing on flood-fighting and support activities. Around-the-clock operations include answering phone calls, storm monitoring, radio dispatching, field patrolling, and floodflow forecasting (Santa Barbara County 2017a). Additionally, the network of flood warning systems consists of 96 County-wide automated monitoring installation gauge sites (Santa Barbara County 2016). Much of the costs from equipment and operations of these emergency situations are funded by the District's emergency reserve funds, while as little as 50 percent of the total disaster costs are reimbursed by the state and federal government, which can happen months, or years, after the flood event (Santa Barbara County 2017a).

Tsunami and Seiches

Tsunamis are giant ocean waves generated during large coastal or submarine earthquakes. Seiches are a change in wave height of an enclosed body of water, such as a lake, during an earthquake. The County of Santa Barbara Seismic Safety and Safety Element indicates that both tsunamis and seiches could occur within the County, but seiches would be more frequent (County of Santa Barbara 2015). The areas along the County's unincorporated coast that are subject to tsunami inundation are Point Sal at the mouth of the Santa Maria River, the mouth of the Santa Ynez River west of Lompoc, the Goleta Slough-Santa Barbara Airport area, Toro Canyon-Carpinteria, and the beaches of Refugio, El Capitan, and Gaviota. The County's policy for all coastal installation and development planning projects is to consider a 10-foot high sea wave and use a contour elevation of 40 feet to establish the tsunami risk limit. Water bodies subject to seiches in Santa Barbara County include Lake Cachuma, Twitchell and Gibraltar Reservoirs, Jameson and Zaca Lakes, and Sheffield Dam. Small waves would pose little threat other than potential damage to recreational facilities along their shores, but large waves caused by large landslides triggered by earthquakes could overtop a dam and cause damage to the area downstream.

3.8.2.5 Potable and Irrigation Water

Santa Barbara County's Water Resources programs are part of the Water Resources Division within the Public Works Department. The County's water supply is derived from several sources including groundwater withdrawal, storm runoff collected in reservoir systems, the State Water Project, recycled water and desalination, with groundwater providing the primary source of potable water for many County residents. These resources are delivered to the public from incorporated cities, community service districts, water districts, private water companies, and conservation districts. Most of the water used in the North County comes from groundwater supplies with the recent addition of State Water as well. Some river water is used in the communities of Santa Ynez, Ballard,

and Los Olivos. The four major reservoirs located in the County of Santa Barbara are Cachuma, Twitchell, Gibraltar, and Jameson Reservoirs. Water is delivered to the South Coast through three tunnels through the Santa Ynez Mountains (Santa Barbara County 2014b).

Water purveyors in the County began receiving water through the State Water Project in 1996. However, the amount of water received varies each year, as State Water is used primarily as a supplemental supply. Since deliveries of State Water began to Santa Barbara County in 1996, they have contributed to reduced overdraft and improved groundwater quality in the region's groundwater basins. These improvements are due to the resulting reduction in use of groundwater supplies as well as introduction of higher quality State Water contributions to return flows entering the groundwater basin (Santa Barbara County 2012). In addition to potable water supplies, several water purveyors in the County also use non-potable recycled wastewater to irrigate parks, schools, golf courses, and other large landscaped areas (Santa Barbara County 2014).

Table 3.8-4. State Water Project Allocations and Deliveries in the Project Area

Water Purveyor	Allocation (in AFY)	Average Deliveries (2008 to 2011 in AFY)
City of Santa Maria	16,200	9,408 (8,019 in 2017)
Golden State Water Company	500	293
City of Guadalupe	550	141 (294 in 2013)
Vandenberg Air Force Base	5,500	1,575
City of Buellton	578	355 (81 in 2016)
City of Solvang	1,500	1,111
Santa Ynez River Water Conservation District No. 1	500	360
Raytheon Infrared Operations	50	28
Morehart Land Company	200	0
La Cumbre Mutual Water Company	1,000	888
Goleta Water District	4,500	1,317
City of Santa Barbara	3,000	639
Montecito Water District	3,000	1,595
Carpinteria Valley Water District	2,000	457 (476 in 2015)
Total	**39,078**	**13,242**

3.8.2.6 Existing Water Demand for Cannabis Cultivation

According to the County's Registry data, private wells account for over half (approximately 63 percent) of the irrigation water supply for the 134 known, existing cultivators (Table 3.8-5). Municipal water is used for irrigation by only 9 percent of growers. The remaining 27 percent of the irrigation supplies consist of supplies from water districts, shared wells, and other sources. Issues related to potable water supplies are further addressed in Section 3.13, *Utilities and Energy Conservation*.

Table 3.8-5. Irrigation Supplies for Known Cannabis Activities

Water Source	Percentage of Cultivators
Private Well	63%
Water District	10%
City Water	9%
Shared Well Serving Multiple Properties	8%
Other	9%
Total	100%

Source: 2017 Registry Data.

With regard to illegally procured water, CDFW has reported that during the 2015 inspection and enforcement period in northern California, 95 percent of the cultivators utilizing surface water had some level of water rights violation. CDFW, in response to increased cannabis cultivation, has begun enforcement actions against water rights violators through fines (State Water Resources Control Board Staff 2016). Furthermore, Regional Water Quality Control Boards have begun issuing orders with regard to cannabis cultivation and remediation of illegal sites. Additionally, SB 837 addresses the diversion and use of water for cannabis cultivation in areas where cannabis cultivation may have the potential to substantially affect instream flows. Under the state's licensing program (CalCannabis), growers that propose to divert surface water for cannabis cultivation must register and attain water rights prior to license authorization. (See also, Section 3.8.3, *Regulatory Setting*.)

3.8.3 Regulatory Setting

3.8.3.1 Federal

Clean Water Act

In 1972, the Federal Water Pollution Control Act (later referred to as the Clean Water Act [CWA]) was amended to require that the discharge of pollutants into waters of the U.S. from any point source be effectively prohibited unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. In 1987, the CWA was again amended to require that the U.S. Environmental Protection Agency (USEPA) establish regulations for the permitting of stormwater discharges (as a point source) by municipal and industrial facilities and construction activities under the NPDES permit program. The regulations require that Municipal Separate Storm Sewer System (MS4) discharges to surface waters be regulated by an NPDES permit.

The CWA requires states to adopt water quality standards for water bodies and have those standards approved by USEPA. Water quality standards consist of designated beneficial uses for a particular water body (e.g., wildlife habitat, agricultural supply, and fishing), along with water quality criteria necessary to support those uses. Water quality criteria include quantitative set concentrations, levels, or loading rates of constituents—such as pesticides, nutrients, salts, suspended sediment, and fecal coliform bacteria—or narrative statements that represent the quality of water that support a particular use.

Clean Water Act, Section 303, List of Water Quality Limited Segments

Section 303 of the CWA requires that the state adopt water quality standards for surface waters. When designated beneficial uses of a particular water body are being compromised by water quality, Section 303(d) of the CWA requires identifying and listing that water body as impaired. Once a water body has been deemed impaired, a TMDL must be developed for each impairing water quality constituent. A TMDL is an estimate of the total load of pollutants from point, non-point, and natural sources that a water body may receive without exceeding applicable water quality standards (often with a "factor of safety" included, which limits the total load of pollutants to a level well below that which could cause the standard to be exceeded). Once established, the TMDL is allocated among current and future dischargers into the water body.

Clean Water Act, Section 402, National Pollutant Discharge Elimination System

Direct discharges of pollutants into waters of the U.S. are not allowed, except in accordance with the NPDES program established in Section 402 of the CWA. Non-point source discharges to stormwater are regulated under stormwater NPDES permits for municipal stormwater discharges, industrial activities, and construction activities. These permits require development and adherence to Storm Water Pollution Prevention Plans (SWPPP).

Clean Water Act, Sections 404 and 401

Under Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into waters of the U.S., which are those waters that have a connection to interstate commerce, either direct via a tributary system or indirect through a nexus identified in the USACE regulations. Under Section 401 of the CWA, the SWRCB must certify all activities requiring a 404 permit. The RWQCB regulates these activities and issues water quality certifications for those activities requiring a 404 permit.

Flood Insurance Rate Maps issued by the Federal Emergency Management Administration

FEMA divides flood areas into three zones: Zone A for areas of 100-year flood, base flood elevations not determined; Zone B for areas of 500-year flood; and Zone C for areas of minimal flooding. The National Flood Insurance Program 100-year floodplain is considered to be the base flood condition. This is defined as a flood event of a magnitude that would be equaled or exceeded an average of once during a 100-year period. Floodways are defined as stream channels plus adjacent floodplains that must be kept free of encroachment as much as possible so that 100-year floods can be carried without substantial increases (no more than 1 foot) in flood elevations. Development in these floodplain areas are subject to the standard conditions of approval of the Santa Barbara County Flood Control and Water Conservation District, and the requirements and development standards set forth in the County Flood Plain Management Ordinance (Chapter 15-A of the County Code) and the Development Along Water Courses Ordinance (Chapter 15-B of the County Code).

3.8.3.2 State

State Water Resources Control Board

SWRCB is responsible for statewide regulation of water resources. SWRCB's mission is to "ensure the highest reasonable quality for waters of the state, while allocating those waters to achieve the optimum balance of beneficial uses." SWRCB thus has joint authority over water allocation and water quality protection. SWRCB supports the efforts of the individual RWQCBs, of which there are nine statewide. These are semiautonomous and consist of Board members appointed by the Governor and confirmed by the Senate. Regional boundaries are based on watershed, and water quality requirements are based on the unique differences in climate, topography, geology, and hydrology for each watershed.

Each RWQCB makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. Water quality standards are defined in each RWQCB's respective Basin Plan. Basin plans must conform to the policies set forth in the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) and established by SWRCB in its state water policy. The Porter-Cologne Act also provides that an RWQCB may include in its region a regional plan with water discharge prohibitions applicable to particular conditions, areas, or types of waste. The RWQCBs are also authorized to enforce discharge limitations, take actions to prevent violations of these limitations from occurring, and conduct investigations to determine the status of quality of any of the waters of the state within their region. Civil and criminal penalties are also applicable to persons who violate the requirement of the Porter-Cologne Act or SWRCB/RWQCB orders.

California Porter-Cologne Water Quality Control Act

The federal CWA places the primary responsibility for the control of water pollution and planning the development and use of water resources, with the individual states; however, it does establish certain guidelines for the states to follow in developing their programs.

California's primary statute governing water quality and water pollution is the Porter-Cologne Act, which grants the SWRCB and RWQCBs broad powers to protect water quality and is the primary vehicle for implementation of California's responsibility under the CWA. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substance, sewage, oil, or petroleum product.

Water Quality Control Plan, Central Coast Basin (Basin Plan)

The Central Coast RWQCB has adopted a Water Quality Control Plan (Basin Plan) for its region of responsibility, which includes the County of Santa Barbara. The RWQCB has delineated water resource area boundaries based on hydrological features. For purposes of achieving and maintaining water quality protection, specific beneficial uses have been identified for each of the hydrologic areas described in the Basin Plan. The Basin Plan also establishes implementation programs to achieve water quality objectives to protect beneficial uses and requires monitoring to evaluate the effectiveness of the programs. These objectives must comply with the state anti-degradation policy

(SWRCB Resolution No. 68-16), which is designed to maintain high-quality waters while allowing some flexibility if beneficial uses are not unreasonably affected.

Beneficial uses of water are defined in the Basin Plan as those necessary for the survival or wellbeing of humans, plants, and wildlife. Examples of beneficial uses include drinking water supplies, swimming, industrial and agricultural water supply, and the support of freshwater and marine habitats and their organisms.

The Basin Plan has established narrative and numeric water quality objectives that, in the Regional Board's judgment, are necessary for the reasonable protection of beneficial uses and for the prevention of nuisances. If water quality objectives are exceeded, the RWQCB can use its regulatory authority to require municipalities to reduce pollutant loads to the affected receiving waters. The RWQCB utilizes water quality criteria in the form of "scientific information developed by the USEPA regarding the effect a constituent concentration has on human health, aquatic life, or other uses of water" to develop its water quality objectives.

State General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit)

On September 2, 2009, SWRCB adopted the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit; Order 2009-0009-DWQ; NPDES No. CAS000002). In accordance with NPDES regulations, the state of California requires that any construction activity disturbing 1 acre or more of soil comply with the Construction General Permit. To obtain authorization for proposed stormwater discharges pursuant to this permit, the landowner (discharger) is required to submit a Permit Registration Documents, including a Notice of Intent (NOI), risk assessment, site map, SWPPP, annual fee, and signed certification statement to SWRCB. Dischargers are required to implement Best Management Practices (BMPs) meeting the technological standards of Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate stormwater pollution. BMPs include programs, technologies, processes, practices, and devices that control, prevent, remove, or reduce pollution. Permittees must also maintain BMPs and conduct inspection and sampling programs as required by the permit. Dischargers are also required to comply with monitoring and reporting requirements to ensure that discharges comply with the numeric action levels and numeric effluent limitations specified in the permit.

Certain discharges of non-stormwater, such as irrigation and pipe flushing/testing, are permitted as long as the discharger implements BMPs and complies with the monitoring, sampling, and reporting requirements and as long as the discharge does not cause or contribute to a violation of any water quality standard, violate any provision of the Construction General Permit, violate provisions of the Basin Plan, contain toxic constituents in toxic amounts, or violate numeric action levels and numeric effluent limitations.

General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (General Order)

On October 17, 2017, SWRCB adopted the State Water Resources Control Board Order WQ 2017-0023-DWQ General Waste Discharge Requirements (WDR) and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (General Order). This General Order requires all cannabis cultivators to register or enroll with the SWRCB and

comply with requirements presented in the Cannabis Policy Attachment A (attachment to Order WQ 2017-0023-DWQ) including, but not limited to, requirements related to erosion and sedimentation, water quality objectives and standards, winterization, water diversions and waste discharge, and in-stream flow. (See Appendix G.)

Senate Bill 837

On June 27, 2016, Senate Bill (SB) 837 was enacted to require the SWRCB, in consultation with the CDFW, to adopt interim and long-term principles and guidelines (requirements) for the diversion and use of water for cannabis cultivation in areas where cannabis cultivation may have the potential to substantially affect instream flows. Principles and guidelines will be incorporated into licenses issued by the California Department of Food and Agriculture under its CalCannabis Cultivation Licensing, and water right registrations will be issued under the State Water Board's Small Irrigation Use Registration Program, once available. The SWRCB is developing a cannabis water rights registration program to provide appropriative water rights for smaller diversions (less than 20 acre-feet per year). This program is under development, including an online portal for registrants to submit their filings, make payments, and receive registration certificates, and is expected to be available in late 2017.

California Food and Agriculture Code

Chapter 3, *Restricted Materials*, of the California Food and Agriculture Code Section identifies restricted materials as a class of pesticides deemed by California Department of Pesticide Regulation (DPR) to have a higher potential to cause harm to public health, farm workers, domestic animals, honeybees, the environment, wildlife, or other crops compared to other pesticides. Most pesticides used in agriculture are not considered to be restricted materials. With certain exceptions, Chapter 3.4, *Private Applicator Certification*, states that restricted materials may be purchased and used only by or under the supervision of a certified commercial or private applicator under a permit issued by the County Agricultural Commissioner (CAC). Among other things, an application for permit must list the areas to be treated, their location and size, crops or commodities, pest problems, names of restricted pesticides that are being requested to be applied, and application method. The permit application must also include a map or description of the surrounding area showing any places that could be harmed by pesticides. These could include receiving water bodies and endangered species habitat. Applicants must let the CAC know each time they plan to use any of the restricted materials on their permit. This involves filing a Notice of Intent to Apply a Restricted Material with the CAC. Pursuant to Section 60303 of the California Code of Regulations, food crops where water comes into direct contact with the edible portion of the crop may be irrigated with disinfected tertiary recycled water; whereas, food crops where the edible portion is produced above ground and does not have contact with water may be irrigated with disinfected secondary-2.2 recycled water.

Sustainable Groundwater Management Act

Sustainable Groundwater Management Act (SGMA) went into effect on January 1, 2015, and encourages local agencies to work cooperatively as groundwater sustainability agencies (GSAs) to manage groundwater resources and is intended to increase local control and protection over groundwater basins. The intent of this legislation is to manage the use of groundwater in a manner that can be maintained long-term without causing chronic lowering of groundwater levels, overdraft, significant reduction in groundwater storage, saline water intrusion, or subsidence. SGMA requires the GSAs to develop Groundwater Sustainability Plans (GSPs) for non-adjudicated groundwater basins by 2020. The GSPs are required to set objectives to achieve sustainability within 20 years of

plan implementation, report data to DWR, mitigate overdraft, and address groundwater dependent ecosystems. Adjudicated groundwater basins are exempt from this policy, however, in some cases, as with the Santa Maria and Goleta Groundwater Basins, the boundaries of the groundwater basins do not perfectly match the boundaries defined in Bulletin 118. In these cases, GSAs are still required to manage the non-adjudicated fringe areas of the basin, however, a GSP is not required. The County Water Agency is serving as the GSA for the non-adjudicated fringe areas of the Santa Maria and Goleta Groundwater Basins. The Cuyama Valley Groundwater Basin GSA is formed by several agencies, including the Santa Barbara County Water Agency, the Counties of San Luis Obispo, Ventura, and Kern, the Cuyama Community Services District, and the Cuyama Basin Water District. Currently, the Cuyama Valley Groundwater Basin GSA is working to hire a consultant to prepare the GSP. The GSA working group for the San Antonio Creek Valley Groundwater Basin is composed of the Los Alamos Community Services District, and the Cachuma Resource Conservation District, with the County Water Agency and Vandenberg Air Force Base as advisory capacities. The San Antonio Basin GSA has sent out a Request for Qualifications to hire a consultant to prepare the GSP. For the Santa Ynez River Valley Groundwater Basin, the entities involved in the GSAs will be the Santa Ynez River Water Conservation District, Santa Ynez River Water Conservation District ID#1, cities of Buellton, Solvang, and Lompoc, Mission Hills Community Services District, Vandenberg Village Community Services District, and the County Water Agency. Since the formation of these GSAs, agencies have made progress on completing the GSPs by gathering information from the entities involved and meeting to discuss the organization of the plan.

California Fish and Game Code

Applicable sections of the California Fish and Game Code include Section 2050 (CESA), Section 5650 (prohibits water pollution), Section 5652 (prohibits refuse disposal in or near streams), Section 5901 (prohibits any device that impedes fish passage), and Section 5937 (requires sufficient water bypass and fish passage, relating to dams).

3.8.3.3 Local

County of Santa Barbara Comprehensive Plan

Conservation Element

The Conservation Element includes the Groundwater Resources Section, which provides direction for the conservation, development, and utilization of groundwater resources in Santa Barbara County. As part of this effort, the County is directed to consider groundwater supplies during the permitting process. Applicable policies include:

Policy 3.4: The County's land use planning decisions shall be consistent with the ability of any affected water purveyor(s) to provide adequate services and resources to their existing customers, in coordination with any applicable groundwater management plan.

Policy 3.5: In coordination with any applicable groundwater management plan(s), the County shall not allow, through its land use permitting decisions, any basin to become seriously overdrafted on a prolonged basis.

Policy 3.6: The County shall not make land use decisions which would lead to the substantial over commitment of any groundwater basin.

Seismic Safety and Safety Element

This section profiles the goals, policies, objectives, and implementation measures adopted by the County to limit the negative effects of flooding and demonstrate compliance with applicable state laws.

Flood Goal 1: Protect the community from unreasonable risks of flooding pursuant to Government Code §65302(g) et seq.

Flood Objective 1: Pursuant to County Code Chapter 15A-Flood Plain Management, promote the public, health, and general welfare, and minimize public and private losses due to flood conditions.

Flood Policy 1: The County shall avoid or minimize risks of flooding to development through the development review process pursuant to Government Code §65302(3)(g)(2)(i).

Flood Policy 2: The County shall evaluate whether development should be located in flood hazard zones, and identify construction methods or other methods to minimize damage if development is located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(ii).

Flood Policy 3: The County shall maintain the structural and operational integrity of essential public facilities during flooding pursuant to Government Code §65302(3)(g)(2)(iii).

Flood Policy 4: The County shall locate, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identify construction methods or other methods to minimize damage if these facilities are located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(iv).

Flood Policy 5: The County shall establish cooperative working relationships among public agencies with responsibility for flood protection pursuant to Government Code §65302(3)(g)(2)(v).

Flood Policy 6: The County shall review current National Flood Insurance Program maps and state and local sources of information on a regular basis and utilize the data to assure that measures are taken to reduce potential risks from flooding pursuant to the National Flood Insurance Program of 1968.

Flood Policy 7: All proposed surface mining operations shall demonstrate that they will not exacerbate or significantly alter the floodplain in which they are located. For projects that cannot meet this standard, a Letter of Map Amendment or Letter of Map Revision shall be obtained from FEMA prior to construction pursuant to the Surface Mining and Reclamation Act of 1975.

Flood Policy 8: The County Public Works Department should continue working with the County Office of Emergency Services in updating flood information in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan.

Flood Policy 9: The County shall utilize information on areas included in wildfires to determine areas subject to increased risk of flooding, including mudslides and flash flooding.

Flood Policy 10: The County should review the floodplain improvement projects identified in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan annually for progress and necessary revisions.

Flood Policy 11: The County Office of Emergency Services shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Flood Policy 12: The County should reference the Santa Barbara County Multi- Jurisdiction Hazard Mitigation Plan when considering measures to reduce potential harm from flood-related activity to property and lives.

Santa Barbara County Code

Chapter 14 – Grading Code

Chapter 14 of the Santa Barbara County Code (County Code) contains the Santa Barbara County Grading Code which includes regulations and conditions designed to control the design, construction, quality of materials, location and maintenance of grading, drainage, erosion and sediment control within the County of Santa Barbara. The County Code includes some exemptions for agricultural grading. However, extensive operations are still subject to the minimum standards and procedures provided in the code.

Chapter 29 – Storm Drains and Sanitary Sewers

Chapter 29 Article IV of the County Code states that no person shall discharge or cause to be discharged into the storm drain system any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water. The code also states that no person shall throw, deposit, leave, maintain, keep, or permit to be thrown, deposited, left or maintained in or upon any public or private property, driveway, parking area, street, road, alley, sidewalk, component of the storm drain system, any refuse, rubbish, garbage, litter, or other discarded or abandoned objects, and accumulations, so that the same may cause or contribute to pollution. Wastes deposited in proper waste receptacles for the purposes of routine collection are exempted from this prohibition. Storm water discharges are enforced by the County Public Works Department.

Santa Barbara County Integrated Regional Water Management Program

The County of Santa Barbara's Integrated Regional Water Management Program's (IRWM's) intent is to promote and practice integrated regional water management strategies to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, and protection of agricultural and watershed awareness.

County of Santa Barbara Storm Water Management Program

The County of Santa Barbara SWMP has been prepared pursuant to SWRCB Water Quality Order No. 2003-005-DWQ, NPDES General Permit No. CAS0000004 Water Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (General Permit). The General Permit establishes certain unincorporated areas on the South Coast, in the Santa Ynez Valley, and in the Orcutt area of the Santa Maria Valley where the County is responsible for water quality and storm drains and surface drainages. The goals of the SWMP are to: (1) protect the health of the public and the environment, (2) meet CWA mandates through compliance with the General Permit requirements and applicable regulations, and (3) increase public involvement and awareness. The SWMP describes those BMPs that will reduce, control, or eliminate identified pollutants of concern.

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan

The County Office of Emergency Services prepared the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The MJHMP focuses on the assessment of identified risks and implementation of loss reduction measures to ensure critical County services and facilities survive a disaster. Among other topics, the plan covers risks associated with surge/tsunami, landslide/coastal erosion and dam failure in the unincorporated areas of the County.

3.8.4 Environmental Impact Analysis

This section discusses the potential hydrology and water quality impacts associated with the various components of the proposed Project.

3.8.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the 2017 CEQA Guidelines. For purposes of this EIR, implementation of the Project may have a significant adverse impact on hydrology and water quality if it would:

- Violate any water quality standards or waste discharge requirements (i.e., as established by the Central Coast office of the RWQCB).
- Substantially deplete ground water supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- Otherwise substantially degrade water quality.
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- Inundation by seiche, tsunami, or mudflow.

County of Santa Barbara Environmental Thresholds and Guidelines

The following guidelines, taken from the Santa Barbara County *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara 2008), have been designated by the County to be used in conjunction with CEQA thresholds for the analysis of Project-related impacts on surface and stormwater quality. A significant water quality impact is presumed to occur if a project involves any of the following.

- Is located within an urbanized area of the County and the Project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one or more acres of land.
- Increases the amount of impervious surfaces on a site by 25 percent or more.
- Results in channelization or relocation of a natural drainage channel.
- Results in removal or reduction of riparian vegetation or other vegetation (excluding nonnative vegetation removed for restoration projects) from the buffer zone of any streams, creeks, or wetlands.
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity).
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the RWQCB Basin Plan or otherwise impairs the beneficial uses of a receiving waterbody.
- Results in a discharge of pollutants into an "impaired" waterbody that has been designated as such by the SWRCB or the RWQCB under Section 303(d) of the Federal CWA.
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.
- Results in a groundwater basin to enter a state of overdraft due to pumpage of groundwater.

3.8.4.2 Project Impacts

Table 3.8-6 below provides a summary of hydrology and water quality impacts resulting from the Project.

Table 3.8-6. Summary of Hydrology and Water Quality Impacts

Hydrology and Water Quality Impacts	Mitigation Measure	Residual Significance
Impact HWR-1. Cannabis cultivation could potentially have adverse effects on surface water quality.	MM HWR-1. Cannabis Waste Discharge Requirements ~~Draft~~ General Order. MM BIO-1b. Habitat Protection Plan	Less than significant with mitigation (Class II)
Impact HWR-2. Cannabis cultivation could potentially have adverse effects on groundwater quality.	MM HWR-1. Cannabis Waste Discharge Requirements ~~Draft~~ General Order.	Less than significant with mitigation (Class II)
Impact HWR-3. Cannabis cultivation could have adverse effects on groundwater supplies and groundwater recharge.	***Recommended*** MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities.	Less than Significant (Class III)
Impact HWR-4. Cannabis cultivation could potentially have adverse effects on existing drainage patterns.	No mitigation required.	Less than Significant (Class III)
Impact HWR-5. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on surface and groundwater quality, groundwater supplies, and groundwater recharge.	***Recommended*** MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities.	Less than Significant (Class III)
Impact HWR-6. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on existing drainage patterns.	No mitigation required.	Less than Significant (Class III)
Cumulative Impacts	No mitigation required.	Less than significant (Class III)

Impact HWR-1. Cannabis cultivation could potentially have adverse effects on surface water quality.

The proposed Project would allow for licensed cannabis sites within agriculturally and industrially zoned areas in the County. Impacts of the Project could occur where the development and operation of licensed cannabis activities introduces sediment or pollutants into surface runoff or storm water flows that threaten the identified beneficial uses of these receiving water bodies. The cannabis activity with the greatest potential for impacts to surface water is cannabis cultivation, which could result in agricultural runoff from outdoor cultivation and greenhouse, or irrigation water disposal from indoor cultivation. Outdoor cultivation would have the potential for ground disturbance during initial grading and ongoing tilling, while greenhouse and indoor cultivation would have potential for sheet flow surface runoff from impermeable surfaces. Cultivation occurring in rural areas is generally not served by municipal sewer or stormwater infrastructure, which results in runoff potentially flowing to area creeks.

Any construction required to support cannabis cultivation would also have potential for ground disturbance, runoff, and contamination generated from machinery and sediments. The introduction of sediment or pollutants to surface water sources could occur through graded cultivation sites; spoil sites; soils, fertilizers, pesticides, herbicides, and rodenticides; trash associated with cannabis cultivation or associated manufacturing; human waste; and spills and leaks of petroleum products or other chemicals associated with cannabis activities (e.g., tractors, excavators). Further, operation of

cannabis cultivation sites could result in long-term modification of existing site conditions, including reduction of vegetative cover, compaction of soils, and increases in impervious surfaces from onsite equipment and structures, thereby changing the drainage and runoff of a site.

The potential for sediment loading would be higher when grading occurs on steeper cultivation sites, such as within agriculturally zoned areas of the Santa Ynez Mountains or the Carpinteria foothills. Sites with larger canopies would also have a greater potential to result in contamination due to an increase in potential area of ground disturbance, the amount of fertilizers, and other chemicals used on the cultivation site. Because the Project involves relatively minor extents of soil disturbance per cannabis site on a Countywide scale and would distribute licensed cannabis sites in different regions of the County, potential impacts to water resources would be localized within subwatersheds and would not have regional effects. Multiple sites in close proximity (e.g., located along the same creek corridor) could collectively contribute to degraded water quality conditions if site hydrology is not managed to prevent contamination from running off the site. Potential impacts to water resources would likely occur within local watersheds where cannabis cultivation is clustered, particularly within the South Coast Region and Lompoc Region, which hold the highest percentage of registrants for licensing of existing and future cannabis activities.

In comparison with other agricultural uses and disturbed areas within the County, licensed cannabis sites would not result in a substantial portion of ground disturbance Countywide. For comparison, an increase in cannabis canopy by 730 acres, as reflected in the County's 2017 Registry, would result in relatively minor amounts of soil disturbance, and cannabis canopy would be increased incrementally overtime in varied areas of the County. For comparison, strawberry cultivation occurred on over 8,000 harvested acres in the County in 2015, although only tens or hundreds of acres may be newly disturbed in any one year (County of Santa Barbara 2016). Additionally, it is anticipated that a majority of new cannabis cultivation would involve conversion of agricultural crops on agricultural land (e.g., from cut flowers or nursery plants to cannabis plants).

It is anticipated that grading operations would be required for new cannabis sites, although it is unknown where these operations would take place. Some of these grading operations would be subject to the County's Grading Code (County Code Chapter 14), which requires a ministerial permit, including the submittal of an Erosion and Sediment Control Plan, when 50 cubic yards (cy) or more are graded. (See County Code Section 14-29.) Prior to permit review and issuance, the Planning and Development Department would review proposed site plans and determine the need for a grading permit. The Project includes requirements to protect water quality, such as prohibiting cultivation within proximity to streams or within the high-water mark (HWM) of a water body. Further, cannabis cultivation associated with all grow types would be required to adhere to state and local regulations, such as the California Food and Agriculture Code, CCRWQB Order R3-2017-0002, the SWRCB's Cannabis Waste Discharge Requirements ~~Draft~~ General Order, and the goals and policies of the County's Comprehensive Plan. Adherence to these regulations would reduce the potential for sediment and pollutants to enter receiving water bodies. In this manner, implementation of the Project would help to bring a largely unregulated activity into compliance with the water quality objectives of applicable regulations. Further, potential licensees would be required to submit site plans for proposed cannabis activities to be approved by the County Planning and Development Department as a part of the applicable permitting process, before receiving a license from the County. While not required to mitigate this impact, BMPs would be applied through the permitting process to ensure that contaminated surface runoff or groundwater would be avoided or minimized on a site-by-site basis, including techniques to control surface runoff, minimize ground disturbance, and control hazardous materials.

However, application of legal pesticides, herbicides, and rodenticides by licensed cannabis sites under the Project runs a risk for upset and contamination of water resources. (See also Section 3.7, *Hazards and Hazardous Materials.)* Under California law, the only pesticide products available to use on cannabis are those that contain an active ingredient that is exempt from residue tolerance requirements and either registered and labeled for a broad enough use to include use on cannabis or exempt from registration requirements as a minimum risk pesticide under the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). Although many surveyed and registered cannabis operations are organic or avoid the use of pesticides, there remains some limited potential for use of pesticides for cannabis cultivation to have a potentially significant impact to water resources. Additionally, as discussed in Section 3.4, *Biological Resources*, implementation of **MM BIO-1b**, *Habitat Protection Plan*, and its associated Pest Management Plan, would further indirectly mitigate water quality impacts related to pest management practices, including rodenticides.

~~Therefore, impacts from~~ The use of herbicides, pesticides, and rodenticides ~~could~~would potentially result in the introduction of pollutants into receiving water bodies; therefore, impacts are *potentially significant*, and would require implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements ~~Draft~~ General Order,* to reduce impacts.

Impact HWR-2. Cannabis cultivation could potentially have adverse effects on groundwater quality.

The proposed Project ~~could~~ would allow for construction and operation of cannabis cultivation sites within the agriculturally and industrially zoned parcels in the County. Impacts to groundwater supplies from cannabis cultivation would be similar to impacts to surface waters described in Impact HWR-1. Groundwater quality impacts could occur where the development and operation of licensed cannabis cultivation introduces pollutants into groundwater that threaten the identified beneficial uses of these subsurface water supplies. The introduction of sediment or pollutants could occur from the following sources: soils, fertilizers, pesticides, herbicides, rodenticides percolating to groundwater, and spills and leaks of petroleum products or other chemicals associated with pumps and cultivation equipment. Operation of cannabis cultivation sites could change the percolation rate of a site when pavement or development is proposed. As stated above, any construction required to support cannabis cultivation would also have potential for contamination generated from machinery hazardous materials. However, risk of groundwater contamination is generally limited to outdoor grows or greenhouse grows where irrigation water and other substances are applied with an earthen floor. Indoor grows largely preclude pollutants from reaching groundwater because operations are contained within the structure.

The potential for groundwater contamination would be higher for cultivation sites located near water courses and in valley regions overlying groundwater basins, such as within agriculturally zoned areas of the Santa Ynez Valley or the Goleta Valley. Sites with larger canopies would also have a greater potential to result in spills and contamination due to an increase in potential area of ground disturbance, fertilizers, and other chemicals used on the cultivation site. Because the Project involves relatively minor extents of soil disturbance per cannabis site and would distribute licensed cannabis sites in different regions of the County, potential impacts to groundwater resources would be localized within sub-basins. Additionally, multiple sites in close proximity (e.g., located along the same creek corridor) could collectively contribute to degraded water quality conditions if site hydrology is not managed to prevent contamination from percolating. Potential impacts to groundwater resources would likely occur within local watersheds where cannabis cultivation is clustered, particularly

within the South Coast Region and Lompoc Region, which hold the highest percentage of registrants for licensing of existing and future cannabis activities.

The Project would also potentially involve relocation of cultivation operations to a different part of the site or an entirely different site. These changes may result in adverse impacts to groundwater quality. The location of unlicensed cultivation sites cannot be predicted with any certainty; such licensed cultivation would be limited to the area of eligibility for cannabis cultivation under the Project. (See Chapter 2, *Project Description.*) The potential for impacts associated with the infiltration of pollutants would depend upon the location and slope of the unlicensed cultivation site and site-specific cultivation practices.

Regarding groundwater infiltration, the Planning and Development Department's permitting and licensing process, along with compliance with state and local regulations governing water quality, would ensure that cannabis cultivation use BMPs that would limit impacts where the aquifers intersect with the ground surface. Expansive cannabis activities within these locations that are especially vulnerable to surface pollutants could result in *potentially significant* impacts, requiring implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements ~~Draft~~ General Order*, to reduce adverse impacts to groundwater quality due to hazardous materials and contaminants.

Impact HWR-3. Cannabis cultivation could have adverse effects on groundwater supplies and groundwater recharge.

The proposed Project would allow for construction and operation of cannabis cultivation sites within the agriculturally and industrially zoned parcels in the County. Impacts of the Project could occur where the development and operation of licensed cannabis cultivation activities would unsustainably draw groundwater resources or inhibit groundwater recharge. Increased demand for groundwater could occur from existing cultivators expanding production or new cultivators beginning cultivation. Currently, more than half (63 percent) of existing cannabis activity sites utilize groundwater for irrigation. An additional 33 percent rely on municipal water, which is largely sourced from groundwater in the County. Further, the Registry data indicates that the cannabis activities under the proposed Project would result in a large increase in demand for municipal water; however, this increase would also be related to other cannabis activity license types, such as testing, manufacturing, distribution, and retail, which is addressed below in Impact HWR-5. Additionally, since 45 percent of Registry responders did not indicate a specific site, licensed cannabis activities could occur anywhere where sites are eligible for licensing under the Project and may not contribute to municipal water demand.

As discussed in Section 3.13, *Utilities and Energy Conservation*, new cannabis cultivation could increase Countywide water demands, with a substantial portion of irrigation water coming from groundwater sources. This increase in groundwater extraction would impact the level of supply available in the aquifers, especially in areas of scarce groundwater supplies, such as Tepusquet Canyon. Additionally, several groundwater basins in the County are currently in a stage of overdraft, including the Goleta, Buellton Uplands, Santa Ynez Uplands, Lompoc, San Antonio, Santa Maria, and Cuyama Groundwater Basins (Santa Barbara County 2009). A substantial portion of licensed cultivation is expected to occur within the South Coast Region, which currently contains the highest number of current registrants for licensing of existing and future cannabis activities. The Lompoc Region is also expected to expand cannabis operations. This expansion would increase demands on the Carpinteria, Montecito, Santa Barbara, Foothill, Goleta, and Lompoc Groundwater Basins. Since cannabis operations would likely occur outside of municipal service areas and would rely on local

groundwater supplies, implementation of the Project has the potential to increase demand for such local supplies. In addition, in areas of low groundwater supplies, water may be imported in from other areas, potentially from outside the County. Consequently, implementation of the Project would have~~has~~ the potential to increase demand for groundwater supplies in adjacent regions.

However, as an agricultural product, cannabis is similar to other high demand and high value crops in the County, such as strawberries. Additionally, as described in Section 3.13, *Utilities and Energy Conservation*, licensees would be required to demonstrate that an adequate and approved water source is available for proposed cultivation via receipt of permission from appropriate agencies or owners of the rights to such water sources prior to issuance of a license under the proposed Project, pursuant to the SWRCB water rights, and cannabis activity permitting and licensing requirements. Limits to the availability of water from municipal sources or from groundwater management agencies may limit the licenses if a licensee cannot demonstrate an adequate source of water, including groundwater. Where surface~~-~~ and groundwater sources have not been adjudicated, receipt and demonstration of rights to such supplies would ensure that licensing and operation of future cannabis activities would not result in significant impacts to these supplies. Given these requirements, impacts to groundwater supplies are not anticipated.

In addition to impacts from groundwater extraction, development to support cannabis cultivation could inhibit groundwater infiltration where the aquifers intersect with the ground surface. However, new development would generally involve small structures, such as drying rooms and greenhouses, under the Project. Larger greenhouses may preclude infiltration over a larger area, but the precluded area would be minor in comparison to the recharge areas of groundwater basins in the County, which are expansive and primarily in rural areas, as described in Section 3.8.2.2. Additionally, the use of hoop structures for crop growing would continue to enable the infiltration of groundwater between hoop structure eaves, of which 12-foot tall structures are approximately 24 feet wide. Therefore, impacts of the Project related to inhibition of groundwater recharge would be nominal. Additional compaction or paving of native soils is anticipated to have a negligible impact on groundwater infiltration given the potential amount of compaction or paving relative to the total area of the County and other agricultural uses. As previously discussed, receipt and demonstration of rights to water supplies would ensure that licensing and operation of future cannabis activities would not result in significant impacts to groundwater supplies. Implementation of the modified County standard condition of approval WatCons-01 Water Conservation-Outdoor, **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Activities***,** is recommended to further reduce Project impacts to groundwater which are considered *less than significant* (Class III).

Impact HWR-4. Cannabis cultivation could potentially have adverse effects on existing drainage patterns.

The proposed Project ~~could~~ would allow for construction and operation of cannabis cultivation sites within the agriculturally and industrially zoned parcels in the County, some of which may be located in or near flood hazards. Direct impacts of all types of cannabis cultivation could involve limited grading activities to make a site suitable for cultivation (e.g., tilling), including potential development of cannabis-related structures. The County's watersheds are defined by the topography of the County, and landscape-level changes to the existing drainage patterns would not occur. Due to the relatively small size of cultivation operations, site grading may result in small-scale alterations to onsite runoff and storm water flows related to outdoor cultivation. However, outdoor cultivation would be subject to existing County requirements for initial land clearing and would be similar to other agricultural operations in the County.

New greenhouses, buildings, or other cannabis-related structures would have the potential to increase concentrated runoff, but their development would be subject to existing County regulation and permitting. This independent permitting process would ensure that drainage is controlled and subject to a site plan, which would minimize adverse effects of runoff through adherence to applicable regulations, including the County's Grading Code (County Code Chapter 14). In particular, Section 14-29 *Drainage, erosion, and sediment control*, of the County Code, requires an erosion and sediment control plan, as well as a master drainage plan, which would describe the BMPs to retain sediment, and control runoff and erosion, for all grading permit applications. Further, County setbacks from perennial and intermittent or ephemeral streams and from outside the HWM of a waterbody would prohibit cultivation sites from being located within a 100-year floodplain as designated in the Santa Barbara County FEMA Flood Insurance Study (FEMA 2015). The issuance of licenses following Planning and Development Department review would also ensure that sites are properly designed in accordance with the County's Grading and Floodplain Management Ordinances (County Code Chapters 14 and 15) to prevent the occurrence of mudflows. Implementation of the Project would result in relocation of ineligible cultivation locations to permissible locations outside riparian corridors and closure of existing ineligible cultivation sites which would reduce impacts to stream courses and flood zones. As previously discussed, there exists within the County the potential for tsunamis or seiches, however, the occurrence of a tsunami or seiche is directly associated with the occurrence of an earthquake within the region. Implementation of the proposed Project would have no effect on the occurrence of tsunamis or seiches. Further, the County provides development standards to prevent inundation by seiche, tsunami, or mudflow. For example, the County's policy for all coastal installation and development planning projects is to consider a 10-foot high sea wave and use a contour elevation of 40 feet to establish the tsunami risk limit. With adherence to the Project's design features and applicable regulations, the direct impacts of cannabis cultivation under the proposed Project would be considered *less than significant* (Class III).

Impact HWR-5. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on surface and groundwater quality, groundwater supplies, and groundwater recharge.

As described under Impact HWR-3 above, existing cannabis activities primarily rely on groundwater or municipal water, which is partially sourced from groundwater in the County. While it is anticipated that cannabis activities under the proposed Project (i.e., testing, manufacturing, distribution, and retail) would generate an increase in municipal water demand, cannabis activities could occur throughout various areas of the County, with dispersed demand for municipal water and groundwater from various major groundwater basins, hard rock or shallow stream aquifers for water.

The testing, manufacturing, distribution, and retail processes would be expected to incrementally increase water demand; however, the increase is anticipated to be negligible when compared to available water supplies in any one groundwater source. Additionally, as discussed in Section 3.13, *Utilities and Energy Conservation*, cannabis activities licensed under the Project are anticipated to have low water demands comparable to similar commercial, industrial, or retail land uses. Further, any proposed new buildings dedicated to testing, manufacturing, distribution, and retail would be subject to County Code Chapter 10, *Building Regulations*. All new cannabis activity operations would be required to be designed and constructed in accordance with state and local codes regulating water efficiency. Grading required to construct new site buildings would occur in accordance with the County's Grading Ordinance (County Code Chapter 14). If grading for a proposed cannabis site exceeds 1 acre, the site would also be subject to a General Construction Permit from the RWQCB.

Construction and operation of manufacturing, testing, distribution, and retail facilities would be subject to the provisions of Article IV, *Storm Water Management and Discharge Control*, of the County Code, which regulates discharges, and requires BMPs to control the volume, flow rate, and potential pollutant load of storm water runoff from residential, commercial, or industrial activities within the unincorporated area of the County. Enclosed structures largely preclude the ability of pollutants to enter runoff, storm water flows, or groundwater because operations are contained within the structure; in urban areas, wastewater is treated prior to discharge.

Regarding groundwater infiltration, the Planning and Development Department's permitting and licensing process, along with compliance with state and local regulations governing water quality, would ensure that cannabis cultivation use BMPs that would limit impacts where the aquifers intersect with the ground surface and are especially vulnerable to surface pollutants. All hazardous materials used in cannabis operations would be stored and used in accordance with applicable federal, state, and local regulations, which would prevent their introduction into receiving water bodies. Further, cannabis activity sites would be subject to Section 29-47, *Discharge prohibitions*, of the County Code, which prohibit the discharge of pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards. Implementation of the modified County standard condition of approval WatCons-01 Water Conservation-Outdoor, **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Activities***,** is recommended to further reduce Project impacts which are considered *less than significant* (Class III).

Therefore, with application of existing regulations, the impacts of cannabis testing, manufacturing, distribution, and retail from the Project would be *less than significant* (Class III).

Impact HWR-6. Cannabis testing, manufacturing, distributing, and retail could have adverse effects on existing drainage patterns.

Although many cannabis operations would be located in existing structures, impacts of cannabis operations allowable under the Project could include site preparation activities to create level foundations for new or expanded buildings and structures. According to Registry data, existing cannabis activities are most largely concentrated in the South Coast region. In particular, existing manufacturing operations are currently concentrated primarily in Carpinteria (14 percent), where manufacturing operations could expand further. However, through the permitting and licensing process, the Planning and Development Department would ensure that grading activities and structures to support cannabis activities would not occur within a 100-year floodplain or within the HWM of existing water courses. Further, pursuant to the County Code, a license would not be issued for a cannabis site that doesn't meet the goals and policies of the Santa Barbara County Comprehensive Plan, including those related to flooding. The issuance of licenses following Planning and Development Department review of all applicable site plans and permits would also ensure that sites are properly designed in accordance with the County's Grading Code and Building Regulations (County Code Chapter 14 and 10, respectively) to prevent the occurrence of mudflows or floods. Implementation of the Project would result in relocation of ineligible cultivation locations to permissible locations outside riparian corridors and closure of ineligible, unlicensed sites which would reduce impacts to riparian corridors. Therefore, with application of existing regulations to control the location of structures, the impacts of cannabis testing, manufacturing, distribution, and retail from the Project would be *less than significant* (Class III).

3.8.4.3 Cumulative Impacts

The proposed Project was determined to result in less than significant impacts to water quality and flooding. The cumulative projects identified in Table 3.0-6 include planning programs that seek to modify permit requirements or improve environmental and safety conditions, such as the Hoop Structure Update to the LUDC, the Coastal Resiliency project, and the Advanced Meter Telecommunication Ordinance Amendments project. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Future permit requests enabled by these ordinance amendments and planning programs must be found consistent with adopted County policies and current ordinances and development standards to be approved. The cumulative projects also include pending development review projects listed in Table 3.0-7. These projects require an extensive review process that includes discretionary permits, including (but not limited to) Development Plans and Conditional Use Permits, and must comply with local, state, and federal regulatory requirements. As a result, these projects would be fully analyzed for their potential impacts to groundwater resources.

The proposed Project was determined to result in less than significant impacts to groundwater since conservative estimates for water usage on large-scale cannabis sites would be below thresholds of significance; however, cumulatively, more groundwater may be used for larger-scaled cannabis operations than under existing conditions. When combined with development of cumulative projects identified in Tables 3.0-6 and 3.0-7, the demand on basins which are already in an overdraft status would increase. The proposed Project is projected to result in an increase of cannabis-related facilities throughout the County, and although these facilities would be distributed throughout the region and would draw from multiple aquifers, some would have overlapping water supplies from the same aquifer. Additionally, as described in Section 3.0.5, *Cumulative Project Scenario*, the Unlimited Area Cultivation (Type 5 license) component of the Project is analyzed with other cumulative projects because unlimited cultivation area licenses would not be permitted until 2023 and are a delayed aspect of the Project with its own series of necessary approvals. While individual cannabis developments would be subject to extensive review under the County's Land Use Permit and Development Plan processes, which would ensure compliance with Comprehensive Plan policies and LUDC development standards, in addition to water use approvals and conservation measures, which would continue to prevent the significant loss or degradation of important water resources within the County. Therefore, the combined effects of the proposed Project and the cumulative projects, including the Unlimited Area Cultivation component, would result in *less than significant* hydrology and water quality impacts (Class III).

3.8.4.4 Proposed Mitigation

MM HWR-1. Cannabis Waste Discharge Requirements ~~Draft~~ General Order. The SWRCB has ~~drafted~~ adopted ~~a~~ the comprehensive Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Cannabis Policy) and General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order), which include~~s~~ principles and guidelines for cannabis cultivation within the state. The general requirements and prohibitions included in the ~~draft policy~~Cannabis Policy ~~–~~address a wide range of issues, from compliance with state and local

permits to riparian setbacks. The Cannabis General Order ~~draft general order~~ also includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers. The law requires that cannabis cultivators provide evidence of compliance with the Water Boards' Requirements (or certification by the appropriate Water Board stating a permit is not necessary) as part of their application for a CDFA cannabis cultivation license.

> **Plan Timing and Requirements.** The applicant shall provide the Planning and Development Department staff evidence of compliance with the Water Boards Requirements (or certification by the appropriate Water Board stating a permit is not necessary) prior issuance of a license to cultivate.
>
> **Monitoring.** County Planning and Development Department permitting and licensing staff shall ensure compliance through review of license applications and site inspections as needed in compliance with the ~~draft~~ Cannabis Policy and Cannabis General Order.

Recommended MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities. To improve water conservation, cannabis ~~cultivators~~ activity operators shall prepare a landscaping and/or cultivation irrigation plans (as applicable) for review and approval by the Planning and Development Department. The ~~cultivator~~ operator shall include the following in landscape and/or irrigation plans to be approved by the Planning and Development Department, to maximize irrigation water efficiency using available techniques and technologies to monitor and control water consumption to the greatest extent feasible:

Applicants shall work with the Planning and Development Department to identify and implement water-conserving features of the ~~cultivation~~ cannabis activity site depending on the location and type of ~~cultivation~~activity, including, but not limited to, recirculated irrigation water (zero waste), timed drip irrigation, soil moisture monitors, evaporative barriers on exposed soils and pots, rainwater capture and reuse, and use of recycled water, consistent with state law. Water conserving techniques shall be reviewed and approved as part of the licensing process.

> **Plan Timing and Requirements.** The applicant shall identify water-conserving features of the proposed cannabis ~~cultivation~~ activity site prior to issuance of a license to ~~cultivate~~operate, and implement all aspects of the landscape and/or irrigation plan in accordance with the Landscape and Performance Security Conditions.
>
> **Monitoring.** The applicant shall demonstrate to the Planning and Development Department permitting and licensing staff that all required conserving landscape and irrigation features are installed prior to zoning permit approval Final Building Inspection Clearance and landscape and irrigation are maintained per approved irrigation and/or landscape plans. Any part of an irrigation and/or landscape plan requiring a plumbing permit shall be inspected by building inspectors.

Implement MM BIO-1b. Habitat Protection Plan. To reduce potential impacts to water quality from pest management practices such as the use of rodenticides, MM BIO-1b, addressing the implementation of a habitat protection plan shall apply to Impact HWR-1.

3.8.4.5 Residual Impacts

Impacts HWR-1 and HWR-2. As described above, impacts related to contamination of surface or groundwater from construction and operation of cannabis activities would be subject to existing water quality regulation that would ensure environmental effects are *less than significant*. Past use of herbicides, pesticides, and rodenticides at abandoned cultivation sites could result in the introduction of pollutants into receiving water bodies such as surface water and groundwater and, consequently, would require implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements ~~Draft~~ General Order*, and further reduced with implementation of **MM BIO-1b**, *Habitat Protection Plan*. With this mitigation, the County Planning and Development Department would ensure that impacts from hazardous materials are minimized by reviewing and approving compliance with the requirements of the SWRCB, and ensure impacts are *less than significant with mitigation* (Class II).

Impacts HWR-3 and HWR-5. While impacts on groundwater supplies and groundwater recharge are considered *less than significant* (Class III), implementation of the recommended, modified County standard mitigation measure **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Activities* would further reduce impacts by ensuring water efficiency is maximized for each cannabis site prior to licensing.

Impacts HWR-4 and HWR-6. Requirements for individual project review as part of the Project and the Planning and Development Department permitting and licensing process for cannabis activities, as well as specific Project general development requirements, would ensure impacts associated with cannabis cultivation on existing drainage patterns and with cannabis testing, manufacturing, distributing, and retail activities on surface and groundwater quality and existing drainage patterns are *less than significant* (Class III).

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Section 3.9
Land Use and Planning

3.9.1 Introduction

This section identifies and evaluates impacts related to land use and planning that could arise from cannabis cultivation, manufacturing, testing, distribution and retail permitted under the Cannabis Land Use Ordinance Project (Project). This section describes existing land uses within the inland and coastal regions of Santa Barbara County, along with applicable County land use policies and regulations. Impacts from future cannabis cultivation, product manufacturing, testing, distribution, and retail are assessed based on consistency with County land use designations, zoning regulations, other related and relevant plans, ordinances, and standards.

This section is based on information from the Santa Barbara County Comprehensive Plan [e.g., the General Plan Elements, Community Plans, Local Coastal Program (LCP), Coastal Land Use Plan (CLUP), and County Coastal Zoning Ordinance (CZO), Santa Barbara Land Use and Development Code (LUDC), and Montecito Land Use and Development Code (MLUDC)] and regulations pertaining to cannabis, building, and grading that are set forth in the Santa Barbara County Code (County Code). The overall assumptions and methodology for this analysis are detailed in Section 3.0, *Environmental Impact Analysis*.

3.9.2 Environmental Setting

Land use in Santa Barbara County is governed by the Santa Barbara County Comprehensive Plan—particularly the Land Use Element. Land Use Element maps define boundary lines that characterize the intensity of development in the County (County of Santa Barbara Comprehensive Plan 2016), and include the following five boundary areas:

Coastal Zone – The coastal zone spans 110 miles of coastline and includes approximately 184 square miles. The offshore islands of Santa Cruz and Santa Rosa are entirely within the coastal jurisdiction. For most of the coastline, this area only extends 1,000 yards, but it extends further inland in several areas due to the presence of important habitat, recreational, and agricultural resources. These areas include the lands surrounding the Guadalupe Dunes, Point Conception, and most of the Carpinteria Valley.

Urban Area – An area within which the development of residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, utilities, are permitted. Agriculture is permitted and encouraged in this area when it is surrounded by urban uses, but when adjacent to a Rural Area, agriculture shall stay in the Rural Area.

Inner-Rural Area – An area where development is limited to rural uses such as agriculture and its accessory uses, mineral extraction and its accessory uses, recreation (public or private), ranchette development, and uses of a public or quasi-public nature. The minimum permitted lot size is 5 acres. Agricultural and open space preserves and related uses are encouraged.

Rural Area – An area where development is limited to agriculture and related uses, mineral extraction and related uses, utility-scale solar photovoltaic facilities (if located in the Rural Area of Cuyama Valley Rural Region), recreation (public or private), low density residential and related uses, and uses of a public or quasi-public nature. The minimum lot size permitted in this area is 40 acres.

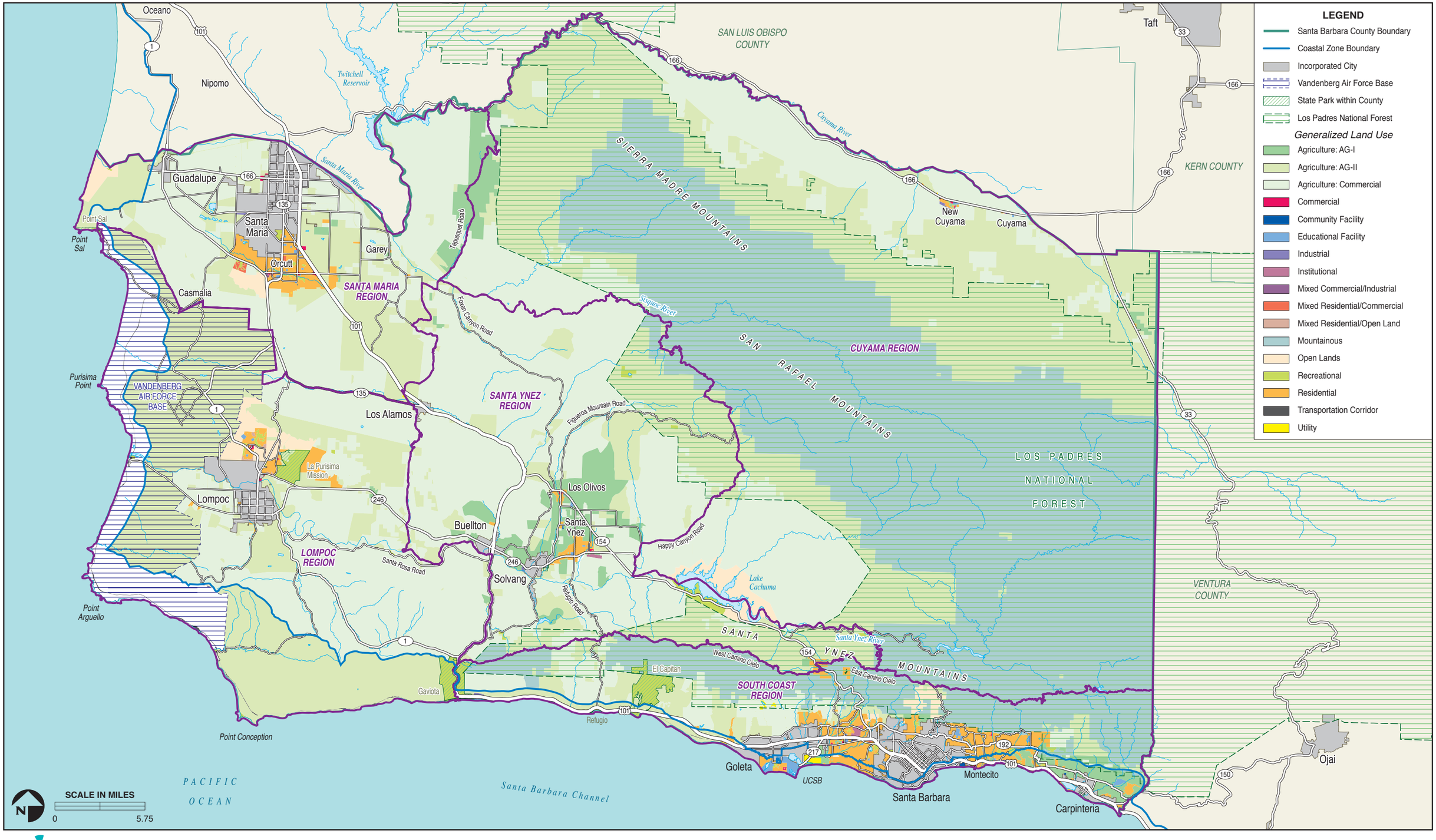
Existing Developed Rural Neighborhood (EDRN) – A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner-Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the EDRN boundary, infilling of parcels at densities specified on the land use plan maps is permitted.

The Santa Barbara County Comprehensive Plan Land Use Element also guides the physical development of the County, establishes a pattern of land utilization, and sets out standards for both the density of population and the intensity of development for each of the land use classifications. The Land Use Element describes land use classifications, diagrams the distribution of land uses throughout the unincorporated County, and addresses the policies established for each community plan area. Figure 3.9-1 illustrates the Santa Barbara County Comprehensive Plan land use designations.

The LUDC (Chapter 35.20 through 28) carries out the policies of the Comprehensive Plan by classifying and regulating the uses of land within the County. Additionally, the MLUDC as well as the CZO carry out the policies of the Comprehensive Plan by classifying and regulating the use of land in accordance with the Montecito Community Plan and the CLUP, respectively. While land use designations characterize the physical uses and the intensity of that use, zoning designations legally define permitted uses and development guidelines for those uses. Figures 3.9-2 through 3.9-8~~5~~ illustrate the zoning districts in Santa Barbara County. The following sections describe the land use designations and zoning districts that would apply under the proposed Project.

Currently, the LUDC does not allow cannabis activities on any land uses within the boundaries of Coastal Areas, Urban Areas, Inner-Rural Areas, Rural Areas, or EDRNs. In January 2016, the County Board of Supervisors adopted Ordinance No. 4954, adding a new Article X, titled "Medical Marijuana Regulations" to Section 35, *Zoning*, of the County Code, which prohibited the cultivation and delivery of medical cannabis with two exceptions: (1) cultivation for personal medicinal use, and (2) cultivation as a "legal non-conforming use" for sites in compliance with state and local laws, existing on January 19, 2016. On April 4, 2017, the Santa Barbara County Board of Supervisors adopted Ordinance No. 4992 that effectively prohibited all non-medical marijuana activities which would require a state license under the recently passed Adult Use of Marijuana Act (AUMA). Ordinance No. 4992 will remain in effect until the Board of Supervisors considers and adopts a comprehensive ordinance to prohibit or regulate non-medical marijuana activities within the County.

The sections below identify and describe the land use designations according to the Santa Barbara Comprehensive Land Use Plan and zoning districts according to the Santa Barbara LUDC, MLUDC, and CZO where cannabis cultivation, manufacturing, testing, distribution, and retail activities could occur under the proposed Project. This section does not describe land uses where cannabis activities are prohibited, such as Resource Protection Zones, Residential Zones, and most Special Purpose Zones.



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Santa Barbara County Comprehensive Plan Land Use Designations

FIGURE 3.9-1

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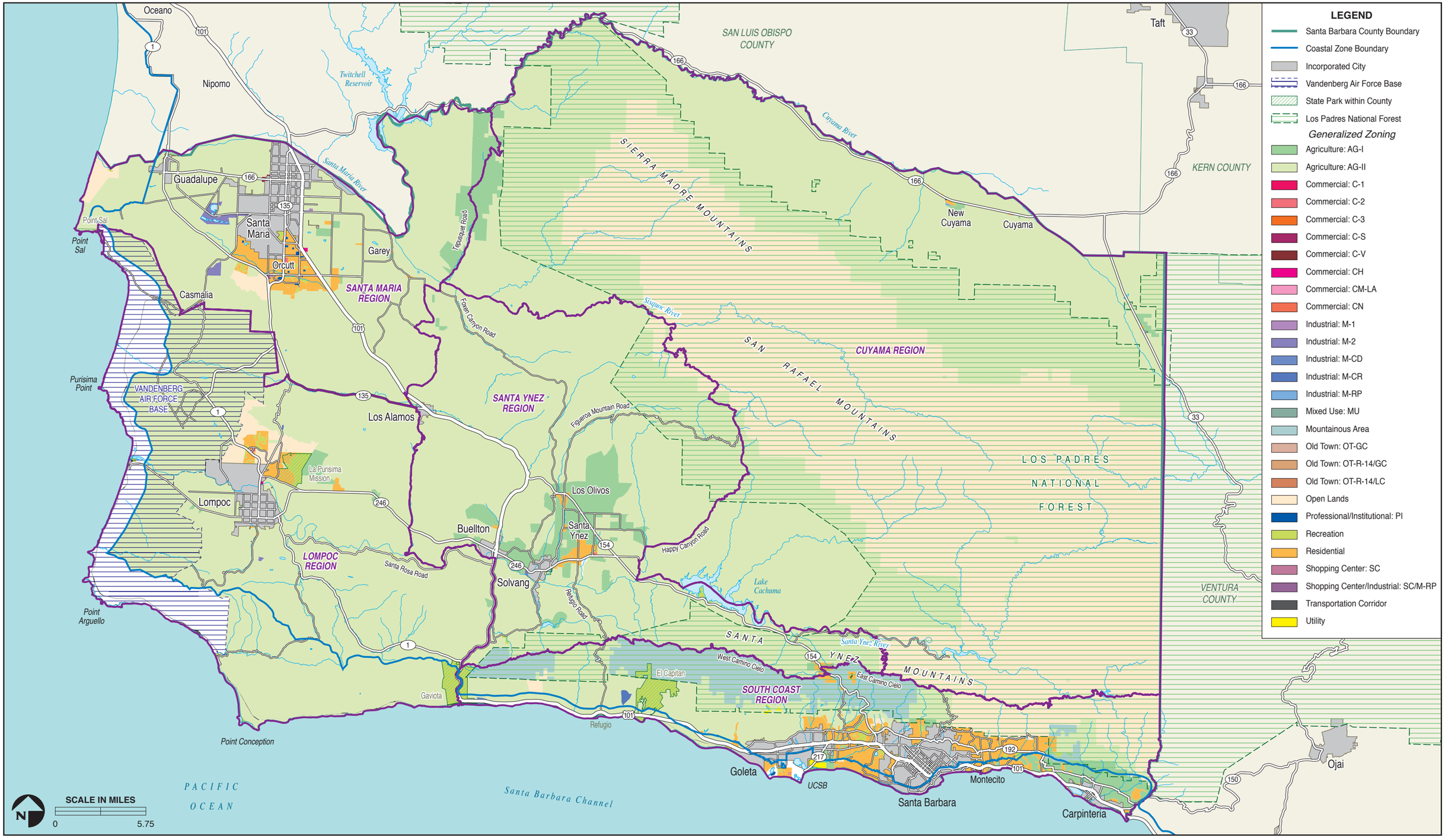

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Santa Barbara County Zoning Districts

FIGURE 3.9-2

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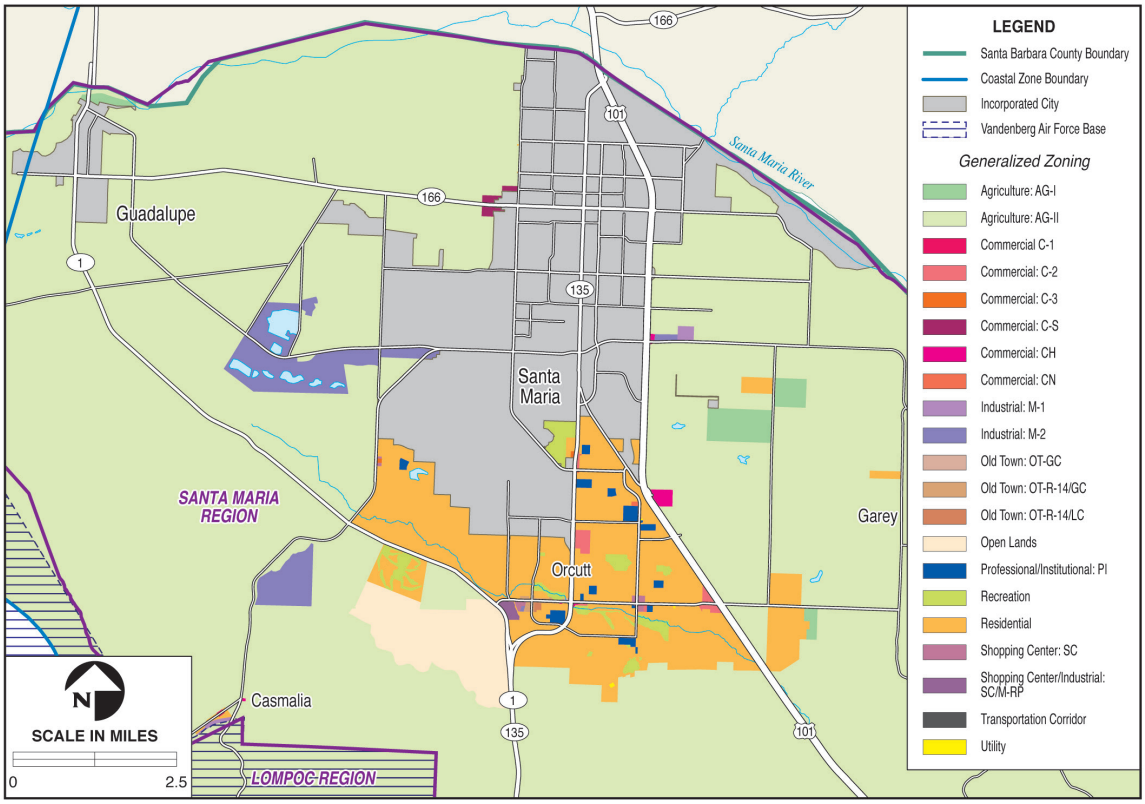

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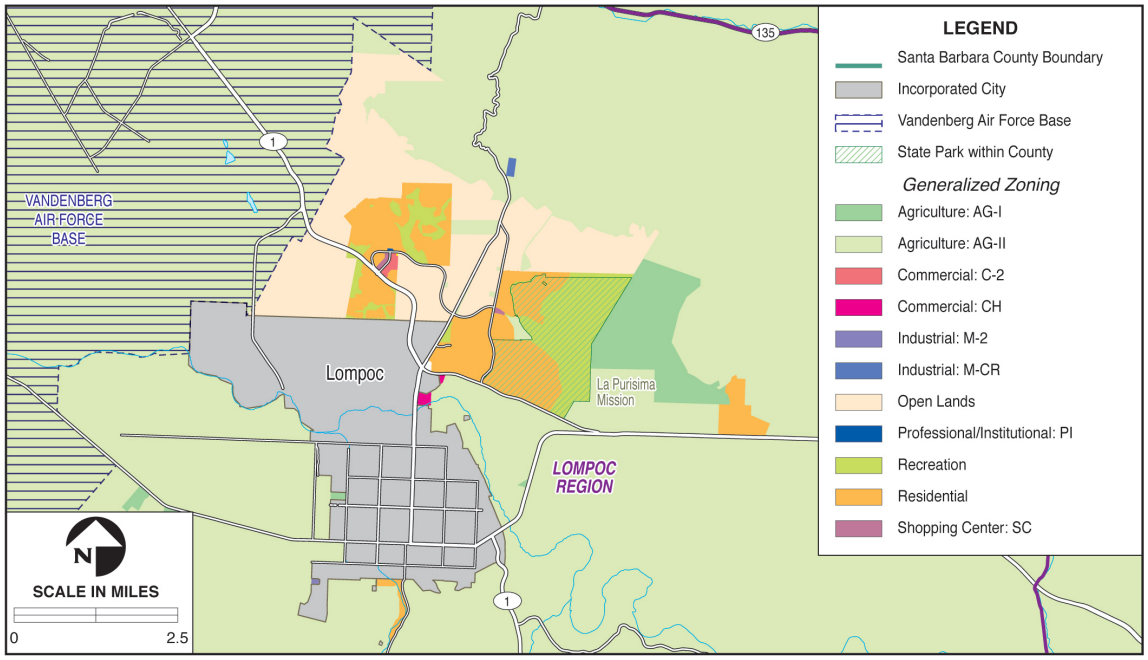
Santa Maria Area Zoning Districts

FIGURE 3.9-3



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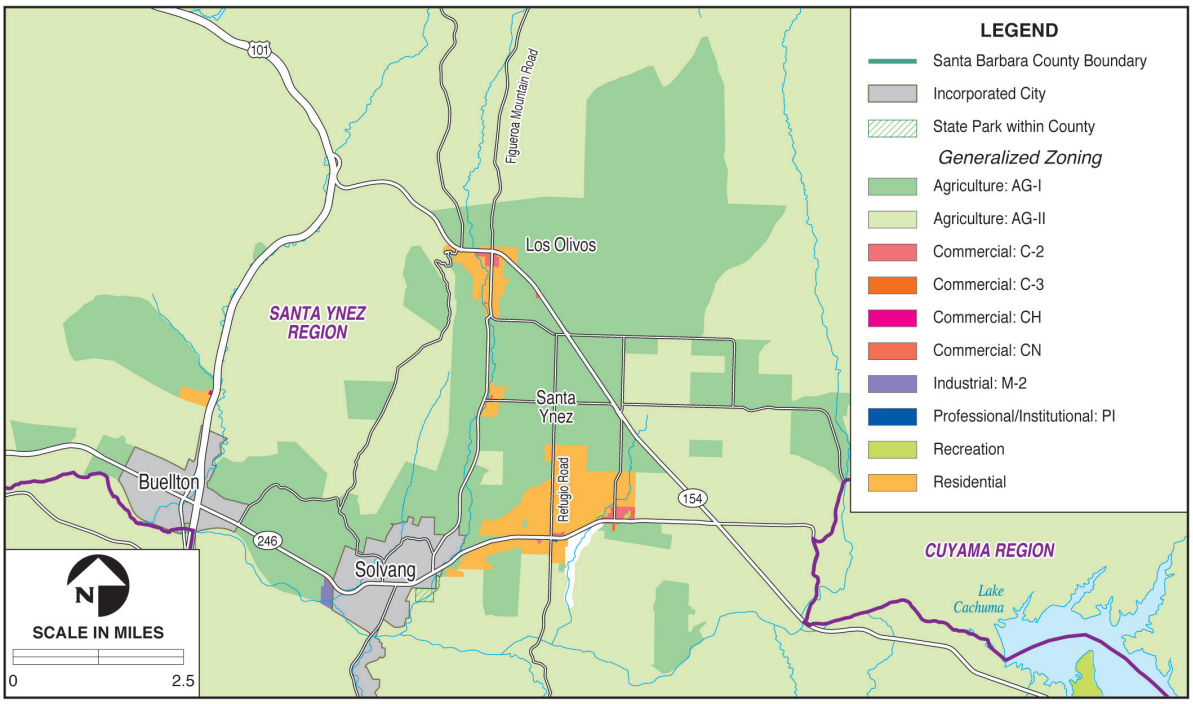
Lompoc Area Zoning Districts

FIGURE 3.9-4



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Santa Ynez Valley Area Zoning Districts

FIGURE 3.9-5

Agricultural Land Use and Zoning

Lands with agricultural land use designations include, but are not limited to, land in existing agricultural use, lands with prime soils, prime agricultural land, grazing land, land with agricultural potential, and lands that are subject to Williamson Act contracts. The Comprehensive Plan defines three agricultural land use designations as follows:

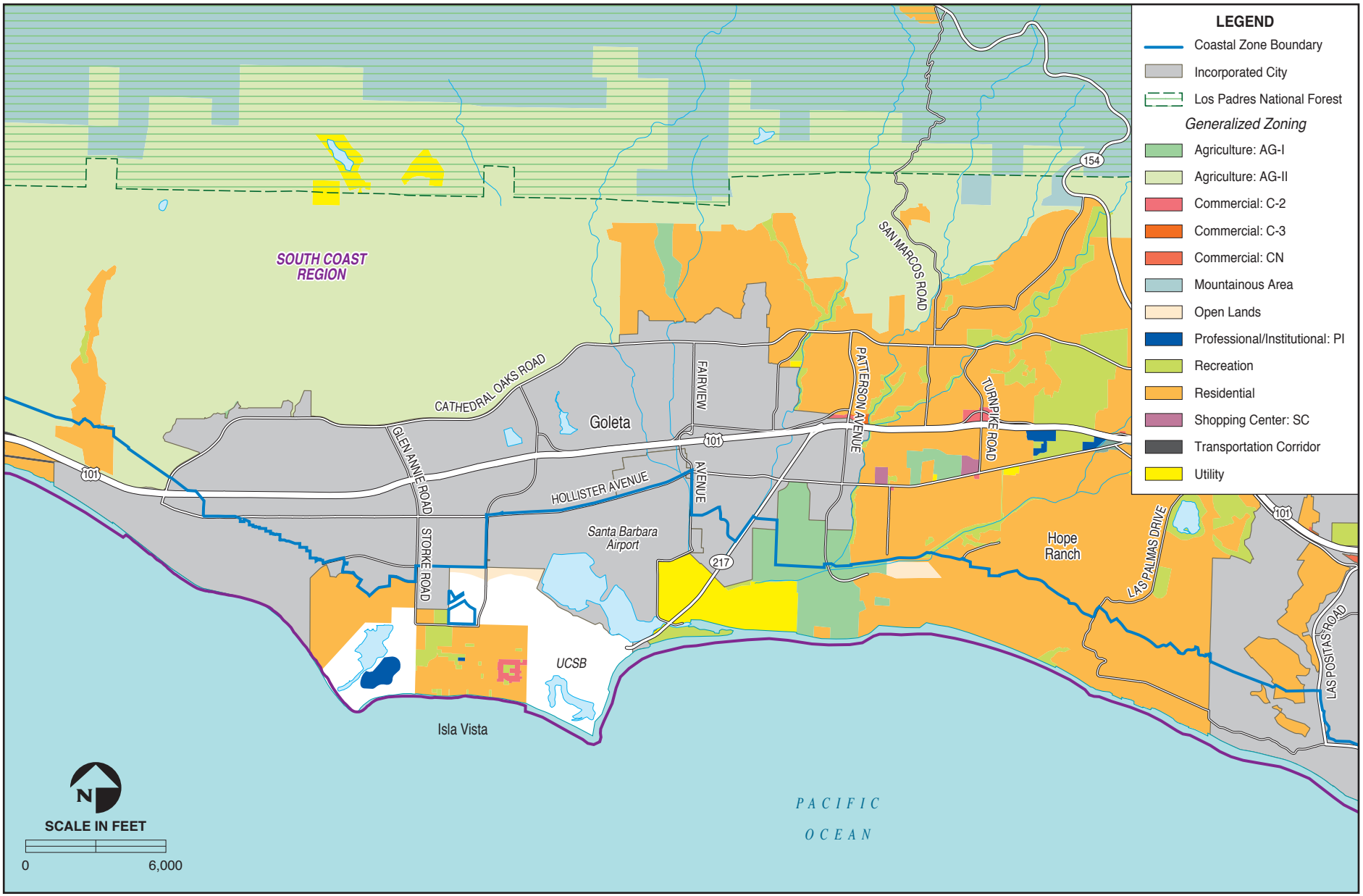
Agriculture I (A-I, 5 or more acres minimum parcel size) – This designation applies to acreages of prime and non-prime farmlands and agricultural uses which are located within Urban, Inner-Rural, and EDRN areas.

Agriculture II (A-II, 40 or more acres minimum parcel size) – This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner-Rural and EDRNs areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

Agricultural Commercial (AC) (40-320 or more acre minimum parcel size) – This category is for commercially farmed, privately owned land which meets the following criteria:

1) The land is subject to a Williamson Act contract, including contracts that have been non-renewed or,

2) Parcels 40 acres or greater, whether or not currently being used for agricultural purposes, but otherwise eligible for Williamson Act contract may be included if they meet the requirements of Uniform Rule No.6.



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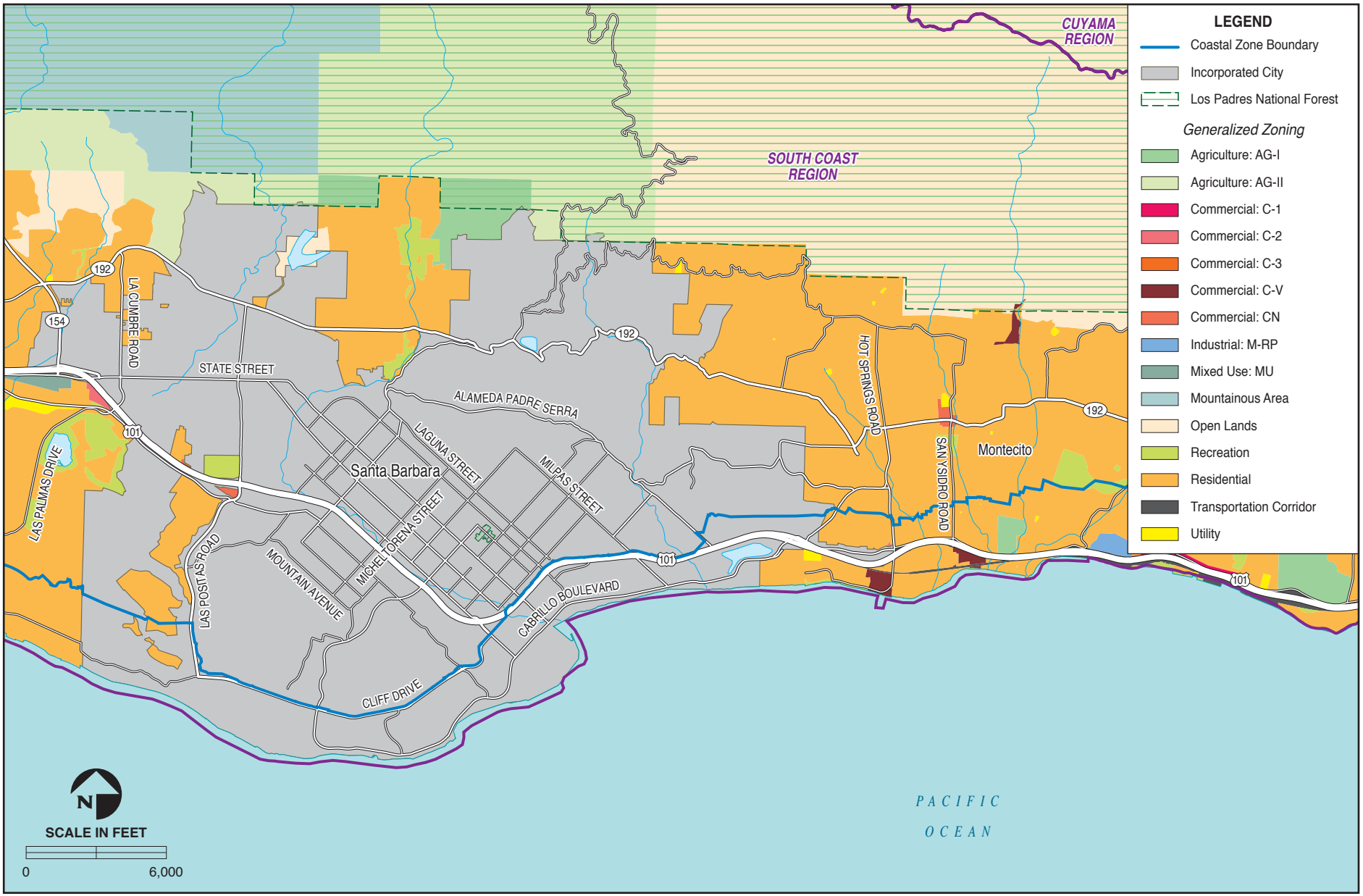
Goleta Area Zoning Districts

FIGURE 3.9-6



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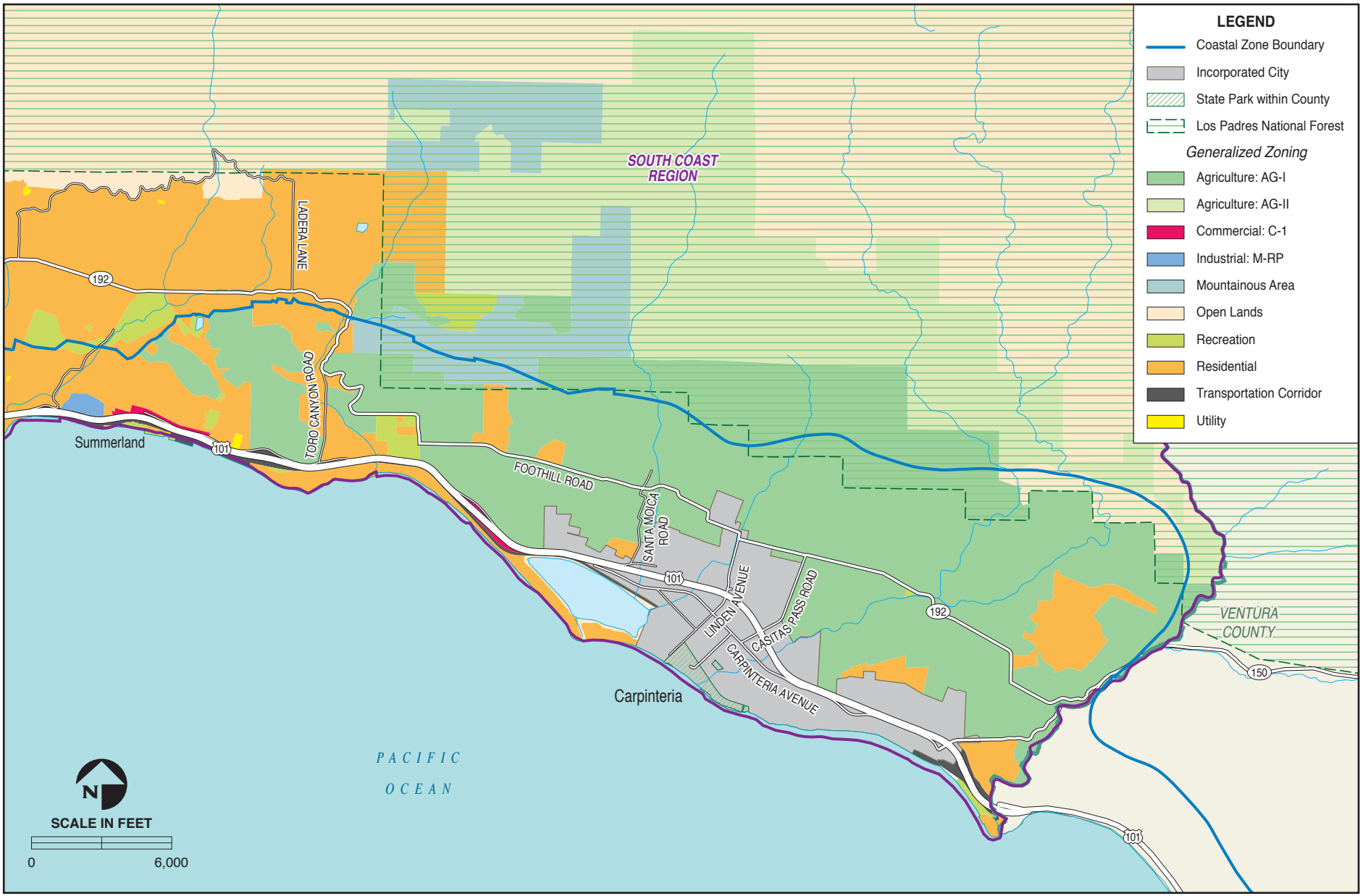
Santa Barbara Area Zoning Districts

FIGURE 3.9-7



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Carpinteria Area Zoning Districts

FIGURE 3.9-8

This category includes compatible land uses and land uses that are necessary and a part of the agricultural operations. All types of crops and livestock are included. Both prime and non-prime soils (as defined in the Williamson Act and the County's Uniform Rule No. 6) and irrigated and non-irrigated lands are included. Parcels which are smaller than 40 acres in size may be eligible for the AC designation if they are prime or super-prime as defined by the Uniform Rules and are eligible for agricultural preserve status.

Agricultural zones include minimum lot sizes that limit the subdivision potential and affect the range of allowable uses. The County has approximately 1,533,387 acres of lands zoned AG-I and AG-II. These zones are defined as follows (County of Santa Barbara 2016a):

AG-I (Agricultural I) zone – The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner-Rural, and EDRN areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

AG-II (Agricultural II) zone – The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.

Commercial Land Use and Zoning

Commercial land use designations include general commercial, neighborhood commercial, and service commercial. The Comprehensive Plan defines six commercial land use designations, two of which would be applicable under the proposed Project:

General Commercial (C) – This designation has been used to denote areas suitable for many types of commercial activities, including central business districts, district centers, service commercial, neighborhood centers, and design commercial. Permitted uses range from convenience activities, which serve day-to-day needs as food, drugs, gasoline, and other incidentals to wholesale facilities, which support agricultural, construction, and transportation activities.

Service Commercial (SC) – This designation is used to denote areas suitable for a limited range of service commercial activities, including wholesale business facilities, agriculture, construction, transportation, commercial distribution businesses, and warehouse and storage facilities. For this designation, ancillary offices and retail sales serving any of the above described uses are permitted on-site when subordinate to the principal service commercial activity.

The LUDC defines the zones for these land use designations as follows:

C-1 (Limited Commercial) zone – The C-1 zone is appropriate for both retail and service commercial activities that serve the local community and in the coastal zone, as well as the travelling public. This zone allows diverse uses, yet restricts allowable uses to those that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values.

C-2 (Retail Commercial) zone – The C-2 zone is appropriate for retail businesses and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.

C-3 (General Commercial) zone – The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts, including noise, odor, lighting, or traffic.

CM-LA (Community Mixed Use – Los Alamos) zone – The CM-LA zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area.

CS (Service Commercial) zone – The CS zone is applied to areas appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide local serving commercial establishments while preserving the residential character of the area.

PI (Professional and Institutional) zone – The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.

SC (Shopping Center) zone – The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use.

Industrial Land Use and Zoning

Industrial land use designations include industrial park, light industry, and general industrial uses. The Comprehensive Plan defines four industrial land use designations, three of which are under consideration for certain cannabis activities as part of the proposed Project:

Industrial Park – This designation includes any industrial use, which is housed in a well-designed building set in an attractively landscaped ground. This consists of industry in a park-like atmosphere. The uses permitted are consistent with the Industrial Park zone and may include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry – This designation includes industrial plants and warehouses without nuisance features, but not necessarily in an industrial park.

General Industry – This designation includes all industrial uses.

The LUDC defines the zones for these three land use designations as follows:

M-RP (Industrial Research Park) zone – The M-RP zone is intended to provide areas exclusively for light industry, technical research, and business headquarters offices as the primary land use types, uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjacent non-industrial areas.

M-1 (Light Industry) zone – The M-1 zone is intended to provide areas exclusively for light industrial uses. The intent is to encourage sound industrial development through appropriate

areas for these uses, and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.

M-2 (General Industry) zone – The M-2 zone is intended to provide areas for all types of industrial uses while providing the level of project review necessary to ensure that adverse impacts will be minimized and that these uses will be compatible with surrounding properties.

Special Purpose Land Use and Zoning

Mixed uses may be allowed in special purpose zones. These zones are defined in the LUDC as follows:

MU (Mixed Use) zone – The MU zone is applied to areas that are suited for mixed-use development (i.e., residential, commercial, and/or industrial uses) because of their location in relation to existing or planned land uses of adjacent areas and infrastructure improvements, such as transportation corridors.

OT-R/LC (Old Town – Residential/Light Commercial) zone – The OT-R/LC zone allows for residential and commercial uses, individually or combined, in areas that contain predominantly one-family dwellings, or that are in close proximity to one-family residential zones, to provide neighborhood-oriented goods and services, and to create a buffer area of low intensity commercial land uses combined with residential uses between areas of strictly residential and general commercial use. The intent is to maintain the existing mixture of residential and commercial uses, and to preserve the character and architectural styles of the neighborhood areas.

~~3.~~ **OT-R/GC (Old Town - Residential/General Commercial) zone.** The OT-R/GC zone allows for residential and commercial uses, individually or combined, especially in older urban areas where an "Old Town" atmosphere is to be maintained, and to provide for local business and commercial needs and services for the community, while maintaining a residential quality in the area. The intent is to maintain a mixture of residential and commercial uses, and to preserve the character and architectural style of the neighborhood areas.

The proposed Project would prohibit commercial cannabis activities in all other zone districts including all Residential, Mountainous Areas (MT), Highway Commercial (CH), Resort/Visitor Serving Commercial (C-V), Coastal Dependent Industry (M-CD), Coastal Related Industry (M-CR), Public Works Utilities and Private Service Facilities (PU), Recreation District (REC), Resource Management (RES), ~~and~~ Transportation Corridor (TC) zone districts, Mountainous – Gaviota (MT-GAV), Mountainous – Goleta (MT-GOL), Mountainous – Toro Canyon (MT-TORO), and Resource Management (RMZ). However, the proposed Project would permit the personal use of cannabis in all zone districts that allow for residential uses provided that the personal use of cannabis complies with specific standards.

Regions of Santa Barbara County

Santa Barbara County consists of 8 incorporated cities and 24 unincorporated areas and communities, as well as the sovereign nation of the Santa Ynez Indian Reservation. As described in Section 2.2.2 of the Project Description, five regions of the County are used as a geographic basis for the proposed Project and to support the land use analysis. The five regions used to analyze Project data and impacts within this EIR include: Santa Maria, Lompoc, Santa Ynez, Cuyama, and South Coast. (See Figure 2-1.) Each of these five regions and their associated land use context are described below.

Santa Maria Region

The Santa Maria Valley Region constitutes the northern-most portion of the County, containing rolling lowlands surrounding the Santa Maria River, the incorporated cities of Santa Maria and Guadalupe, and the unincorporated communities of Casmalia, Orcutt, Garey, Sisquoc, and Tepusquet. Land use in the Santa Maria Valley is predominantly agricultural land consisting of vineyards, pastures, and industrial agricultural areas cultivated with row crops and lands developed with greenhouses, with agriculture-related commercial facilities, light industrial uses, ranchette, and low-density residential development that support the agriculture industry. According to the Registry data, the Santa Maria Region contains few cannabis activity operations, primarily located within the Tepusquet area.

Santa Maria Region	
Project-applicable Zoning Districts	**Acres**
AG-I	6,888
AG-II	140,191
C-1	5
C-2	137
C-3	9
C-S	63
M-1	62
M-2	1,640
OT-R/GC	41
OT-R/LC	8
PI	211
SC	43

Lompoc Region

The Lompoc Region constitutes the western-most portion of the County, containing the incorporated City of Lompoc, and the unincorporated communities of Vandenberg Village and Mission Hills, as well as Cebada Canyon and Tularosa EDRNs and the federally-owned Vandenberg Air Force Base (VAFB). Land uses within the unincorporated areas of the region are mainly agriculturally designated, and contain open spaces, vineyards, agricultural fields, pastures, and ranch-style residences. Lands containing an ecological reserve and natural open spaces surround Mission Hills and Vandenberg Village. According to the Registry data, the Lompoc Region contains existing and planned cannabis activities.

Lompoc Region	
Project-Applicable Zoning Districts	**Acres**
AG-I	1,561
AG-II	150,163
C-2	36
CM-LA	3
M-2	53
PI	12
SC	28

Santa Ynez Region

The Santa Ynez Region constitutes the central portion of the County, containing the incorporated cities of Buellton and Solvang, and the unincorporated communities of Ballard, Los Alamos, Los Olivos, and Santa Ynez. Several EDRNs surround these Urban Areas, including Ballard Canyon, West Olivos, Bobcat Springs, West Buellton, Woodstock Oak Trails, East Baseline Ranch Estates, Meadowlark, and Highway 246 EDRNs. Similar to the Lompoc Region, land uses outside of Urban Areas are mainly agricultural designated, and contain open spaces, vineyards, agricultural fields, pastures, ranch-style residences, and agriculture-serving commercial uses. According to the Registry data, existing and planned cannabis activities are scattered within the Santa Ynez region; there is also a large known cannabis operation in the Los Alamos region.

Santa Ynez Region	
Project-Applicable Zoning Districts	**Acres**
AG-I	19,099
AG-II	166,840
C-1	2
C-2	109
C-3	34
CM-LA	31
M-1	35
M-2	40
PI	6

Cuyama Region

The Cuyama Region constitutes the largest area of the County and includes the northeast and eastern-most portion of the County, and is primarily comprised of the federally-owned lands of the Los Padres National Forest (LPNF). The northern region along the County's boundary constitutes the Cuyama Valley Rural Region, which contains the communities of Cuyama, New Cuyama, and Ventucopa. These communities are predominantly agricultural in use, with commercial, educational, industrial, recreational, and residential uses limited to the Cuyama and New Cuyama communities. Land use in the Cuyama Valley consists primarily of irrigated agriculture, dry farming, grazing pastures, and rural residential development. Irrigated agriculture is a dominant land use in the Cuyama Valley, comprising approximately 23,500 acres (County of Santa Barbara 2012). There is one known cannabis activity site located near the Cuyama community, while the majority are located near the Tepusquet area.

Cuyama Region	
Project-Applicable Zoning Districts	**Acres**
AG-I	4,850
AG-II	138,000
C-2	21
C-3	1
M-1	6
M-RP	25

South Coast

The South Coast Region constitutes the southern-most portion of the County, containing the incorporated cities of Santa Barbara, Goleta, and Carpinteria, and the unincorporated communities of Gaviota, Hope Ranch, Mission Canyon, Toro Canyon, Montecito, and Summerland. In addition, the South Coast Region supports the greatest amount of State Parks, as well as the UCSB campus and portions of the LPNF. The South Coast region also supports the largest cannabis cultivators when compared to the other four regions, with most of the existing cannabis activities concentrated in the Carpinteria agricultural district and urban foothills.

South Coast Region	
Project-Applicable Zoning Districts	**Acres**
AG-I	8,968
AG-II	32,477
C-1	42
C-2	43
C-3	48
M-RP	30
MU	59
PI	67

The South Coast Region contains the largest greenhouse district in the County, located in the Carpinteria Valley, primarily within AG-I zoning. The district is adjacent to developed urban coastal areas and incorporated beach cities located in the foothills of the Santa Ynez Mountains and coastal bluffs of the Pacific Ocean.

The Santa Ynez Region contains the most land designated for agricultural purposes, via AG-I and AG-II zoning, within the County, and is characterized by open spaces, vineyards, agricultural fields, pastures, ranch-style residences, and agriculture-serving commercial uses.

3.9.3 Regulatory Setting

The land use and planning analysis was conducted in conformance with the goals and policies of local regulations.

3.9.3.1 Local

Coastal Land Use Plan

The CLUP lays out the general patterns of development throughout the coastal areas of the County. Its purpose is to protect coastal resources while accommodating land use development within the coastal zone (County of Santa Barbara 1982). The other elements of the Comprehensive Plan are applicable within the coastal zone; however, when there is a conflict, the CLUP takes precedence.

Pursuant to the Coastal Act, each of the 15 counties and 53 cities along the California coast is required to prepare a LCP. The LCP consists of the local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of (the Coastal Act) at the local level.

The Coastal Act policies focus on the protection of coastal resources and the regulation of development in the coastal zone. The policies govern land uses, including environmentally sensitive habitat areas and prime agricultural lands, recreational resources, the marine environment, scenic resources, and air quality. While the focus of the policies is on resource protection, the policies also govern land use, industrial development, and public works facilities in order to encourage well-planned and orderly development that is compatible with resource protection and conservation. The following CLUP policies are applicable to the proposed Project (County of Santa Barbara 1982):

General Policies

Policy 1-2: Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.

Policy 1-3: Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.

Policy 1-4: Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.

Development Policies

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 (e.g., water, sewer, roads) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Policy 2-9: The County shall give equal priority to the following land uses in the coastal zone of Montecito and Summerland:

- Expansion of public recreational opportunities
- Visitor-serving commercial uses (e.g., restaurants, retail commercial, motels).
- Low- and moderate-income housing
- Agricultural expansion

In Goleta, the County shall give highest priority to low and moderate income housing and agricultural expansion followed by public recreation and visitor-serving commercial uses.

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, maintenance of natural vegetation, and control of runoff.

Coastal Act Policies

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and

all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.

Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.

Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or 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.

Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.

Policy 3-23: In order to protect scenic resources, water quality, and community character, and reduce land form alteration, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within Area B of the Carpinteria Agricultural Overlay District. Greenhouse or greenhouse related development may be approved on slopes between 5 and 10 percent, subject to a Conditional Use Permit.

Visual Resource Policies

Policy 4-1: Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review (BAR), because of the requirements of the "D"- Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. In addition, developments in all areas designated on the land use plan maps as Commercial, Industrial, or Planned Development and residential structures on bluff top lots shall be required to obtain plan approval from the County BAR.

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

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.

Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Agriculture

Policy 8-5: All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under State CEQA guidelines and County significance thresholds.

Policy 8-6: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential.

Policy 8-7: Landscaping and screening shall be installed within 6 months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas from the nearest public road(s) within 5 years of project completion.

Policy 8-11: The following requirements shall apply to greenhouse and greenhouse related development within the Carpinteria Valley to protect the long-term productivity of prime agricultural soils. a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil. c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

Policy 8-12: No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.

Environmentally Sensitive Habitat Areas

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, and comparable plans/applications, shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.

Santa Barbara County Code, Article II. Coastal Zoning Ordinance

This ordinance is applicable to the unincorporated coastal zone within the County of Santa Barbara, as well as the Channel Islands. The CZO implements the Coastal Land Use Plan by classifying and regulating the uses of land, buildings, and structures in the coastal zone. Pursuant to Public Resources Code Section 30500 of the California Coastal Act of 1976, the County must prepare a LCP for the

unincorporated areas of the County within the coastal zone. The ordinance contains the coastal zoning district maps, which apply regulations of the ordinance to the properties in the coastal areas.

Santa Barbara County Comprehensive Plan

The Comprehensive Plan provides general goals, policies, and programs applicable to the unincorporated portions of the County. The Comprehensive Plan is required to maintain internal consistency between all adopted elements. The Land Use Element defines the blueprint for physical development with goals, policies, actions, and development standards that provide the framework for physical development and use of land. The Land Use Element also defines land use categories (Rural, Urban, Inner-Rural and, Existing Development Rural Neighborhood Areas) and land use designations. Other State-mandated elements included in the Comprehensive Plan are the Circulation, Conservation, Noise, Open Space, Housing, and Safety Elements. In addition, the Comprehensive Plan contains the following elective elements: Agricultural, Environmental Resource Management Element (ERME), Scenic Highway, Seismic Safety, Hazardous Waste, and Energy Elements. Key relevant goals, objectives and policies of the Land Use and Agricultural Elements are provided below. For resource-specific policies (e.g., geology, noise, public services), refer to the relevant section of this EIR.

Land Use Element

The Comprehensive Plan Land Use Element has four fundamental goals (County of Santa Barbara Comprehensive Plan 2016):

Environment: Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

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

Open Lands: Certain areas may be unsuited for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These open lands have importance as grazing, watershed, wildlife habitat, mineral resources, recreation, and scenic qualities. These lands are usually so located that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.

The following applicable policies implement these goals:

Land Use Development Policies

4. Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of

available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50 percent of the total number of units for affordable housing or 30 percent of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.

Hillside and Water Protection Policies

2. All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

8. On any lands not Comprehensive Planned and zoned for agriculture, grading and "brushing" shall require a permit. Exceptions shall be grading of 50 cubic yards or less and "brushing" within a radius of 100 yards of a residential structure for fire purposes.

Visual Resource Policies

2. All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.

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. 3. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Agricultural Element

The Comprehensive Plan Agricultural Element serves as a guide for addressing the future use of agricultural lands and resources. It includes goals and policies applicable to projects that affect agricultural resources. The Element contains the following applicable goal and implementing policies (County of Santa Barbara 1991).

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

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

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

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

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

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

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

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

Policy II.B. Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass and other issues (e.g., thievery, vandalism, roaming dogs), on all agricultural lands.

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

Policy III.B. It is a County priority to retain blocks of productive agriculture within Urban Areas where reasonable, to continue to explore programs to support that use, and to recognize the importance of the objectives of the County's Right to Farm Ordinance.

GOAL IV. Recognizing that agriculture can enhance and protect natural resources, agricultural operations should be encouraged to incorporate such techniques as soil conservation and sound fire risk reduction practices.

Policy IV.A. Major wildfires cause severe erosion, property damage, and safety hazards. The County shall encourage range improvement and fire hazard reduction programs, including prescribed burning of brush and alternative non-burning techniques. Such programs shall be designed and conducted to avoid excessive erosion and other significant adverse effects on the environment for the purpose of increasing water yields, improving wildlife habitat, wildlife protection, and increasing agricultural productivity.

Policy IV.B. Because of fire-risk reduction or soil instability, the use of certain slopes for agricultural production may be preferable to leaving the land in its natural state, or allowing non-agricultural development provided that adverse effects are minimized.

Policy IV.C. Grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.

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

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.

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

GOAL VI: The County should make effective-provision for access to agricultural areas and for the necessary movement of agricultural crops and equipment.

Policy VI.A. To the maximum extent feasible, the County Public Works Department shall design roads with the type and size of vehicles and/or equipment in mind which are used in the agricultural operations of the area.

Community and Area Plans

The Comprehensive Plan also includes numerous community, regional, and Rural Region plans and guidelines that serve as blueprints for physical development of unincorporated towns and watershed-based areas. Below are brief descriptions of the County's community plan areas; several of the community plans contains goals and policies that promote the agricultural industry, including components such as the production and sale of agricultural products (e.g., manufacturing, testing, distribution, retail).

Orcutt Community Plan

The Orcutt Community Plan updates the Santa Barbara County Comprehensive Plan for the unincorporated area of Orcutt and sets goals, policies, programs, actions, and development standards

for all future development in Orcutt (County of Santa Barbara 2004a). The Orcutt Community Plan area is located within the Santa Maria Valley Rural Region, south of the City of Santa Maria. It encompasses 14,650 acres of mostly Urban Area. Given the zoning designations within the Community Plan area, some cannabis cultivation activities could occur within the jurisdiction of the Community Plan, but primarily within the A-II-40 and A-II-100 zoned areas, as the majority of the plan area consists of planned development, other open land, and open space.

Lompoc Interpretive Guidelines

The unincorporated urban areas of the Lompoc Valley consist of three distinct communities: Vandenberg Village, Mission Hills, and Mesa Oaks. The Interpretive Guidelines outline general policies that apply to the Lompoc Valley Area and address specific issues of the Lompoc Valley, and as a result additional measures may be required for development to achieve consistency with the Comprehensive Plan (County of Santa Barbara 1999). Cannabis cultivation activities currently occur in this urban area, and future uses could occur within the jurisdiction of the area, but primarily within agricultural zoned parcels.

Santa Ynez Valley Community Plan

The Santa Ynez Valley Community Plan provides policy direction for issues and development trends specific to the Santa Ynez Valley Rural Region and sets the framework for planning future development (County of Santa Barbara 2009). The Santa Ynez Valley Community Plan applies to the incorporated cities of Solvang and Buellton, the unincorporated urban areas of Santa Ynez, Los Olivos, and Ballard, EDRNs within the vicinity of these communities, and surrounding Rural and Inner-Rural Areas within the Community Plan area. Cannabis activities within the Community Plan boundary would be subject to development standards and policies outlined in the Community Plan. Cannabis activities are currently scattered throughout the Santa Ynez Valley and future uses could occur within the areas zoned for agriculture located around the residential areas located east of the City of Solvang in Santa Ynez, agricultural uses around Los Olivos, and agricultural uses located north and south of Baseline Avenue near Ballard.

Los Alamos Community Plan

The Los Alamos Community Plan establishes and regulates land uses in the Town of Los Alamos (County of Santa Barbara 2011) within the Santa Ynez Valley Rural Region. The Plan Area encompasses approximately the 460 acres within the Los Alamos urban/rural boundary. There are currently existing cannabis operations in Los Alamos. However, given the small size of the plan area, only a few parcels zoned for commercial and industrial uses along the Highway 135 corridor, along Drum Canyon Road, and east of town would be suitable for cannabis manufacturing and retail. Relatively large agricultural holdings that are predominantly used for vineyards and cattle grazing operations, surround the community planning area.

Cuyama Planning Area

The Cuyama Valley lies in northern Santa Barbara County between San Luis Obispo County and the northern slopes of Sierra Madre Mountains. It includes the communities of Cuyama, New Cuyama, and Vetucopa, which make up the Cuyama Valley Rural Region. Although there is not a specific community plan for this area, the County's Comprehensive Plan outlines policies that apply to the area, and provides a land use and zoning map for the area. Cuyama and New Cuyama contain commercial and

industrial land uses that may allow cannabis manufacturing and retail. However, the majority of the area consists of AG-I-10 and AG-II-100 zoned parcels that may allow cannabis cultivation. Ventucopa consists of mainly AG-I-40 and AG-II-100 zoned parcels east of the Cuyama River (County of Santa Barbara 2014a). This region contains the fewest existing cannabis operations.

Gaviota Coast Plan

The Gaviota Coast planning area is a rural landscape within the South Coast Rural Region characterized by rugged mountains in the east, rolling hills and lowland coastal area, and a rich agricultural area. It includes 101,199 acres within the County and it remains one of the largest undeveloped coastline areas in southern California (County of Santa Barbara 2016c). This area contains 38 miles of rural coastline; it also includes working agricultural areas and is a dominant land use with 77,820 acres of land zoned for agriculture (County of Santa Barbara 2016c). In the eastern Plan Area, most agricultural lands are zoned AG-II-100 with minimum parcel sizes increasing from east to west. All agricultural land in the coastal zone west of El Capitan State Park is zoned AG-II-320. Many of the lands within this area may allow cannabis cultivation.

Mission Canyon Community Plan

Mission Canyon is an unincorporated area in southern Santa Barbara County within the South Coast Rural Region (County of Santa Barbara 2014b). The planning area for the Mission Canyon Community Plan is approximately 1,122 acres located in the lower foothills of the Santa Ynez Mountains, immediately north and contiguous to the City of Santa Barbara. The land uses consist almost exclusively of single-family residential development with the exception of some commercial and public uses, and parcels zoned for agricultural use in the northern portion of the plan area. This planning area also is designated a Special Problems Area, given existing or anticipated special and unique problems pertaining to flooding, drainage, soils, geology, access, sewage disposal, water supply, location, or elevation that have the potential to effect public health, safety, and general welfare. A Special Problems Committee (Committee) of interdepartmental County staff reviews proposed buildings and structures. The Committee may impose conditions to prevent or mitigate present or anticipate problems that may result from a development project. The Committee has the authority to prohibit construction if the Committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons.

Toro Canyon Community Plan

The Toro Canyon Planning Area is located in southeastern Santa Barbara County, also within the South Coast Rural Region in the western portion of the Carpinteria Valley between the Santa Ynez Mountains and the Santa Barbara Channel. Toro Canyon is bordered by the Summerland and Montecito Community Plan areas to the west, the Pacific Ocean to the south, the Los Padres National Forest to the north, and Rancho Monte Alegre and the Carpinteria City limits to the east. The southern portion of Toro Canyon lies within the state coastal zone and includes Padaro and Santa Claus Lanes (County of Santa Barbara 2004b). Toro Canyon contains approximately 2,700 acres designated for agriculture with zoning ranging from AG-I-5 to AG-II-100. The Plan Area also supports greenhouse development in the Carpinteria Valley (i.e., 117 acres), and most of these are located south of Foothill Road and east of Nidever Road (County of Santa Barbara 2004b).

Montecito Community Plan

The Montecito Planning Area lies between the Pacific Ocean and the foothills of the Santa Ynez Mountains, with the City of Santa Barbara to the west and the unincorporated community of Summerland to the east in the South Coast Rural Region. The southern portion lies within the coastal zone. Montecito is one of the older settlements in Santa Barbara County. The area was originally settled by the Spanish in 1700's and 1800's with land grants given or sold to retiring soldiers of the Santa Barbara Presidio (County of Santa Barbara 1992).

The Montecito Community Plan area is divided into three areas: the central urban sub-area, coastal sub-area, and the mountain sub-area. The central urban sub-area is characterized as semi-rural, consisting of primarily single-family homes on lots 1 acre or larger. The central urban sub-area also contains the central core of Montecito and the main commercial center. The coastal sub-area is primarily developed with cottages and duplexes, and coastline development consists of an exclusive residential community, hotel complexes, and several condominium and clustered developments. The mountain sub-area is characterized by mountainous terrain and open space (County of Santa Barbara 1992). Cannabis cultivation may be allowed on the agriculturally-zoned parcels, which limits eligible cultivation to one approximately 35.35-acre area located north of Jameson Lane, between San Ysidro Road and San Ysidro Creek. The MLUDC, Montecito Growth Management Ordinance (MGMO), and Montecito Architectural Guidelines and Development Standards also apply to development in this area.

Summerland Community Plan

The Summerland Plan Area is located in the southern portion of Santa Barbara County between the cities of Santa Barbara and Carpinteria in the South Coast Rural Region. The Plan Area boundary includes the unincorporated area of the County of Santa Barbara known as Summerland. The Plan Area is bordered by Ortega Ridge Road on the west, the Montecito Planning Area on the north, Padaro Lane and the Toro Canyon Planning Area on the east, and the Pacific Ocean on the south. The Plan Area totals 907 acres and is situated within the coastal zone with the exception of a residential enclave along Ortega Ridge Road, which is located in the inland area (County of Santa Barbara 2014c). Cannabis cultivation may be allowed on the AG-I-10 and AG-II-20 zoned parcels, and manufacturing and retail may be allowed on the commercial and industrial zoned parcels within the Community Plan boundary.

Goleta Valley Community Plan

Land use in Goleta Valley, with the exception of the incorporated area of the City of Goleta and the eastern portion, is guided by the Goleta Valley Community Plan (County of Santa Barbara 1993). The western portion of the Goleta Valley Planning Area lies north and west of the City of Goleta, extending northward to the crest of the Santa Ynez Mountains, and from approximately the intersection of Los Carneros Road and Cathedral Oaks Road westward to the eastern boundary of the Gaviota Coast Planning Area. In addition, several isolated pockets of unincorporated land in the southwest, such as Isla Vista, which are surrounded by the City of Goleta and UCSB, are part of the western portion of Goleta Valley. A majority of the Goleta Valley planning area consists of outer rural areas.

Eastern Goleta Valley Community Plan

The eastern portion of the Goleta Valley Planning Area lies primarily on the coastal shelf between the Pacific Ocean and the Santa Ynez Mountain Range, east of the City of Goleta and west of the City of Santa Barbara, and includes the southern slopes of the mountains up to the crest. Land use in the

eastern portion of the valley is guided by the Eastern Goleta Valley Community Plan (County of Santa Barbara 2015). The Eastern Goleta Valley plan area encompasses the unincorporated coastal plain and foothills reaching from Camino Cielo Road on the north to the Pacific Ocean on the south and cover approximately 23,300 acres of land between the Cities of Santa Barbara and Goleta. Of this area, about 15,300 acres lie within the designated Rural Area, and 7,900 acres lie within the designated Urban Area where the majority of the approximately 36,000 residents of Eastern Goleta Valley live (County of Santa Barbara 2015). The Plan highly encourages the use of mixed-use zoning with the planning area, to allow for maximum compatibility and complementary transitions between uses. Outside the residential areas and along the northern portion of the plan area, most of the lands consist of mountainous areas where cannabis cultivation would not be permitted. The areas south of the mountains are designated for agriculture (A-I and A-II) and agriculture commercial (AC), where cultivation activities would be permitted.

Santa Barbara County Land Use and Development Code

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

The County uses the LUDC as a tool to implement the goals, objectives, and policies of the Comprehensive Plan, including any applicable community, specific, or area plan. Provisions of the LUDC and any land use, subdivision, or development approved in compliance with these regulations must be consistent with other components of the Comprehensive Plan, including any applicable community, specific, or area plan. Currently, Section 35 does not address cannabis activities as an allowable use in any zoning district.

Montecito Land Use Development Code

The MLUDC constitutes a portion of Section 35 of the County Code and implements the Comprehensive Plan and the Montecito Community Plan by classifying and regulating the uses of land, buildings, and structures in Montecito located outside of the coastal zone (County of Santa Barbara 2008a). Currently, the MLUDC does not address cannabis activities.

Santa Barbara County Code, Article V. Right-to-Farm Ordinance No. 4907

Pursuant to the California Right to Farm Act, as discussed in Section 3.2, *Agricultural Resources*, which allows local jurisdictions to support agricultural activities in regards to public nuisance claims, the Santa Barbara County Right-to-Farm Ordinance protects agricultural land uses from conflicts with nonagricultural land uses that may result in financial hardship to agricultural operators or the termination of their operation. The purpose of the ordinance is to preserve and protect agricultural zoned lands for exclusive agricultural use; to support and encourage continued agricultural operations in the County; and to forewarn prospective purchasers or residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust, and chemicals that may accompany agricultural operations. Projects that are proposed and/or approved in the County proximate to agriculturally zoned lands are often required to provide notice to future residents, tenants, and users of the Right-to-Farm.

Santa Barbara County Grading Ordinance

Chapter 14 (Grading Code) of the County Code regulates and controls the design, construction, quality of materials, and location and maintenance of grading, drainage, erosion and sediment control. It also addresses compliance with the National Pollutant Discharge Elimination System (NPDES) Phase II storm water regulations. These regulations set forth local storm water requirements for the disturbance of less than 1 acre to avoid pollution of water courses and drainage ways with sediments or other pollutants generated on or caused by surface runoff on or across the construction site.

Santa Barbara County Cannabis Regulations

Ordinance No. 4739

In February 2010, the County Board of Supervisors adopted Ordinance No. 4739, An Interim Urgency Ordinance of the County of Santa Barbara on Establishing a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries.

Ordinance No. 4954

In response to the passage of the Medical Marijuana Regulation and Safety Act (MMRSA) in 2015, the County Board of Supervisors adopted Ordinance No. 4954 in January 2016. Ordinance No. 4954 added a new Article X, titled "Medical Marijuana Regulations" to Section 35, *Zoning*, of the County Code. Ordinance No. 4954 prohibited the cultivation and delivery of medical cannabis, except for cultivation for personal use within the unincorporated areas of the County in accordance with MMRSA, the Federal Controlled Substances Act (CSA) of 1970, and Medical Marijuana Program Act. Article X of the County Code provided a limited exemption for cannabis cultivation as a "legal non-conforming use" for cultivation sites that comply State and local regulations, and existing as of January 19, 2016.

Ordinance No. 4992

In April 2017, the Santa Barbara County Board of Supervisors adopted Ordinance No. 4992, the Nonmedical Marijuana Interim Urgency Ordinance imposing a temporary moratorium on any activities that would require a state license under the recently passed AUMA, as well as the prohibition of industrial hemp until County staff could develop a permanent ordinance to prohibit or regulate non-medical marijuana activities within the County. The moratorium was extended in May 2017 and is set to expire in March 2019.

Uniform Rules for Agricultural Preserves and Farmland Security Zones

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

The County Uniform Rules do not currently allow cannabis activities. However, the Project may include adoption of amendments to the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.

County of Santa Barbara Clean Air Plan

The federal Clean Air Act Amendments (CAAA) of 1990 and the California Clean Air Act (CCAA) of 1988 mandate the preparation of Clean Air Plans (CAPs) that provide an overview of air quality and sources of air pollution, and identify pollution-control measures needed to meet federal and state air quality standards. The Santa Barbara Air Pollution Control District (SBCAPCD) and the Santa Barbara County Association of Governments (SBCAG) are responsible for formulating and implementing the CAP for the County. The CAP provides an overview of the regional air quality and sources of air pollution, and identifies the pollution-control measures needed to meet clean-air standards. The schedule for plan development is outlined by state and federal requirements, and is influenced by regional air quality. CAPs affect the development of SBCAPCD rules and regulations and other programs. They also influence a range of activities outside the district including transportation planning, allocation of monies designated for air-quality projects, and more.

Santa Barbara County Regional Transportation Plan and Sustainable Communities Strategy

The Santa Barbara County Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) is a long-range transportation plan that sets forth how the region will meet its transportation needs for the 30-year period from 2010 to 2040. Existing and future land use patterns, and forecasted population and job growth were used to identify and prioritize transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle and pedestrian, as well as transportation demand management measures and intelligent transportation systems. SBCAG updates regional growth forecasts which inform this document every 4 years (SBCAG 2013).

Goal 1, Environment: Foster patterns of growth, development and transportation that protect natural resources and lead to a healthy environment.

Policy 1.1 Land Use: The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to:

Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS.

Promote better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning and other, unconventional land use tools, such as employer-sponsored housing programs, economic development programs, commercial growth management ordinances, average unit size ordinances and parking pricing policies.

Plan for transit-oriented development consistent with the RTP-SCS by:

- concentrating residences and commercial centers in urban areas near rail stations, transit centers and along transit development corridors.
- designing and building “complete streets” serving all transportation modes that connect high-usage origins and destinations.

Policy 2.6 Consistency with Other Plans: The planning, construction, and operation of transportation facilities and of the system as a whole shall be consistent with (1) the California Transportation Plan, (2) SBCAG's Transportation Connections: The Public Transit Human Services Transportation Plan for Santa Barbara County, (3) adopted local General Plans, and (4) other regional policies.

Goal 5, Prosperous Economy: Achieve economically efficient transportation patterns and promote regional prosperity and economic growth.

Policy 5.1 Commuter Savings: The RTP-SCS shall strive to reduce average commute time and cost by encouraging measures that bring worker housing closer to job sites.

Policy 5.2 Support Business and Local Investment: The RTP-SCS shall:

- Promote a mix of land uses responsive to the needs of businesses, including agriculture and tourism.
- Support investment by businesses in local communities.
- Encourage the creation of high-paying jobs, especially in areas with an imbalance of housing relative to jobs.

3.9.4 Environmental Impact Analysis

This section discusses the potential land use and planning impacts associated with the Cannabis Land Use Ordinance Project. Table 3.9-2, *County Land Use Plans and Policies Consistency Summary* provides an overview of the proposed Project's consistency with the Comprehensive Plan, and other applicable plans, policies, and regulations, and the compatibility of the Project with existing and planned land uses in the County. While an inconsistency with these plans or policies in itself would not constitute an impact to the physical environment, an inconsistency with an adopted plan or policy might suggest that the Project would be conducted in such a way that it would result in an impact to the physical environment that is subject to CEQA review. Therefore, potential impacts focus on consistency with adopted plans and policies and compatibility of the proposed Project with existing and planned land uses in the County. Should the Board of Supervisors determine that the Project is inconsistent with an existing County general plan policy, the project could not be approved unless measures are identified to eliminate this inconsistency.

The analysis considers the proposed amendments to the County Code to establish a new permitting and licensing program for cannabis activities, and amendments to the LUDC, MLUDC, and the County CZO to address cannabis activities. The analysis also considers the proposed Project's possible adoption of amendments to the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.

3.9.4.1 Thresholds of Significance

California Environmental Quality Act Guidelines

With respect to land use and planning, applicable sections of Appendix G of the State CEQA Guidelines establishes that a project would normally have a significant impact on the environment if it would:

- Physically divide an established community.

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Santa Barbara County Thresholds

The following five thresholds of significance for "Quality of Life," as outlined in Section 13 of the County's Environmental Thresholds and Guidance Manual (County of Santa Barbara 2008b), are used herein to determine project impacts (i.e., impacts to the physical environment that are related to quality of life impacts):

1. Loss of privacy
2. Neighborhood incompatibility
3. Nuisance noise levels (not exceeding noise thresholds)
4. Increased traffic in quiet neighborhoods (not exceeding traffic thresholds)
5. Loss of sunlight/solar access

3.9.4.2 Project Impacts

This impact analysis analyzes the potential land use and planning impacts associated with the proposed Cannabis Land Use Ordinance Project. Table 3.9-1 below provides a summary of the impacts related to land use from the proposed Project. The discussion of the impact follows, and development standards and mitigation measures are presented in Section 3.9.4.3.

Table 3.9-1. Summary of Land Use Impacts

Land Use Impacts	Mitigation Measures	Residual Significance
Impact LU-1. Cannabis cultivation, manufacturing, testing, distribution, and retail would potentially conflict with an applicable land use plan, policy, or regulation.	MM LU-1. Public Lands Restriction	Less than Significant with Mitigation (Class II)
Impact LU-2. Cannabis cultivation, manufacturing, testing, distribution, and retail could result in adverse quality of life effects to existing communities due to increases in traffic, odors, noise, or other ~~quality of life~~physical environmental impacts.	~~MM LU-1. Public Lands Restriction~~ MM AQ-3. Cannabis Site Transportation Demand Management MM AQ-5. Odor Abatement Plan MM TRA-1. Payment of Transportation Impact Fees	Less than Significant with Mitigation (Class II)
Cumulative Impacts	No mitigation required	Less than significant (Class III)

Impact LU-1. Cannabis cultivation, manufacturing, testing, distribution, and retail would potentially conflict with an applicable land use plan, policy, or regulation.

The following discussion of County policies and preliminary determinations regarding the consistency of the proposed Project with these policies is presented to comply with Section 15125 (d) of the State CEQA Guidelines, which require that an EIR "shall discuss any inconsistencies between

the proposed Project and applicable general plans and regional plans." This analysis focuses on applicable County-adopted plans and policies. Table 3.9-2 summarizes relevant Santa Barbara County CLUP goals and policies, goals and policies from the Land Use and Agricultural Elements, and other relevant plans and policies (e.g., Grading Ordinance). Where potential policy inconsistencies are identified that can be demonstrated to relate to an adverse impact to the physical environment, the EIR analyzes ~~a~~the need for ~~-~~feasible mitigation. ~~mitigation measure in the subsequent discussion to address the adverse physical impact of the project, which is associated with the Project's inconsistency with a policy.~~ Section 3.9.3.1 identifies relevant goals and policies and regulations that are related to and consistent with the proposed Project. Additional policies related to the Circulation Element are included in Section 3.12, *Transportation and Traffic*.

Overall, the Project is consistent with the goals and policies established in the County's plans and ordinances. (See Table 3.9-2.) Potential impacts are primarily associated with potential inconsistencies with the CLUP and the Comprehensive Plan goals and policies focused on future cannabis facilities connection to public services, as well as numerous policies focused on natural resource protection, water quality, vegetation, hillside protection, and visual resources. As mentioned previously, Project inconsistencies with County plans and policies would indicate the Project would result in adverse physical impacts. Impacts associated with land use and planning inconsistencies would result from land use conflicts related to the construction of new cannabis facilities (e.g., cultivation accessory and support facilities, such as outbuildings and warehouses; new service roads and parking areas) and other public utilities and infrastructure connections (e.g., irrigation systems, water lines and tanks) that may be installed to support these activities.

Currently, MU zone districts support and allow the development of a number of land uses, including residential, commercial retail, automotive repair, bars and taverns, and small-scale handcraft manufacturing. While many of these uses may be allowed adjacent to or within close proximity to MU-zoned residential uses, to address issues from potential land use incompatibility in MU zones, the Comprehensive Plan requires the review and approval of a Development Plan, a more comprehensive review process which provides for the discretion in determining the appropriateness of a proposed development based on location, scale, or type of development. Under the Project, while Type 6 and Type 11 cannabis licenses would be permitted in MU zones, such development would additionally be subject to discretionary Development Plan review and associated CEQA requirements, which would further address potential land use incompatibility impacts in MU zones.

The development of new cultivation facilities (e.g., greenhouses) and accessory units, as well as the installation of utilities or roads, may involve potential habitat disturbances and fragmentation, vegetation clearing (Section 3.4, *Biological Resources*), grading, cut and fill activities, temporary erosion and runoff, water quality (Sections 3.6, *Geology and Soils*, and 3.8, *Hydrology and Water Quality*), and visual resource impacts (Section 3.1, *Aesthetics and Visual Resources*).

Table 3.9-2. County Land Use Plans and Policies Consistency Summary

Policy Requirement	Project Consistency Analysis
Santa Barbara County Coastal Land Use Plan (CLUP)	
General Policies	
Policy 1-2: Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.	**Consistent**. In the coastal zone, the Project and associated licensing of activities upon eligible lands would be reviewed to ensure that the most coastal resource protective policies would prevail. As discussed in Section 2.2.4, *Current Agricultural Context of Cannabis*, and Section 3.2, *Agricultural Resources*, cannabis cultivation is considered an agricultural use. While agricultural uses are permitted in designated agricultural and industrial zones in coastal areas, cannabis cultivation would be prohibited in Coastal Dependent Industry (M-CD), Coastal Related Industry (M-CR), Mountainous Areas, Environmentally Sensitive Habitat Overlay, and Resource Management (RES) zone districts. Therefore, the proposed Project would be consistent with this policy.
Policy 1-3: Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.	**Consistent.** In the coastal zone, future zoning permit and licensing applications would be evaluated by the County Planning and Development Department for consistency with coastal resource protection policies. Therefore, the Project would be consistent with this policy.
Policy 1-4: Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.	**Consistent**. All development of cannabis-related structures in the coastal zone would be subject to existing County policies and regulations protecting environmental and natural resources to control where and how development occurs. The Program allows for cultivation where public services would meet the needs of cannabis cultivation operations. County Planning and Development staff would also review all permit and license applications for cannabis cultivation, manufacturing, testing, distribution, and retail activities on a case-by-case basis. Through this project review process, the decision-making authority can make findings on whether the cannabis facilities meet applicable coastal policies. If in the event that the decision-making authority cannot make the requisite findings of approval to issue a coastal development permit, the application for a coastal development permit must be denied. Therefore, the Project would be consistent with this policy.
Coastal Act Policies	
30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects,	**Consistent.** The Project includes development standards that apply to and serve to regulate cannabis activities. As such, the proposed Project would allow certain types of cannabis activities, by zone district. The Project also allows for cultivation in urban and rural areas where public services would meet the needs of cannabis cultivation operations. While most existing cannabis activities in the coastal zone would be sited on existing developed areas where there are adequate public services, such as roads and

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.	water supply connections, additional regulatory requirements and standard operating procedures for specific cannabis businesses may be necessary to avoid or minimize the effects of cultivation activities that may require the construction of new infrastructure, such as roads and utility connections to support operations. Site specific permit review by Planning and Development staff would enable additional development measures to ensure consistency with this policy.
30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	**Consistent.** One of the objectives of the proposed Project is to minimize adverse effects of cannabis activities on the environment. The implementation of development standards would regulate commercial activities and would ensure cannabis activities maintain biological productivity and minimize effects of waste water discharges. Additional regulatory measures, such as BMPs, may be imposed on a case-by-case basis during site-specific project review to protect natural resources. Therefore, the Project would be consistent with this policy.
30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.	**Consistent.** The Project involves the implementation of development standards and all development of cannabis-related structures would be subject to existing County regulation protecting environmental and natural resources to control where and how development occurs in the urban and rural area of the coastal zone. Coastal development permits would also be issued by the County Planning and Development on a case-by-case basis and may include site-specific standards related to site fencing and lighting, which are required as part of the project to ensure scenic views are maintained and the activities are compatible with the surrounding areas. Such standards would ensure cannabis facilities sited within the coastal zone protect scenic and visual qualities. Therefore, the Project would be consistent with this policy.
30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:	**Consistent.** As discussed within Section 3.2, *Agricultural Resources*, the Project would not result in the conversion of prime or non-prime agricultural land to non-agricultural uses. Though the loss of prime soils would potentially occur due to the construction of ancillary agricultural support structures, these ancillary structures (e.g. roads, buildings) would be constructed in support of the agricultural use of

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
a. By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses. b. By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development. c. By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250. d. By developing available lands not suited for agriculture prior to the conversion of agricultural lands. e. By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. f. By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.	the land, similar to existing agricultural support infrastructure. Because cannabis is considered an agricultural product and construction under the Project would consist of supporting this agriculture, there would not be the conversion of agricultural land to non-agricultural uses with implementation of the Project. Therefore, the Project is consistent with Coastal Act Policy 30241 a through -f.
30242. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.	**Consistent.** The Project would not result in the conversion of lands suitable for agricultural use to non-agricultural uses. Please also refer to the Coastal Act Policy 30241 discussion above.

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
Development Policies	
Policy 2-9: The County shall give equal priority to the following land uses in the coastal zone of Montecito and Summerland: • Expansion of public recreational opportunities • Visitor-serving commercial uses (e.g., restaurants, retail commercial, motels) • Low- and moderate-income housing • Agricultural expansion In Goleta, the County shall give highest priority to low and moderate income housing and agricultural expansion followed by public recreation and visitor-serving commercial uses.	**Consistent**. This policy requires the County to prioritize certain land use projects in the coastal zone, including agricultural expansion. Cannabis cultivation is considered an agricultural use and this use is promoted under the Project. Further, the Project would promote the development of an agricultural use that is consistent with applicable plans, policies, and development standards. Therefore, the Project would be consistent with this policy.
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, maintenance of natural vegetation, and control of runoff.	**Consistent**. One of the objectives of the proposed Project is to minimize adverse effects of cannabis activities on the environment, natural resources, and wildlife, including riparian corridors, wetlands and sensitive habitats, as well as effects on water supply, water quality, and instream flows. The implementation of development standards (e.g., the prohibition of licensed cannabis activities on environmentally sensitive habitat areas [ESHAs]) would regulate cannabis cultivation activities and ensure development adjacent to environmentally sensitive habitat areas avoids impacts on habitat resources. Additionally, **MM BIO-1b**, *Habitat Protection Plan*, addresses impacts to sensitive habitat. The mitigation identifies and implements a range of feasible BMPs to protect ESHA and other environmental features on a case-by-case basis during site-specific project review.
Hillside and Watershed Protection Policies	
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.	**Consistent.** The Project involves the regulation of cannabis activities by zoning restrictions and the implementation of development standards to minimize effects on the environment. Site-specific standards may also be required on a case-by-case basis. Additionally, individual proposed cannabis sites would be subject to the County's Grading Ordinance and NPDES requirements, which regulate local storm water to avoid sediment and other pollution to local water courses and drainages. These development and site-specific standards would ensure cannabis activities minimize impacts related to topography, soils, geology, and hydrology. Therefore, the Project would be consistent with this policy.
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	**Consistent.** The Project involves the implementation of development standards to ensure cannabis activities do not compromise the quality of the environment. Site-specific standards may also be required on a case-by-case basis.

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
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.	These development standards, as well as site-specific standards would apply to all cannabis activities to ensure appropriate erosion and sediment control measures are implemented in accordance with Grading Ordinance regulations (Ord. No. 4766, 11-9-2010). Therefore, the Project would be consistent with this policy.
Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.	**Consistent.** The Project involves the implementation of development standards, as well as site-specific standards that may be required on a case-by-case basis to ensure cannabis activities that involve initial grading include the installation of sediment basins and other features to capture and remove on-site sediment. Specific permit requirements may also be required to ensure appropriate erosion and sediment control measures are implemented in accordance with Grading Ordinance regulations (Ord. No. 4766, 11-9-2010).
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.	**Consistent.** The Project involves the implementation of development standards, and may require site-specific standards on a case-by-case basis to ensure cannabis activities protect existing slopes and vegetation during grading or development. These standards would apply to all cannabis activities. Specific permit application requirements may also be required to ensure appropriate slope stability, soil protection, erosion, and sediment control measures are implemented in accordance with Grading Ordinance regulations (Ord. No. 4766, 11-9-2010).
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.	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on the environment, natural resources, and wildlife, including riparian corridors, wetlands and sensitive habitats, as well as effects on water supply, water quality, and instream flows. The implementation of the development standards, as well as site-specific standards on a case-by-case basis through Planning and Development permit review would ensure development prevents erosion and minimizes on-site runoff. The Project would be consistent with this policy.
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.	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on the environment. Additionally, **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, addresses impacts to water quality. The mitigation requires that cannabis cultivators provide evidence of compliance with the State Water Resources Control Boards' requirements (or certification by the appropriate Water Board stating a permit is not necessary) prior to permit and license issuances. Additional regulatory measures, such as BMPs may be imposed on a case-by-case basis during site-specific project review to protect natural resources. Therefore, the Project would be consistent with this policy.

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on the environment, natural resources, and wildlife, including riparian corridors, wetlands and sensitive habitats, as well as effects on water supply, water quality, and instream flows. As such, cannabis activities are not eligible for licensing in the MT overlay zones, which are marked by 40 percent or greater slopes. Therefore, the Project would be consistent with this policy.
Policy 3-23: In order to protect scenic resources, water quality, and community character, and reduce land form alternation, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within Area B of the Carpinteria Agricultural Overlay District. Greenhouse or greenhouse related development may be approved on slopes between 5 and 10 percent, subject to a Conditional Use Permit.	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on the environment, as well as effects on water supply, water quality, and instream flows. The implementation of development standards, as well as site-specific standards may ensure cannabis cultivation, including greenhouses are sited on slopes between 5 and 10 percent. While additional regulatory measures, such as BMPs may be implemented on a case-by-case basis to protect steep slopes, cannabis activities must be consistent with all applicable County policies, prohibiting greenhouse and greenhouse related development on slopes greater than 10 percent in Area B of the Carpinteria Agricultural Overlay District. Therefore, the Project would be consistent with this policy.
Visual Resource Policies	
Policy 4-1: Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review, because of the requirements of the "D"- Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. In addition, developments in all areas designated on the land use plan maps as Commercial, Industrial, or Planned Development and residential structures on bluff top lots shall be required to obtain plan approval from the County BAR.	**Consistent**. Cannabis cultivation, manufacturing, testing, distribution, or retail activities proposed in coastal areas, and those on bluff top lots would require approval from the County BAR as outlined in the coastal zone policy. This policy would apply to buildings and structures, including ancillary structures to cultivation operations such as processing and packaging facilities, and not necessarily cannabis activities which do not include the construction of buildings and/or structures. All cannabis activities would also be subject to project and development and environmental review on a case-by-case basis. The implementation of development standards would provide additional protections in bluff top lots in the coastal zone. Therefore, the Project would be consistent with this policy.
Policy 4-2: All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.	**Consistent.** Types of cannabis cultivation generally include medium to large greenhouse growers. Given the County currently contains a range of cultivation types, including greenhouses, these projects would be reviewed on a case-by-case basis, which includes compliance with existing policy requirements. Where existing facilities are proposed for cannabis-related use, and no new physical development or minor development is proposed, the County may reduce the extent of landscape plan review on a case-by-case basis. The Project is consistent with this policy.

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
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.	**Consistent.** The County currently contains a wide range of cannabis cultivation types and locations, including medium to large greenhouse growers, outdoor growers on mountain hillsides, and indoor growers in commercial and industrial areas. All of these cultivation types would need to ensure the design and layout of the facility structures are compatible with the surrounding natural environment in order to minimize visual effects. As a result, each activity would be reviewed on a case-by-case basis by Planning and Development staff during permit review and prior to issuance of a license. Further, cannabis sites proposed within areas that are subject to design guidelines (e.g., within community planning areas) would undergo architectural review and would be required to be proven consistent with all applicable design guidelines. These review processes would ensure the proposed activities and any structures are designed to be compatible with the surrounding environment. As a result, the Project would be consistent with this policy.
Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.	**Consistent.** The County currently contains a wide range of cannabis cultivation types and locations, including medium to large greenhouse growers, outdoor growers on mountain hillsides, and indoor growers in commercial and industrial areas. All of these cultivation types would need to ensure the commercial structures, such as outbuildings, warehouses, and other structures are compatible with the existing community. Each new structure would be reviewed on a case-by-case basis during environmental review and prior to project approval. Additionally, as described above, cannabis sites proposed within areas that are subject to design guidelines would undergo architectural review and would be required to be proven consistent with all applicable design guidelines. This review process would ensure the proposed activities and any structures are designed to be compatible with the scale and character of the existing community. As a result, the Project would be consistent with this policy.
Agriculture Policies	
Policy 8-5: All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.	**Consistent.** The County supports a range of agricultural greenhouses, particularly in the Carpinteria, Lompoc, and Los Alamos areas. Consistent with this policy, all cannabis cultivation greenhouses that involve new construction or additions over 20,000 or more square feet are subject to County discretionary approval and environmental review; these projects would be reviewed on a case-by-case basis and site-specific standards may apply. Therefore, the proposed Project is consistent with this policy.
Policy 8-6: No greenhouse, hothouse, or accessory structure shall be located closer	**Consistent.** The County supports a range of agricultural greenhouses, hothouses, and accessory structures for

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
than 50 feet from the boundary line of a lot zoned residential.	agricultural uses. Consistent with this policy, cannabis cultivation facilities would need to be sited 50 feet or more from the boundary line of a residential use within the coastal zone. All permits ~~will~~ would be reviewed to ensure consistency with this policy, and such measures as a revision to the site plans may be imposed. Therefore, the proposed Project is consistent with this policy.
Policy 8-7: Landscaping and screening shall be installed within 6 months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas from the nearest public road(s) within 5 years of project completion.	**Consistent.** All new greenhouses and agricultural accessory buildings would include landscaping and screening on a case-by-case basis. The proposed Project includes development standards that require site fencing, lighting, and other controls, but the standards do not require landscaping. The landscape and screening requirement would ensure views from public roads into the agricultural facilities are minimized. Therefore, the proposed Project would be consistent with this policy.
Policy 8-11: The following requirements shall apply to greenhouse and greenhouse related development within the Carpinteria Valley to protect the long-term productivity of prime agricultural soils: a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil. c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.	**Consistent.** The proposed Project would allow cultivation of cannabis in AG-I, AG-II, M-RP, M-1, and M-2 zone districts. As such, all cultivation activities would need to follow applicable coastal plan policies related to greenhouse development in the Carpinteria Valley to ensure the protection of prime agricultural soils. The proposed Project does not specifically reference applicable coastal policies, but each project would be reviewed on a case-by-case basis to ensure consistency with this policy, and conditions may be imposed. Therefore, the proposed Project is consistent with this policy.
Policy 8-12: No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.	**Consistent.** The proposed Project may result in an increase in greenhouse growers. However, the proposed Project does not promote the division or redivision of land, or redesignation or rezoning of AG-I or AG-II parcels, and all cannabis activities would be reviewed on a case-by-case basis by Planning and Development staff for compliance with the requirements of this policy. Therefore, the proposed Project would be consistent with this policy.
Environmentally Sensitive Habitat Areas	
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	**Consistent.** The proposed Project would not allow the permitting or operation of cannabis activities within any ESHA; however, the proposed Project would be subject to a conformity analysis with applicable habitat protection policies of the land use plan as part of a case-by-case basis, if the cannabis activity ~~is~~ were located adjacent to or otherwise in proximity to a Habitat Area overlay. As a result,

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
be found to be in conformity with the applicable habitat protection policies of the land use plan. All plans (e.g., development plans, grading plans), shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.	the approval of any grading plan, or related development permit may be subject to a site inspection by a qualified biologist prior to approval by the County. The proposed Project is required to comply with this policy and conditions may be imposed as part of the cannabis activity permit approval process. The proposed Project would be consistent with this policy.
Santa Barbara County Comprehensive Plan– Land Use Element	
4. Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50 percent of the total number of units for affordable housing or 30 percent of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.	**Consistent**. Cannabis activities would not conflict with this policy because land use permits would be subject to County environmental, site development, and design standards prior to approval. This case-by-case review process would ensure the proposed activities can be connected to adequate public or private public services and utilities. However, given that cannabis cultivation has historically been known to use illegal water sources, additional provisions requiring the development be connected to an adequate public or private water connection may be required. As a result, the proposed Project would be consistent with this policy.
Hillside and Water Protection Policies	
2. All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features,	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on the environment, natural resources and wildlife, including riparian corridors, wetlands and sensitive habitats, as well as effects on water supply, water quality, and instream flows. The implementation of development standards (e.g.,

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.	compliance with the County's Grading Ordinance, the prohibition of cannabis sites in ESHA and MT overlay areas), as well as site-specific standards on a case-by-case basis would ensure development is designed to fit the site topography, soils, geology, and hydrology. However, additional BMPs would need to be implemented to ensure the Project would be consistent with this policy.
3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.	**Consistent**. All cannabis activities would be subject to development standards, as well as site-specific development standards, that would be developed on a case-by-case basis during discretionary and environmental review. Standards would include compliance with the County's Grading Ordinance. As a result, the proposed Project would be consistent with this policy.
4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.	**Consistent**. All cannabis activities under the proposed Project would be subject to development standards, as well as site-specific standards to ensure cannabis activities that involve initial grading include the installation of sediment basins and other features to capture and remove on-site sediment. These standards would be developed on a case-by-case basis during Planning and Development permit review. As a result, the proposed Project would be consistent with this policy.
5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.	**Consistent**. All cannabis activities under the proposed Project would be subject to development standards, as well as site-specific development standards that would be developed on a case-by-case basis during Planning and Development permit review. The Project's development standards include compliance with the County's Grading Ordinance. Site-specific standards may include temporary vegetation, seeding, and mulching activities to prevent soil erosion during grading. However, the Project does not include best management practices (BMPs) to specifically address impacts to sensitive habitat. With mitigation to identify and implement a range of feasible best management practices for the cannabis industry to prevent soil erosion and promote revegetation, the Project would be consistent with this policy.
6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on water supply, water quality, and instream flows. Compliance with the County's Grading Ordinance and the implementation of development standards would ensure cannabis facilities minimize water quality discharges, prevent erosion, and retain on-site water runoff. Specific permit application requirements may also be required to ensure appropriate

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
retained onsite whenever possible to facilitate groundwater recharge.	slope stability, soil protection, erosion, drainage, and sediment control measures are implemented in accordance Grading Ordinance regulations (Ord. No. 4766, 11-9-2010).
7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.	**Consistent**. One of the objectives of the Project is to minimize adverse effects of cannabis activities on water supply, water quality, and instream flows. The implementation of development standards would ensure cannabis facilities minimize water quality impacts. Additionally, **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, addresses impacts to water quality. The mitigation requires that cannabis cultivators provide evidence of compliance with the State Water Resources Control Boards' requirements (or certification by the appropriate Water Board stating a permit is not necessary) prior to permit and license issuances. All cannabis activity permits ~~are~~ would be reviewed to ensure appropriate standards are in place, compliant with federal, state, and local regulations for the treatment of wastewater, solid waste, and other hazardous materials affecting water quality through project design and/or permit conditions. The Project would be consistent with this policy.
8. On any lands not Comprehensive Planned and zoned for agriculture, grading and "brushing" shall require a permit. Exceptions shall be grading of 50 cubic yards or less and "brushing" within a radius of 100 yards of a residential structure for fire purposes.	**Consistent**. All cannabis activities under the proposed Project would be subject to development standards, as well as site-specific standards that would be developed on a case-by-case basis during Planning and Development permit review. Existing County regulations, such as those discussed within Section 3.6, *Geology and Soils,* and Section 3.8, *Hydrology and Water Quality*, would also be applied to individual proposed cannabis sites. As a result, the Project would be consistent with this policy.
Visual Resource Policies	
2. All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.	**Consistent**. The proposed Project includes development standards that require site fencing, lighting, and other controls, but the standards do not require landscaping. Cannabis activities would be reviewed on a case-by-case basis. This review may include requirements for a landscaping plan. Therefore, the Project would be consistent with this policy.
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	**Consistent**. All cannabis activities would be subject to development standards, as well as site-specific standards that may be required on a case-by-case basis. This review process would ensure all activities with structures proposed in rural regions are designed to be compatible with the natural environment. As a result, the Project would be consistent with this policy.

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
intrude into the skyline as seen from public viewing places. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.	
Santa Barbara County Comprehensive Plan – Agriculture Element	
GOAL I. Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported. (Supporting Policies I.A through I.F)	**Consistent**. As discussed in Section 2.2.4, *Current Agricultural Context of Cannabis*, and Section 3.2, *Agricultural Resources*, cannabis cultivation is considered an agricultural use, and the proposed Cannabis Land Use Ordinance project would support, encourage, and enhance the continuation of agriculture as a major viable production industry in the County. The proposed Project would also support the expansion and intensification of agriculture by designating zoning districts where cannabis cultivation and manufacturing is permitted. The proposed Project would also be consistent with the supporting policy that states the County shall recognize crop choice and agricultural management decisions given when an existing crop may be replaced by licensed cannabis activities and current agricultural practices surrounding cannabis cultivation are evolving and improving. Additionally, as part of the proposed Project, the County does recognize that cannabis cultivation activities may generate noise, odor, and dust as a known consequence of the normal agricultural practices for cannabis cultivation, as discussed in Section 3.3 *Air Quality*, and Section 3.10, *Noise*. As a result, the proposed Project would be consistent with this goal and its supporting policies.
GOAL II. Agricultural lands shall be protected from adverse urban influence. (Supporting Policy II.B) Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, and other similar concerns on all agricultural lands.	**Consistent.** Cannabis cultivation has been recognized as an agricultural use that requires additional security measures related to trespass, thievery, vandalism, and crime given the existing cannabis industry has historically been an illegal activity and subject to law enforcement actions. The proposed Project contains zoning restrictions and development standards designed to prevent the activities associated with cannabis cultivation uses that may impact urban uses. The development standards also contain specific measures related to site fencing and security. As a result, the Project would be consistent with this goal and its supporting policy.
GOAL III. Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with	**Consistent.** Cannabis cultivation has been recognized as an agricultural use that requires supporting manufacturing, testing, distribution and retail uses on commercial and industrial zoned parcels. The proposed Project permits

Table 3.9-2. County Land Use Plans and Policies Consistency Summary (Continued)

Policy Requirement	Project Consistency Analysis
remaining agricultural operations. (Supporting Policy III.B)	cannabis cultivation and allows accessory uses, such as outbuildings and warehouses subject to a discretionary zone permit. The proposed Project does not limit agriculture in Urban Areas; rather the Project supports agricultural uses and the County's Right to Farm Ordinance in both urban and rural areas. As a result, the proposed Project would be consistent with this goal and its supporting policy.
GOAL IV. Recognizing that agriculture can enhance and protect natural resources, agricultural operations should be encouraged to incorporate such techniques as soil conservation and sound fire risk reduction practices. (Supporting Policies IV.A through IV.C)	**Consistent.** The proposed Cannabis Land Use Ordinance includes use restrictions and development standards; however, as discussed in Section 3.2, *Agricultural Resources*, Section 3.6, *Geology and Soils*, and Section 3.7, *Hazards and Hazardous Materials*, the County implements soil conservation and fire risk reduction practices, in addition to grading and brush clearing measures. These specific conditions may be applied to the project on a case-by-case basis during the discretionary and environmental review process. As a result, the Project is consistent with this goal and its supporting policies.
GOAL V. Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm. (Supporting Policies V.A through V.B)	**Consistent.** The proposed Cannabis Land Use Ordinance Project includes use restrictions and development standards; but these restrictions allow supporting cannabis activities that involve manufacturing, testing, distribution, and retail to occur on appropriately zoned parcels, even though these parcels may not be contiguous with the cultivation activities. There are commercial and industrial zoned parcels within the vicinity of the currently operating cultivators in the County (e.g., Carpinteria, Lompoc Valley, and Santa Ynez Valley) that could provide areas for supportive agricultural services. Therefore, the proposed Project is consistent with this goal and its supporting policies.
GOAL VI: The County should make effective-provision for access to agricultural areas and for the necessary movement of agricultural crops and equipment. (Supporting Policy VI.A)	**Consistent.** Supporting infrastructure may be necessary to facilitate cannabis cultivation, manufacturing, distribution, testing, and retail activities. These proposed activities would rely on and use existing County-maintained roads. The proposed Project does not conflict with this goal or its supporting policy.

Impacts would be limited on land uses and zone districts where the proposed Project prohibits cannabis activities, including all residential, mountainous (MT) areas, as well as special purpose and resource protection overlay zones, including ESHA, Highway Commercial (CH), Resort/Visitor Serving Commercial (C-V), Coastal Dependent Industry (M-CD), Coastal Related Industry (M-CR), Public Works Utilities and Private Service Facilities (PU), Recreation District (REC), Resource Management (RES), and Transportation Corridor (TC) zone districts. However, impacts to land use compatibility and natural resources may occur within these land uses and zone districts associated with medical and adult personal use, as well as from unlicensed cannabis activities.

The location, extent, and type of environmental land use impacts from cannabis activities would vary throughout all regions of the County, including within the coastal zone boundary. It is unclear what environmental land use impacts will occur on land under the jurisdiction of incorporated cities, the federal government (LPNF, Channel Islands National Park, and VAFB), the state (University of California Santa Barbara [UCSB]), and sovereign nations (Santa Ynez Indian Reservation). Cannabis activities may be permitted within incorporated cities (e.g., City of Carpinteria) based upon their own enabling legislation, but would not be allowed on federal or state public lands. As a result, where lands would be eligible for licenses by zoning that are also public lands (e.g., Gaviota, El Capitan, Refugio State Parks), there is a potential land use consistency issue. Allowing cannabis activities on lands that are eligible for licenses by zoning would be in conflict with public uses of these lands (e.g., recreation). Mitigation would be necessary to reduce neighborhood compatibility and quality of life impacts. This potential land use conflict would result in a *potentially significant* impact, and would require implementation of **MM LU-1**, *Public Lands Restriction*, which amends the proposed Project to specify that no cultivation would be allowed on or within 1,200 feet of public lands, to reduce impacts.

Taken together, the Project would ~~is~~ be substantially consistent with County policies, regulations, and plans, but would potentially conflict where cannabis activities would be eligible on public lands that involve jurisdictional boundaries. Implementation of **MM LU-1**, *Public Lands Restriction*, would be required to reduce this impact to *less than significant* (Class II).

Impact LU-2. Cannabis cultivation, manufacturing, testing, distribution, and retail could result in adverse quality of life effects to existing communities due to increases in traffic, odors, noise, or other ~~quality of life~~physical environmental impacts.

This discussion summarizes a range of environmental impacts, and their contribution to quality of life impacts. The proposed Project would license cannabis activities in existing agricultural, commercial, mixed use, and industrial communities in the County. The direct impacts to existing nearby residential communities and to agricultural, commercial, and industrial areas or business parks could result from land use conflicts related to the cultivation of cannabis plants, manufacturing of cannabis products, and related licensing activities (e.g., processing, transportation, distribution, testing). Impacts to existing communities could result from land use conflicts related to the construction of new cannabis cultivation facilities, such as indoor facilities, greenhouse and permanent agricultural structures, and outdoor cultivation facilities (e.g., hoop structures). Indirect impacts to existing communities could also result from land use conflicts related to site improvements associated with vegetation clearing, grading, installation of water infrastructure, new roads, as well as utilities to support cannabis cultivation and manufacturing sites. Cannabis cultivation and manufacturing activities occurring within or adjacent to existing communities could also potentially cause quality of life and business issues. While cannabis cultivation can be both an indoor and outdoor use, it can generate a distinct odor that could potentially cause impacts on neighboring properties, thereby resulting in compatibility issues. Nearby residents may perceive a change in the quality of life if they were to experience an ongoing and notable difference in odor, ~~as well~~and/or ~~as~~ ~~an increase in~~ traffic- and noise-related issues ~~levels~~that may not be a significant threshold issue pursuant to CEQA, but nonetheless result in perceived or nuisance-related quality of life concern(s) with the established neighborhood due to ~~due to~~ cannabis cultivation and manufacturing activities. Residents may also perceive a change in neighborhood character, particularly if the activities are known to be associated with other nuisances (e.g., increased loitering, litter), theft, or crime. Similar to other agricultural crop harvesting cycles, with industry harvests generally occurring 3 to 5 times per year, cannabis activities may also result in temporary increases of traffic and limited parking at cannabis cultivation sites

during harvesting and product batching. In particular, residents have expressed concerns relating to crime~~,~~ population increases~~,~~ and nuisance-based traffic, parking, odors, noise, water pollution~~,~~ and decreased home values near cannabis operations associated with the Project during the scoping period for this EIR.

While the proposed Project would apply to certain zoning districts Countywide, the Registry data indicates that most cannabis activities that involve manufacturing planned by current registrants would occur in the South Coast Region, which currently contains the highest number of registrants for licensing of existing and future cannabis activities, followed by the Lompoc Region. Based on the raw Registry data, existing manufacturing operations are mostly concentrated within Carpinteria and Lompoc Valley areas, and these operators have indicated their desire to expand manufacturing operations largely within these areas.

Under the SBCAG Regional Growth Forecast, which utilized values estimated at the state level and may not accurately represent local trends, employment from both the agricultural and manufacturing economic sectors (i.e., the sectors with which the 2017 Cannabis Registry indicated 54.2 percent and 15.5 percent of desired future license types would be associated, respectively~~,~~) is expected to decrease due to a projected below-average rate of growth in these industries, over the next few decades. Forecasts predict the loss of an estimated 2,100 local agricultural jobs and an estimated 400 local manufacturing jobs by 2040. Given that the 2017 Cannabis Registry identifies growth related to cannabis activities in both economic sectors, the Project has a reasonable potential to result in exceedance of growth projections for the agricultural and manufacturing industries within the County. For this reason, and as is discussed in Section 3.3, *Air Quality and Greenhouse Gas Emissions,* and Section 3.12, *Transportation and Traffic,* the Project is inconsistent with the SBCAG's regional planning forecast, and the Project is not considered within the growth forecast upon adoption in 2013. Nevertheless, the Project is substantially in conformance with goals and policies of the plan, including Policy 2.6, Consistency with Other Plans, Goal 5, Prosperous Economy, and Policy 5.2, Support Business and Local Investment, and would be incorporated in future Regional Growth Forecast projections prior to buildout of the Project in 2023. Refer to Chapter 5, *Other CEQA Considerations*, for further analysis of potential growth inducement associated with the Project.

The physical environmental impacts which comprise one's quality of life (e.g., noise, air quality, traffic impacts) are assessed within Sections 3.3, *Air Quality and Greenhouse Gas Emissions*, 3.10, *Noise*, and 3.12, *Transportation and Traffic*. Each of these sections identified significant and unavoidable physical environmental impacts that would not be fully mitigated, despite the inclusion of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, **MM AQ-5**, *Odor Abatement Plan*, and **MM TRA-1**, *Payment of Transportation Impact Fees*. These physical environmental impacts which contribute to one's quality of life would be mitigated to the furthest extent feasible.

The regulations, restrictions, and development standards included in the Project, including zoning restrictions, development standards, such as setbacks from sensitive uses, and prohibitions on noise and odor generation that can be perceived offsite, would regulate cannabis activities and restrict the potential for neighborhood incompatibility. These project requirements also define restrictions within each permit tier to help address neighborhood compatibility issues and quality of life impacts related to crime, population increases, traffic, parking, odors, and noise. As detailed in Section 2.3.3, *Summary of Proposed Project*, these include the requirement of cannabis activity site setbacks of at least 600 feet from the property line of the lot in which cannabis operations are proposed to the property line of a lot containing a school, day care center, or youth center; at least 1,200 feet from the property line of the lot in which volatile manufacturing operations are proposed to the property line

of a lot containing a school, day care center, or youth center; restrictions on the size of cultivation nurseries; as well as additional commercial development standards that require site fencing, and lighting, noise, odor controls, and site security measures. Additionally, site-specific standards, measures, or permit conditions may be imposed prior to project approval on a case-by-case basis during the development plan and environmental review process. Further, cannabis cultivation and manufacturing is prohibited in all residential areas, mountainous areas, highway commercial and visitor-serving uses, several coastal areas, recreation districts, resource management areas, and transportation corridors. These project requirements would minimize or eliminate potential adverse environmental effects, which contribute to one's quality of life associated with traffic, odor, and noise, on the surrounding neighborhood, despite the significant and unavoidable physical environmental impacts identified with each of these resource areas. Therefore, as these physical environmental impacts would be mitigated to the furthest extent feasible, impacts would be *less than significant with mitigation*. ~~The incorporation of the proposed Project's development standards and existing County regulations would reduce direct and indirect impacts to existing communities related to neighborhood compatibility and quality of life. Nevertheless, as discussed in Impact LU-1, impacts associated with inconsistencies with existing land uses could result in quality of life concerns, which would require implementation of **MM LU-1**, *Public Lands Restriction* to reduce *potentially significant* impacts.~~

3.9.4.3 Cumulative Impacts

As described in Section 3.0, cumulative development with regard to projected cannabis activities in the County is expected to more than double in the future. According to the EIR assumptions for the Project, which were based on raw Registry data and considered speculative, the demand for new cannabis canopy coverage could grow from 730 acres to 1,216 acres, representing a 284 percent increase. Additionally, it is anticipated that a majority of this acreage would occur within existing agricultural areas, resulting in conversion from one crop to another. The buildout of 1,126 acres would represent approximately 0.2 percent of the County's total 712,823 acres of harvested agricultural land. This amount of canopy coverage on cultivation sites may require an additional 957,100 square feet for manufacturing, packaging, and distribution space. Also, if the potential for future buildout is unlimited, these buildout values may not accurately represent cumulative development, nor potential future demand. Nonetheless, these assumptions provide a general understanding of existing operations, project impacts, and the approximate cumulative impacts associated with cannabis cultivation and manufacturing activities.

Based on these assumptions, it is anticipated that the majority of license types would consist of cultivation and nursery licenses that would be confined to designated agricultural and industrial lands in the County. Most cultivation activities would occur outdoors or include a combination of indoor and outdoor structures, such as drying and processing buildings and storage facilities. The other portion of the licenses would consist of non-volatile and volatile manufacturing licenses within eligible commercial and industrial areas of the County. Most of these activities would require warehouses and accessory buildings to support manufacturing. The distribution and retail activities would make up another portion of the licenses. These activities are expected to occur within commercial and industrial zoning districts in existing buildings and warehouses in the County, as there is limited land available for new buildings.

Concurrent development of residential, agricultural, commercial, and industrial land uses with cannabis cultivation and manufacturing could potentially result in conflicts related to neighborhood

character and physical environmental impacts which contribute to one's quality of life. The potential for cumulative development in the County's urban communities could lead to an increase in the perceived quality of life impacts to residents and established communities located near future cannabis cultivation, manufacturing, testing, distribution, and retail areas. Cumulative development associated with the County's development projects (Table 3.0-6, *County Policies and Initiatives that Could Impact the Cannabis Land Use Ordinance)* may be compounded and most apparent in the South Coast Region, which currently contains the highest number of current registrants for licensing of existing and future cannabis activities, followed by the Lompoc Region. For example, existing manufacturing operations are most largely concentrated within the Carpinteria and Lompoc Valley areas, and these registrants have indicated their desire to expand manufacturing operations within these areas. Also, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project.

~~Quality of life impacts,~~Physical environmental impacts which affect quality of life would also occur in rural communities within residential, agricultural, commercial-industrial, and remote valley areas. One of the largest outdoor cannabis canopies occurs in Los Alamos in the Santa Ynez region, and there are numerous other cultivation sites scattered throughout this region. For both urban and rural communities, impacts would likely be related to changes to the existing character of these neighborhoods, land use conflicts, and cannabis-related traffic, odor, and noise increases, parking impacts, and public concerns regarding increased crime and other nuisances. However, it is anticipated that the proposed Project restrictions and development standards, the proposed mitigations from Impact LU-1 and Impact LU-2, as well as review processes for facility plans and discretionary zoning permits would address land use conflicts and existing community issues on a project-specific level, or case-by-case basis before permit or cannabis license issuance. Therefore, cumulative impacts to land use and planning are anticipated to be *less than significant* (Class III).

3.9.4.4 Proposed Mitigation Measures

MM LU-1. Public Lands Restriction. The County shall amend the Project to specify that there shall be no cannabis activities licensed on or within ~~600 feet, nor cannabis volatile manufacturing activities within 1,200 feet, of~~ publicly owned lands within the County.

Plan Requirements and Timing: The cannabis cultivation ordinance and manufacturing ordinance shall be amended prior to adoption of the Project. The County Cannabis Licensing Office shall submit these amendments to the Board of Supervisors for review and approval.

Monitoring: The Licensing Officer shall review these amendments and confirm that no licenses are issued for parcels located within publicly owned lands.

Implement MM AQ-3. Cannabis Site Transportation Demand Management. To reduce impacts associated with increases in traffic under the Project, MM AQ-3, requiring reduction of vehicle trips through the implementation of feasible transportation demand management (TDM) measures, shall apply to Impact LU-2.

Implement MM AQ-5. Odor Abatement Plan. To reduce odor impacts adjacent to residential areas, MM AG-5, addressing requirements to limit odors and report measures taken to reduce odors on nearby residential areas shall apply to Impact LU-2.

Implement MM TRA-1. Payment of Transportation Impact Fees. To reduce impacts of the Project on the overall performance of the circulation system and potential for increased demand for transportation infrastructure and traffic congestion, MM TRA-1, requiring all cannabis licensees to pay into the County's existing Development Impact Mitigation Fee Program, shall apply to Impact LU-2.

3.9.4.5 Residual Impacts

Impact~~s~~ LU-1. ~~and LU-2.~~ As discussed above, the Project would potentially conflict with County policies, regulations, plans that promote development with connection to public services~~;~~ , policies that focus on natural resource, water quality, and hillside protection, and landscaping and screening measures; and jurisdictional boundaries that involve public lands. However, these inconsistencies are addressed with mitigation that would amend the proposed Project to reflect limitations to licensing based on site-specific conditions, and ~~to~~ would provide flexibility and discretion when issuing licenses in areas where cannabis cultivation and manufacturing would be consistent with the CLUP, Santa Barbara Comprehensive Plan, LUDC, MLUDC, SBBC, and other County land use regulations. The County and SBCAG's local and regional growth projections would accommodate Project increases in employment, housing, and population by 2025, by which the Project is anticipated to reach a level of buildout or market saturation and would be in conformance with their adopted plans and policies. Additionally, ongoing Housing Element implementation would help to address changing housing demand from cannabis employment, including potential farmworker and affordable housing needs. Implementation of **MM LU-1**, *Public Lands Restriction*, which amends the proposed Project to specify that no cannabis activities would be allowed on ~~or within 600 feet, nor cannabis volatile manufacturing activities within 1,200 feet, of~~ public lands, would reduce land use conflicts with public lands in the County, and land use conflicts with public lands in the County would be resolved. Residual impacts to Impact~~s~~ LU-1 ~~and LU-2~~ would be *less than significant with mitigation* after implementation of mitigation, development standards under the proposed Project, LUDC, and consistency with the County's Comprehensive Plan, as well as review processes for facility plans and discretionary permits for cannabis activities (Class II).

Impact LU-2. With integration of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, **MM AQ-5**, *Odor Abatement Plan*, and **MM TRA-1**, *Payment of Transportation Impact Fees*, the physical environmental impacts which contribute to one's quality of life would be mitigated to the furthest extent feasible, and all feasible measures would be integrated to reduce the potential effects of the Project. Therefore, impacts would remain *less than significant* (Class III).

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Section 3.10
Noise

3.10.1 Introduction

This section identifies and evaluates potential noise impacts that could arise from cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales activities and facilities permitted under the Cannabis Land Use Ordinance and Licensing Program (Project) for the County of Santa Barbara (County). Key resources or data used in the preparation of this section include the Santa Barbara County Comprehensive Plan Noise and Land Use Elements, Federal Highway Administration Roadway Construction Noise Model User's Guide, U.S. Environmental Protection Agency (USEPA) Noise Effects Handbook, and various noise publications. Noise modeling was not performed for the proposed Project. Instead, the existing setting and impacts for the proposed Project are described and analyzed qualitatively. Where appropriate, mitigation measures are identified.

3.10.1.1 Fundamentals of Noise

Noise is defined as unwanted sound. It is usually objectionable because it is disturbing or annoying. The objectionable nature of noise can be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (*frequency*) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is the amplitude of sound waves combined with the reception characteristics of the ear. Commonly used technical acoustical terms are defined in Table 3.10-1.

Decibels and Frequency

In addition to the concepts of pitch and loudness, several noise measurement scales are used to describe noise. The decibel (*dB*) is a unit of measurement that indicates the relative amplitude of a sound. Zero on the decibel scale is based on the lowest sound pressure that a healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 dB represents a tenfold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense, and so on. There is a relationship between the subjective noisiness or loudness of a sound and its level. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness over a wide range of amplitudes. Because decibels are logarithmic units, sound pressure levels are not added arithmetically. When two sounds of equal sound pressure level are added, the result is a sound pressure level that is 3 dB higher. For example, if the sound level is 80 dB when one generator is operating, then it would be 83 dB when two generators are operating at the same distance from the observer. Doubling the amount of energy would result in a 3-dB increase to the sound level. Noise levels do not change much when a quieter noise source is added to relatively louder ambient noise levels. For example, if a 60 dB noise source is added to 70 dB ambient noise levels, the resulting noise level is equal to 70.4 dB at the location of the new noise source.

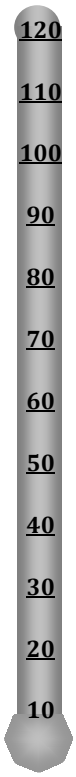
Frequency relates to the number of pressure oscillations per second, or Hertz (*Hz*). The range of sound frequencies that can be heard by healthy human ears is from about 20 Hz at the low-frequency end to 20,000 Hz (20 kilohertz [*kHz*]) at the high-frequency end.

Table 3.10-1. Definitions of Acoustical Terms

Term	Definition
Decibel (dB)	A unit describing the amplitude of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micropascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals in air). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency (Hertz [Hz])	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 and 20,000 Hz. Infrasonic sounds are below 20 Hz, and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level (dBA)	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level (L_{eq})	The average A-weighted noise level during the measurement period. The hourly L_{eq} used for this report is denoted as dBA L_{eq}[h].
Community Noise Equivalent Level (CNEL)	The average A-weighted noise level during a 24-hour day obtained after the addition of 5 dB to sound levels in the evening from 7 p.m. to 10 p.m. and after the addition of 10 dB to sound levels in the night between 10 p.m. and 7 a.m.
Day-Night Noise Level (L_{dn})	The average A-weighted noise level during a 24-hour day obtained after the addition of 10 dB to levels measured in the night between 10 p.m. and 7 a.m.
Minimum noise level (L_{min})	The minimum noise level measured during the measurement period
Maximum sound level (L_{max})	The maximum noise level measured during the measurement period.
L_1, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1 percent, 10 percent, 50 percent, and 90 percent of the time during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	Noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

There are several methods for characterizing sound. The most common is the *dBA*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Studies have shown that the dBA is closely correlated with annoyance to traffic noise. Other frequency weighting networks, such as *C-weighting,* or *dBC*, have been devised to describe noise levels for specific types of noise (e.g., explosives). Table 3.10-2 shows typical A-weighted noise levels that occur in human environments.

Table 3.10-2. Typical Noise Levels in the Environment

Noise Level dBA	Extremes	Home Appliances (at 3 Feet)	Speech (at 3 Feet)	Motor Vehicles (at 50 Feet)	General Type of Community Environment
	Jet aircraft at 500 feet				
		Chain saw			
		Gas lawnmower		Diesel truck (not muffled)	
		Shop tools	Shout	Diesel truck (muffled)	
		Blender	Loud voice	Automobile at 70 mph	Major metropolis
		Dishwasher	Normal voice	Automobile at 40 mph	Urban (daytime)
		Air-conditioner	Normal voice (back to listener)	Automobile at 20 mph	Suburban (daytime)
		Refrigerator			Rural (daytime)
	Threshold of hearing				

Source: Harris Miller Miller & Hanson Inc. 2006.

3.10.1.2 Noise Descriptors

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations is utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. A common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration. Two metrics are commonly used to describe the 24-hour average—L_{dn} and Community Noise Equivalent Level (CNEL). Both include penalties for noise during the nighttime hours (10 p.m. to 7 a.m.). CNEL also penalizes noise during the evening hours (7 p.m. to 10 p.m.). CNEL and L_{dn}, which are normally within 1 dBA of each other, are used interchangeably in this section.

3.10.1.3 Human Response to Noise

Noise-sensitive receptors are generally defined as locations where people reside or where the presence of unwanted sound may adversely affect the use of the land. Noise-sensitive receptors typically include residences, hospitals, schools, guest lodging, libraries, and certain types of passive

recreational uses. Sensitive land uses that may be affected by the implementation of the proposed Project include:

- Residential land uses;
- Transient lodging (e.g., hotels, motels)
- Schools and libraries;
- Hospitals and medical care facilities;
- Retirement/assisted living homes;
- Parks and recreational land uses; and,
- Churches and places of worship.

Studies have shown that under controlled conditions in an acoustics laboratory, a healthy human ear is able to discern changes in sound levels of 1 dBA. In the normal environment, changes in noise level of 3 dBA are considered just noticeable to most people. A change of 5 dBA is readily perceptible, and a change of 10 dBA is perceived as being twice as loud.

Noise and Health

A number of studies have linked increases in noise with health effects, including hearing impairment, sleep disturbance, cardiovascular effects, psychophysiological effects, and potential impacts on fetal development (Babisch, Wolfgang 2005). Potential health effects appear to be caused by both short- and long-term exposure to very loud noises and long-term exposure to lower levels of sound. Acute sounds (i.e., L_{AF}[1] greater than 120 dB) can cause mechanical damage to hair cells of the cochlea (the auditory portion of the inner ear) and hearing impairment (Babisch, Wolfgang 2005). An L_{AF} greater than 120 dB is equivalent to a rock concert or an airplane flying overhead at 984 feet.

The World Health Organization and the USEPA consider a L_{eq} equal to 70 dBA to be a safe daily average noise level for the ear. However, even this "ear-safe" level can cause disturbance to sleep and concentration and may be linked to chronic health impacts such as hypertension and heart disease (Babisch, Wolfgang 2008).

A number of studies have looked at the potential health effects of chronic lower noise levels, such as traffic, especially as these noise levels affect children. In a study of school children in Germany, blood pressure was significantly higher in a group of students exposed to road traffic noise from high-traffic transit routes (Babisch, Wolfgang 2008). A study by Kawada (2004) showed that exposure to airplane noise was found to be associated with decreased fetal body weight in pregnant women (Kawada 2004).

Noise Annoyance

People's response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to stress and annoyance. When community noise interferes with human activities or contributes to stress, public annoyance with the noise source increases. Annoyance may occur at noise levels well below levels known to cause direct physiological harm.

[1] L_{AF} = sound level with "A" frequency weighting and fast-time weighting.

Unwanted noise interferes with human activities by distracting attention and by making activities more difficult to perform, especially when concentration is needed. Interference from noise can even make some activities (e.g., communication or sleep) virtually impossible. However, except in the case of interference with verbal communication, the degree of interference is difficult to quantify or to relate to the level of noise exposure (USEPA 1979).

The degree of interference and annoyance depends on noise volume, duration and frequency of occurrence, time of year, time of day or night, accustomed ambient noise levels, previous experiences of intrusive noise, attitude toward the noise source, and noise characteristics (USEPA 1979). Noises that can be particularly annoying include: pure tones (e.g., truck back-up beepers), low-frequency noise (e.g., rumbling of heavy equipment), and impulsive noise (e.g., helicopters, pile drivers).

3.10.1.4 Sound Propagation

When sound propagates over a distance, it changes in both level and frequency content. The manner in which noise is reduced with distance depends on the factors discussed below.

Geometric spreading: In the absence of obstructions, sound from a single source (i.e., a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level typically attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. Highway noise is not a single stationary point source of sound. The movement of vehicles on a highway makes the source of the sound appear to emanate from a line (i.e., a "line" source) rather than from a point. This results in cylindrical spreading rather than the spherical spreading resulting from a point source. The drop-off in sound level from a line source is typically 3 dBA per doubling of distance.

Ground absorption: Usually the noise path between the source and the observer is very close to the ground. Noise attenuation from ground absorption and reflective wave canceling adds to the attenuation caused by geometric spreading. Traditionally, the excess attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is done for simplification only; for distances of less than 200 feet, prediction results based on this scheme are sufficiently accurate. For acoustically "hard" sites (i.e., sites with a reflective surface, such as a parking area or a smooth body of water, between the source and the receptor), no excess ground attenuation is assumed. For acoustically absorptive or "soft" sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dBA per doubling of distance is normally assumed. When added to the geometric spreading, the excess ground attenuation results in an overall drop-off rate of 4.5 dBA per doubling of distance for a line source and 7.5 dBA per doubling of distance for a point source.

Atmospheric effects: Research by the U.S. Department of Transportation and Federal Transit Administration (FTA) has shown that atmospheric conditions can have a major effect on noise levels (Harris Miller Miller & Hanson Inc. 2006). Wind has been shown to be the single most important meteorological factor within approximately 500 feet, whereas vertical air temperature gradients are more important over longer distances. Other factors, such as air temperature, humidity, and turbulence, also have major effects. Receptors located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lower noise levels. Increased sound levels can also occur because of temperature inversion conditions (i.e., increasing temperature with elevation).

Shielding by natural or human-made features: A large object or barrier in the path between a noise source and a receptor can substantially attenuate noise levels at the receptor. The amount of

attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receptor, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and human-made features (such as buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receptor specifically to reduce noise. A barrier that breaks the line of sight between a source and a receptor will typically result in at least 5 dB of noise reduction. A higher barrier may provide as much as 20 dB of noise reduction.

3.10.2 Environmental Setting

This section discusses the existing noise environment on land designated for agricultural, commercial, industrial, and residential uses in the Rural, Inner-Rural, and Existing Developed Rural Neighborhood (EDRN) areas of the County. Significant noise impact problems in the County are primarily associated with transportation facilities. Noise in the immediate vicinity of airports, railroads, and major roadways may exceed health and welfare criteria for noise exposure in relation to residential uses. While noise from commercial, industrial, agricultural, and residential and recreational activities may be part of the ambient level at any location, rarely do these generate noise of the same magnitude as transportation sources. In locations outside the immediate influence of a major transportation noise source, ambient Day-Night Average Levels typically range from 46-57 dB (County of Santa Barbara 2008).

AG-I and AG-II zoned parcels may border a variety of land uses, including rural residential-, commercial-, and industrial- and/or transportation-related uses; notably, AG-1 zoned parcels are frequently located near residential areas and commonly adjacent to semi-rural and suburban areas. For example, in Goleta and Carpinteria, greenhouses located on AG-I properties abut large lot residential and single family neighborhoods in some limited locations (e.g., South Patterson agricultural areas in Eastern Goleta Valley). Within agricultural areas, natural and agricultural-related noise conditions generally dominate the area because human activity is limited. Noise levels are occasionally elevated due to nearby traffic and agricultural machinery and practices. Production agriculture can generate noise due to the use of equipment such as tractors, forage harvesters, silage blowers, chain saws, skid-steer loader, grain dryers, and livestock (Murphy, D., Robertson, S., & Harshman, W. 2007). According to a 1981 USEPA estimate, 10 percent of the 3.6 million United States farm workers are exposed to average daily noise levels in excess of 85 dB (Oskam, J. & Mitchell, J. 2002). Typical noise levels generated by agricultural activities in the County can range from 74 dBA to 116 dBA; however, ambient noise levels are generally much lower except in the vicinity of agricultural machinery use and roadways.

Commercial and industrial land uses may also border a variety of land uses, including rural residential and transportation-related uses. Within commercial and industrial areas, noise conditions are often associated with shopping centers, industrial plants and facilities, heavy machinery, and traffic. For example, during the County's ambient noise survey, which was conducted to measure ambient sound levels in urban areas of the unincorporated County, most commercial and industrial land use is located in areas where noise exposure is from transportation facilities (County of Santa Barbara 1979). For residential land uses, an interior Day-Night Average Sound Level of 45 dB, attributable to exterior noise sources, is considered to be the maximum level consistent with normal residential activity (County of Santa Barbara 1979).

3.10.2.1 Existing Noise Environment

Urban

An urban area is defined by residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, and utilities. The Land Use Element identifies urbanization or urban development to include residential densities higher than 0.2 unit per gross acre (one unit per 5 gross acres) or creation of parcels smaller than 5 acres in gross area, with the exception of public facility parcels in the Rural or Inner-Rural lands. Agriculture is permitted and encouraged in this area when it is surrounded by urban uses, but when adjacent to a Rural Area, agriculture shall stay in the Rural Area. Agriculture is permitted and encouraged in this area when it is surrounded by urban uses, but when adjacent to a Rural Area, agriculture shall stay in the Rural Area (County of Santa Barbara Comprehensive Plan 2016).

Rural

The County's Land Use Element of its Comprehensive Plan defines the Rural Area as "an area shown on the land use map within which development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses and uses of a public or quasi-public nature." The minimum lot size permitted within this area is 40 acres. Uses are mostly agricultural and low-density residential. While rural roads generally have low ambient noise, specific roads with higher levels of noise generation include Highway 101 and State Routes (SRs) 154, 135, and 246. Agricultural operations in these areas can also produce high noise levels or nuisance noise during planting and harvest due to the operation of machinery, equipment, and increased vehicle trips.

Inner-Rural

The County's Comprehensive Plan defines Inner-Rural Areas as "an area shown on the land use map within which development is limited to rural uses such as agriculture and its accessory uses, mineral extraction (including oil) and its accessory uses, recreation (public or private), ranchette development, agricultural parcels, and uses of a public or quasi-public nature (County of Santa Barbara Comprehensive Plan 2016). These areas shall be adjacent to designated Urban Areas." At a minimum permitted lot size of 5 acres, uses are typically more dense than the "Rural" designated areas, and therefore are likely to have higher noise levels.

Residential development denser than one unit per 5 acres, commercial, industrial, and other intensive urban uses are reserved for Urban Areas and excluded from areas designated Inner-Rural. Agricultural and open space preserves and related uses are encouraged in Inner-Rural Areas. Recreational activities in these areas are compatible with ranchette and agricultural uses. Existing smaller lot neighborhood development is permitted within the Inner-Rural Area only in designated locations.

Existing Developed Rural Neighborhood (EDRN)

The County's Comprehensive Plan defines EDRN as a neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner-Rural lands (County of Santa Barbara Comprehensive Plan 2016). The purpose of the EDRN boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands.

3.10.2.2 Sensitive Receptors

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound or vibration could adversely affect the current or planned land uses. Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. Certain land uses are particularly sensitive to noise, including transient lodging (e.g., hotels, motels), schools, libraries, hospitals, retirement/assisted living homes, other medical care facilities, parks, recreational areas, churches, and places of worship. Residential areas are also considered noise sensitive, especially during the nighttime hours. The definition of "sensitive uses" found in the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* includes residences, transient lodging, hospitals, and public or private educational facilities (County of Santa Barbara 2008). Within the Rural and Inner-Rural Areas of the County, rural residences are the most common noise sensitive receptors.

The rural areas of the County (left) exhibit generally low noise levels due to their low-density populations and large agricultural fields, whereas more urban areas such as the town of Los Alamos (right) experience more human activity and associated noises, such as roadway noise.

3.10.3 Regulatory Setting

3.10.3.1 Local

The *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, Chapter 12, Noise Thresholds (October 2008) and the *Noise Element* of the *Santa Barbara County Comprehensive Plan* (May 2009) include the following standards related to noise:

a. In the planning of land use, a 65 dBA day-night average sound level is regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.

b. Noise-sensitive land uses are considered to include:

   i. Residential areas, including single- and multi-family dwellings, mobile home parks, dormitories, and similar uses;

   ii. Transient lodging, including hotels, motels, and similar uses;

   iii. Hospitals, retirement/assisted living homes, and other medical care facilities;

   iv. Public or private educational facilities and libraries;

v. Parks and recreational areas; and,

vi. Churches and places of worship.

c. Noise-sensitive uses proposed in areas where the day-night average sound level is 65 dBA or more should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dBA L_{dn} when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.

d. Residential uses proposed in areas where the day-night average sound level is 65 dBA or more should be designed so that noise levels in exterior living spaces will be less than 65 dBA L_{dn}. An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, and other features in order to meet prescribed exterior noise standards.

e. The Planning and Development Department, including the Building and Safety Division, and the Public Health Department's Environmental Health Services Division have administrative procedures for determining project compliance with the State Noise Insulation Standards related to interior noise levels.

3.10.4 Environmental Impact Analysis

This section discusses the potential noise impacts associated with the proposed Project.

3.10.4.1 Thresholds of Significance

State CEQA Guidelines

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project would normally have a significant impact on the environment if it would:

- Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.
- Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels.
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- Be located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels.
- Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels.

County of Santa Barbara Environmental Thresholds and Guidelines Manual

The State CEQA Guidelines (Appendix G) criteria are expanded and made more specific in the County's noise thresholds contained in the *County of Santa Barbara Environmental Thresholds and Guidance Manual* (County of Santa Barbara 2008). The County's thresholds are intended to be used with flexibility because each project must be viewed in its specific circumstances. The following noise thresholds will be applied in the impact analysis for determining significance of noise impacts for the proposed Project:

a. A proposed development that would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.[2]

b. Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dBA CNEL would generally be presumed to be significantly affected by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dBA CNEL or less.[3]

c. A project will generally have a significant effect on the environment if it will increase substantially the ambient noise levels for noise-sensitive receptors adjoining areas. Per item a., this may generally be presumed when ambient noise levels affecting sensitive receptors are increased to 65 dBA CNEL or more. However, a significant effect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case basis.

d. Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to USEPA guidelines, average construction noise is 95 dBA[4] at a 50-foot distance from the source. A 6 dB drop typically occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dBA.[5] To mitigate this impact, construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8 a.m. to 5 p.m. only. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

[2] This threshold pertains to long-term operational noise.

[3] Interior noise is not separately evaluated, as exceedance of the exterior noise threshold at sensitive receptors is assumed to result in exceedance of the interior threshold.

[4] These noise levels represent L_{eq} measurements, not CNEL day-night averages.

3.10.4.2 Project Impacts

Table 3.10-3 below provides a summary of the impacts related to noise from the proposed Project. The discussion of the impact follows. Existing development standards and standard permit processes and conditions, as well as planning standards and requirements proposed as part of the Project, which would serve to mitigate environmental impacts are referenced in the analysis below.

Table 3.10-3. Summary of Noise Impacts

Noise Impacts	Mitigation Measure	Residual Significance
Impact NOI-1. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales would result in a short-term increase in noise from construction.	No Mitigation Required	Less than Significant (Class III)
Impact NOI-2. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would result in long-term increases in noise from traffic on vicinity roadways and from cultivation operations.	MM AQ-~~1~~3. Cannabis Site Transportation Demand Management	Significant and Unavoidable (Class I)
Cumulative Impacts	No Mitigation Required	Significant and Unavoidable (Class I)

Impact NOI-1. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales would result in a short-term increase in noise from construction.

Construction of cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities allowed under the proposed Project would result in short-term increases in noise. Construction noise could emanate from heavy equipment used for grading, land clearing, and building construction within sites proposed for cannabis uses. Construction for cannabis facilities would involve transport of construction materials and workers, and would potentially include relatively minor excavation, grading, and the transport and operation of heavy machinery and equipment. Equipment necessary to complete construction activities would be staged within the facility's Project site when not in use. Such equipment would likely include earth moving trucks, water trucks, pavers, ready-mix concrete trucks, employee pick-up trucks, and agricultural tractors.

Construction is expected to be associated mainly with new cannabis cultivation sites; it would also be temporary. Construction would primarily occur in undeveloped rural and inner-rural areas without significant sensitive receptors, as rural agricultural uses are generally set on large parcels at a distance from established communities. In more urban areas, such as Carpinteria and Goleta, agricultural, commercial, and industrial areas are already developed, which limits the potential for construction noise. In limited cases where new development would be required to support proposed cannabis uses in the urban areas, noise increases would be temporary and existing County policies and proposed development standards would minimize short-term noise impacts.

The grading/excavation phase for most development projects, such as for facilities to support commercial cultivation sites, tends to create the highest construction noise levels because of the operation of heavy equipment. As shown in Table 3.10-4, the noise level associated with heavy equipment typically ranges from about 78 to 88 dBA at 50 feet from the source. During grading

operations, the equipment is dispersed in various portions of the site in both time and space. Physically, a limited amount of equipment can operate near a given location at a particular time.

Table 3.10-4. Typical Noise Levels at Construction Sites

Construction Phase	Average Noise Level at 50 Feet	
	Minimum Required Equipment On-Site	All Pertinent Equipment On-Site
Ground clearing	84 dBA	84 dBA
Excavation	78 dBA	88 dBA
Foundation/Conditioning	88 dBA	88 dBA
Laying Subbase, Paving	78 dBA	79 dBA
Finishing and Cleanup	84 dBA	84 dBA

As a reasonable worst-case scenario assumption, it is presumed that construction noise is 95 dB at 50 feet from the source and that point source noise from construction equipment typically attenuates at a rate of 6 dB per doubling of distance. When considering attenuation of construction noise, the noise level would be 65 dBA at 1,600 feet from the noise source.

While some cannabis cultivation sites may be removed from adjacent residences and structures, depending on the location of sites, sensitive receptors could be subject to construction-related noise during work hours. Construction-related noise is expected to most likely occur within existing residential communities located within proximity to where cannabis cultivation is already present, such as Carpinteria, Lompoc, and Santa Ynez. However, all proposed cannabis activity would be subject to the policies and standards contained within the County's Comprehensive Plan (refer to Section 3.10.3) that aim to reduce construction-related noise impacts. The proposed Cannabis Land Use Ordinance and Licensing Program also contains development standards, outlined in Land Use and Development Code (LUDC) amendments, that would require noise sources to be located, shielded, or controlled so as to avoid exposure of incompatible noise to nearby sensitive receptors, thereby minimizing cannabis-related noise impacts. Further, proposed cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would be subject to County Department of Planning and Development discretionary review. With the application of these policies and development standards, discretionary review, and the temporary nature of potential impacts to a given sensitive receptor, construction-related noise impacts would be *less than significant* (Class III).

Impact NOI-2. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would result in long-term increases in noise from traffic on vicinity roadways and from cultivation operations.

Long-term impacts associated with noise from traffic on vicinity roadways would occur if cannabis activities generate enough additional vehicle trips on an adjacent roadway to result in roadway noise increases that exceed the thresholds listed in Section 3.10.4.1. Likewise, equipment noise associated with cultivation and farming operations could also contribute to long-term noise impacts if equipment generates noise at levels that exceed the thresholds. These thresholds are dependent on existing noise levels; the greater the existing noise level, the smaller the threshold. In areas where the pre-project ambient noise level is below 60 dBA, a substantial increase is 5 dBA; where the pre-project ambient noise level is between 60 and 65 dBA, a substantial increase is 3 dBA; and where the ambient pre-project noise level exceeds 65 dBA, a significant increase is 1.5 dBA.

Cannabis cultivation activities ~~by nature,~~ do not generate high levels of noise. Outdoor cannabis cultivation involves common agricultural practices, including tilling soil, sowing seeds, irrigating soil, and harvesting mature plants. Noise could be generated by farm equipment and possible truck traffic during peak harvest activities, but these noise sources are generally compatible with the agricultural zoning and uses allowed under the proposed Project. Greenhouse cultivation and other indoor cultivation sites would generate noise from farm equipment, but noise levels would typically be reduced as activities would occur inside the greenhouse, which would buffer noise levels to some degree. Greenhouses may use fans or blowers that could generate low levels of ambient noise, but these noise levels are not expected to be perceptible beyond the building or property line. Also, indoor cultivation has few sources of noise other than heating, ventilation, and air conditioning (HVAC) and dehumidification equipment and the noise associated with this equipment is expected to only generate a low hum from fans or blowers.

Additionally, HVAC and dehumidification systems utilized for the purpose of cultivating cannabis in an enclosed structure or similar environment are developed or installed within the structure itself or in a separate enclosed area, and the noise from these systems ~~occurs within structures and~~ is generally not perceptible outside the building or property. Noise levels from commercial HVAC equipment can be the dominant noise source in areas void of heavy traffic or where background noise levels are low (i.e., less than 50dB); however, units are typically fitted with noise shielding cabinets, placed on the roof behind parapets on commercial or industrial structures, or placed in mechanical equipment rooms to block the line-of-sight, thus reducing noise levels. Typical packaged HVAC equipment used for non-residential use may generate noise levels of approximately 44 dB Leq at a distance of 50 feet within direct line-of-sight. Larger HVAC systems can result in noise levels that average between 50 and 65 dB Leq at 50 feet within direct line-of-sight. Additionally, if 10 packaged HVAC units were to operate simultaneously and all at 50 feet from a receiver, total noise levels would equate to a total of approximately 54 dB Leq, decaying to 48 dB Leq at 100 feet (County of Santa Barbara 2007). Environmental control systems such as HVAC units and other mechanical equipment may also be utilized for commercial or industrial cannabis operations, such as manufacturing, testing, distribution, or retail operations.

~~Similarly~~Similar to cultivation, manufacturing noise is also very low and is associated with operation of extraction machinery, including rosin presses and carbon dioxide (CO_2) extraction machines. These machines are generally silent, and during operations consist of low levels of hums or hisses. Other forms of manufacturing, such as hash washing and infusions, have no substantial sources of noise. Similarly, processing, testing, and retail sales sites are not expected to result in substantial sources of noise, as operational noise is limited to small appliance operations and general commercial use noise that are contained within buildings. All mechanical equipment associated with operation of licensed cannabis sites is required to comply with the California Building Standards Code where noise levels should not exceed 45 dBA CNEL in any habitable room, and with the County's noise level criteria where noise levels should not exceed 65 CNEL at sensitive receptors. Noise levels from HVAC systems would therefore be below the interior and exterior noise thresholds at both the state and County level. Where a licensed cannabis facility would operate HVAC or other mechanical equipment, the operation of such equipment is anticipated to have a negligible effect on the existing ambient noise environment. Further, the Project would require environmental control systems such as HVAC equipment to be located and/or shielded to avoid generating incompatible noise to sensitive receptors. Given average noise levels of HVAC equipment, requirement for compliance with state, County, and Project noise standards, noise impacts associated with the operation of HVAC equipment are considered

insignificant. However, new vehicle traffic on County roadways may result in long-term noise increases.

As summarized in Section 3.12, *Traffic and Transportation*, the proposed Project is not anticipated to substantially increase vehicle trips or traffic volumes along any one road or intersection, as proposed cannabis activities would be dispersed across a relatively wide area within the County. Given the vast area of eligibility for new cannabis sites, and the uncertainty regarding the number of licenses and operations due to the potential for duplication and self-reporting biases of Cannabis Registry data, it is difficult to estimate potential impacts to specific road segments or intersections. However, Cannabis Registry data represents the best available data available. At a programmatic level, implementation of the proposed Project has the potential to introduce new vehicle traffic to County roadways and intersections such that the County's thresholds for traffic related impacts are exceeded. As such, implementation of the proposed Project may also result in increased noise levels associated with the additional vehicle trips and congestion from cultivation and distribution activities, but only for relatively short periods, particularly during harvesting and transport of cannabis products.

Like other agricultural, commercial, and industrial activities, cannabis activity sites would be required to conform to the County's regulatory standards. These existing regulations would ensure that cannabis activities ~~do~~ would not produce noise levels that exceed the County's thresholds and standards. The proposed Project also includes features that would ensure any noise generated by cannabis activities would not adversely affect sensitive receptors. For example, cannabis cultivation must be set back from sensitive receptors, including schools providing instruction in kindergarten or any grades 1 through 12, day care centers, and youth centers. Also, all noise sources would be located, shielded, or controlled so as to avoid exposure of incompatible noise to nearby sensitive receptors, in compliance with the Santa Barbara County Comprehensive Plan Noise Element. Further, manufacturing facilities and activities would be licensed within buildings, which would sufficiently contain the low levels and incidences of noise.

However, the potential still exists for future long-term increases in roadway noise and congestion associated with Project implementation to result in impacts to sensitive receptors. As described in Section 3.12, *Transportation and Traffic*, the Project could generate up to 15,089 new trips Countywide associated with employment in cannabis activities. Based on the Registry data, it is foreseeable that trips would increase both in urban areas (e.g., Goleta, Santa Maria) and rural areas (e.g., Tepesquet, Santa Ynez Valley). Increased trips on roadways in urban areas that currently carry high volumes ~~of~~ would have a low potential to measurably increase ambient noise levels, as incremental contributions to an already-noisy environment are not perceptible. However, ~~in~~ rural areas with roadways that do not currently carry substantial volumes of employment trips ~~are~~ would be much more susceptible to noise impacts from increases in trip volumes. For example, rural roads in Santa Ynez Valley, Tepesquet, or the foothills of the South Coast Region (e.g., Toro Canyon) ~~may~~ currently provide limited access to agricultural properties and rural home sites without substantial employment traffic and associated noise. With implementation of the Project, rural cannabis sites could generate employment traffic using rural roads daily, which may increase ambient noise levels beyond the County's thresholds. Therefore, even though the location and degree of noise effect cannot be accurately determined, Project-related long-term increases in roadway noise from cannabis employee vehicle trips would result in *potentially significant* impacts.

Implementation of **MM AQ-~~1~~3**, *Cannabis Site Transportation Demand Management*, would be required to reduce employee trips to and from cannabis sites, especially in rural areas where reduced trips through carpooling and variable work schedules could measurably reduce noise impacts from vehicle

noise on relatively quiet roadways. However, since the location and degree of vehicle noise cannot be known as part of the Project, there is no feasible way to ensure that vehicle noise increases from Project traffic would not exceed County thresholds for ambient noise.

3.10.4.3 Cumulative Impacts

The impacts of the Project would be combined with cumulative impacts resulting from development under plans and projects identified in Section 3.0.4, *Cumulative Project Scenario*. Cumulative construction of new projects, including cannabis sites would increase the potential for adverse noise effects on sensitive receptors. However, as described in Impact NOI-1, all construction activities would be subject to the policies and standards contained within the County's Comprehensive Plan (refer to Section 3.10.3) that aim to reduce construction-related noise impacts. The proposed Cannabis Land Use Ordinance and Licensing Program also contains development standards, outlined in Land Use and Development Code (LUDC) amendments, that would require noise sources to be located, shielded, or controlled so as to avoid exposure of incompatible noise to nearby sensitive receptors, thereby minimizing cannabis-related noise impacts. Further, proposed cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would be subject to County Department of Planning and Development discretionary review.

Further, cultivation activities would occur on agricultural lands where noise associated with farming equipment is common and expected. For outdoor noise, noise levels from farming equipment are typically considered as point sources for noise generation and typically would drop off at a rate of 6-dBA per doubling of distance from the source over hard site surfaces, such as parking lots and water. The drop-off rate typically would increase approximately 7.5-dBA per doubling of distance for soft site surfaces, such as grass fields and open terrain with vegetation (Federal Highway Administration 2006). Drop-off rates for surfaces with buildings and trees would further increase to the point that it would be unlikely that noise from the projects would reach each other and combine to produce a cumulatively significant impact. Compliance with the County's noise thresholds and regulatory standards would further minimize cumulative noise impacts. Further, the manufacturing, distribution, testing, and sales activities are expected to occur within commercial and industrial zoning districts inside existing buildings and warehouses in the County, where any noise associated with operation equipment would be very limited.

However, the Project has the potential to contribute to cumulative noise impacts from roadway noise effects on ambient noise levels in the County. Combined with other development, increased vehicle trips could increase congestion and daily travel on roadways, including low noise roadways in rural areas. As the Project's contribution would be cumulatively considerable, even with implementation of MM AQ-~~1~~ 3 to require reduced employee trips through transportation demand management measures, cumulative impacts from the Project would be *significant and unavoidable* (Class I).

3.10.4.4 Proposed Mitigation Measures

Implement MM AQ-~~1~~3. Cannabis Site Transportation Demand Management. To reduce impacts associated with increases in vehicle noise under the Project, MM AQ-~~1~~3, requiring reduction of employee trips through transportation demand management (TDM) measures, shall apply to Impact NOI-2.

3.10.4.5 Residual Impacts

Impact NOI-1. With application of existing County policies under the Comprehensive Plan, proposed development standards within the LUDC amendments, and discretionary review by the County Planning Commission, short-term construction noise impacts related to the Project would be minimized. Given the temporary nature of potential construction impacts to sensitive receptors, development review processes, and existing and proposed regulations with which cannabis activities must comply, residual impacts related to construction-related noise under the Project would be *less than significant* (Class III).

Impact NOI-2. Implementation of **MM AQ-~~1~~3**, *Cannabis Site Transportation Demand Management*, would help reduce the potentially significant impacts resulting from roadway noise under long-term Project operations by reducing employee trips to cannabis site, particularly in the rural areas. Existing regulatory standards and requirements under the General Plan and County Code would also ensure that operational noise levels or the generation of any noise significantly above ambient levels and/or in conflict with the County's noise ordinance would be reduced to less than significant. However, since the location and degree of vehicle noise cannot be known as part of the Project, there is no feasible way to ensure that vehicle noise increases from Project traffic would not exceed County thresholds for ambient noise. Therefore, the proposed Project could result in significant long-term noise impacts related to traffic noise from cannabis activity operations and the residual impact would be *significant and unavoidable* (Class I).

Section 3.11
Public Services

3.11.1 Introduction

This section evaluates existing public services in the County of Santa Barbara (County) and the adequacy of the operation and capacity of these services related to potential impacts that would result from the Cannabis Land Use Ordinance and Licensing Program (Project). Public services analyzed in this section include fire protection, police protection, public schools, health care facilities, parks, and libraries. Potential impacts related to these public services that would result from the Project are evaluated along with effectiveness of proposed development standards at addressing potential adverse effects on public services. Where potentially significant impacts are identified, mitigation measures are recommended. Key resources used in the preparation of this chapter include the County of Santa Barbara Environmental Thresholds and Guidelines Manual; A Planner's Guide to Conditions of Approval and Mitigation Measures, Santa Barbara County; and the Santa Barbara County Comprehensive Plan.

For information regarding public utilities such as water, wastewater, solid waste and energy utilities, please refer to Section 3.13, *Utilities and Energy Conservation*, and for public transportation services, please refer to Section 3.12, *Transportation and Traffic*. For analysis of potential air quality impacts to public service institutions and facilities (e.g., schools), please refer to Section 3.3, *Air Quality and Greenhouse Gas Emissions*.

3.11.2 Environmental Setting

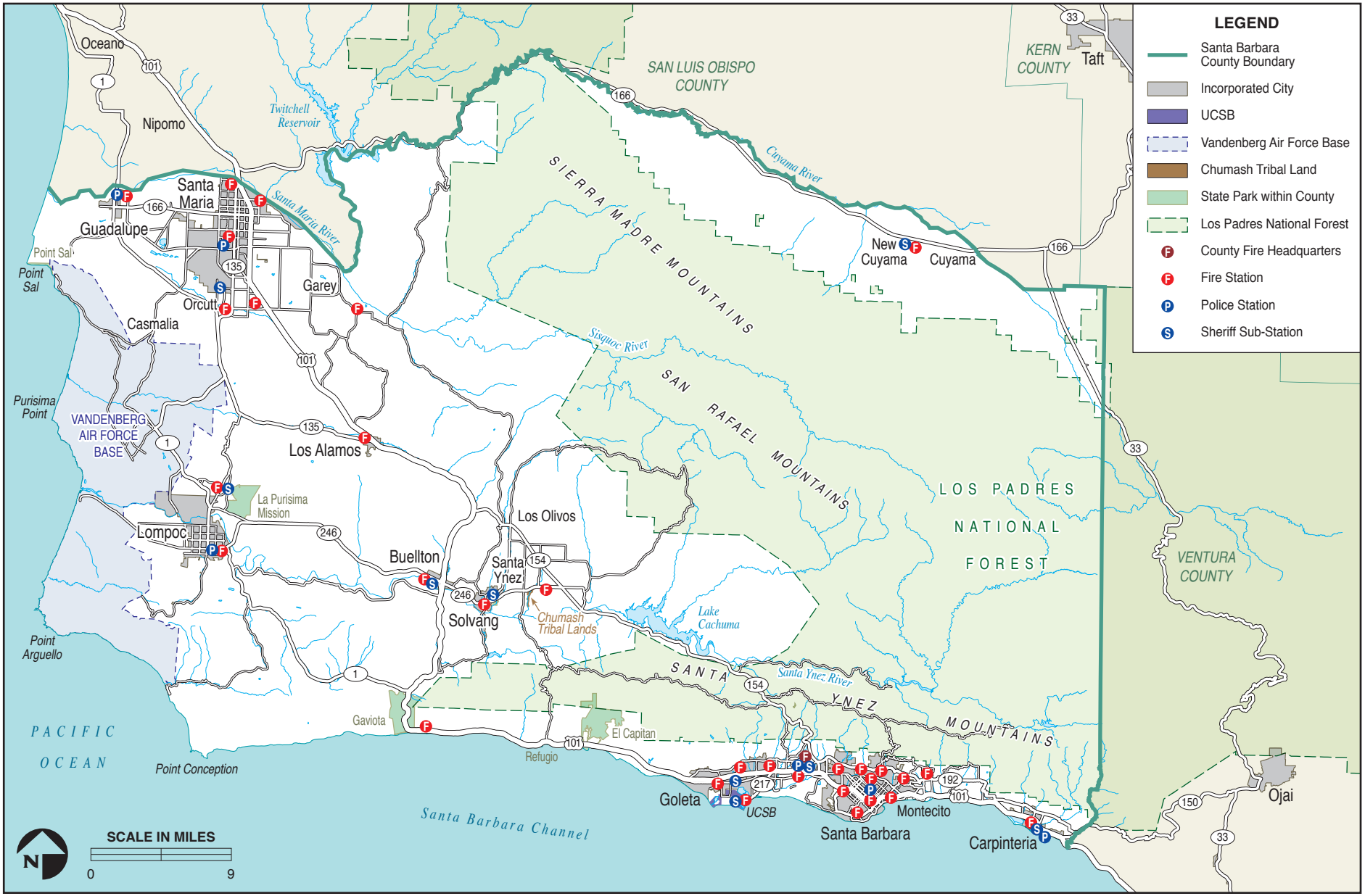
State and local government entities provide a wide range of services to the residents of the County related to public health and safety, educational institutions, and parks and recreational facilities, as described herein.

3.11.2.1 Fire Protection

Santa Barbara County Fire Department

The Santa Barbara County Fire Department (Fire Department) provides fire prevention, fire suppression, and paramedic services covering an area of 2,480 square miles throughout the County, including rural and inner rural areas, as well as County unincorporated urbanized areas, such as Orcutt, Sisquoc, Los Alamos, Santa Ynez, Lompoc, Los Olivos, Ballard, and New Cuyama. The Fire Department also serves the cities of Buellton, Solvang, and Goleta. With a total of over 260 personnel, the Fire Department responds to over 15,000 incidents each year, including structure, wildland, vehicle, and other types of fires. Public service calls, medical emergencies, vehicle accidents, and hazardous material responses are also part of the Fire Department's services (Santa Barbara County Fire Department 2017).

Details regarding the location, service area, and apparatus and staffing for fire stations throughout the County are provided in Table 3.11-1 and Figure 3.11-1.



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Santa Barbara County Emergency Services

FIGURE 3.11-1

Table 3.11-1. Fire Protection Services within Santa Barbara County

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing include[1]:
11	6901 Frey Way	Goleta	The City of Goleta west of Los Carneros Road and north of El Colegio Road and the unincorporated areas of the County north and west of the City of Goleta	1 Captain, 1 Engineer, 1 Firefighter/ Paramedic, Urban Search and Rescue (USAR) Vehicle, 2 Jet-skis, Utility
12	5330 Calle Real	Goleta	The area bordered by Fairview Avenue, Fowler Road, Cathedral Oaks Road and San Marcos Pass Road from Calle Real north to Via Los Santos	1 Firefighter/ Paramedic[2] Type 1 Reserve
13	4570 Hollister Avenue	Santa Barbara	Areas of Goleta and unincorporated areas west of the City of Santa Barbara; bordered to the north by areas of Los Padres National Forest (LPNF), to the south by the Pacific Ocean, to the east by the County-city borders, and to the west roughly by Maria Ignacio Creek in the south and San Antonio Creek towards the north	1 Firefighter/ Paramedic[2] Utility Type 1 Reserve
14	320 Los Carneros Road	Goleta	The area south of LPNF, north of Hollister Avenue, east of Glen Annie Road and west of Fairview Avenue	1 Firefighter/ Paramedic[2]
15	2491 Foothill Road	Santa Barbara	The unincorporated areas north of the City of Santa Barbara; extending into LPNF in the north, towards the south and east up to the city/County borders. In the west, it is bordered north of Foothill Road by Antone Road and Deborah Drive and south of Foothill Road by Alamar Avenue.	1 Firefighter/ Paramedic[2] Patrol
17	UCSB, Mesa Road Bldg. 547	Santa Barbara	The University of California, Santa Barbara (UCSB) campus and areas of Isla Vista and City of Goleta; bounded to the north by Hollister Avenue, to the south by the Pacific Ocean, to the east by Goleta Beach Park and to the west by Camino Del Sur	1 Firefighter 1 Firefighter/ Paramedic Advanced Life Support (ALS) Rescue Ambulance Water Rescue Craft Utility Type 1 Reserve Reserve Rescue Ambulance
18	17200 Mariposa Reina Road	Gaviota	The area bounded by the Pacific Ocean both to the south and west. The northern boundary is roughly a line running from Jalama Beach, east through the Nojoqui Summit ending at their eastern boundary which is determined by a line running due north from El Capitan State Beach Park.	1 Firefighter/ Paramedic [2] Water Tender Light & Air Support Utility

Table 3.11-1. Fire Protection Services within Santa Barbara County (Continued)

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing include[1]:
21	335 Union Avenue	Orcutt	The Orcutt and Santa Maria Valley areas including the communities of Tanglewood and Casmalia, as well as north and west of State Highway 1 and 135 up to the city boundaries of Santa Maria and Guadalupe, and southward to Highway 1 near San Antonio Road and Highway 135 at Harris Grade Road	1 Firefighter/ Paramedic [2]
22	1596 Tiffany Park Court	Santa Maria	The Orcutt and Santa Maria Valleys bounded by the Solomon Grade to the south, Santa Maria Way to the north, by Bradley Road to the west, and Dominion Road to the east	1 Firefighter/ Paramedic Tactical Water Tender Utility
23	5003 Depot Road	Sisquoc	The Sisquoc region bounded by Tepesquet Canyon to the north and Highway 101, Aliso Canyon Road to the south, Foxen Canyon and Rancho Sisquoc to the east, and Dominion Road to the west	1 Firefighter/ Paramedic[2] Utility
24	99 Centennial Street	Los Alamos	The Los Alamos area generally bordered in the north by the Solomon Grade, along Highway 101 to the 9000 block of Foxen Canyon Road. The service area extends south along the northern side of Highway 154 Zaca Lake, and to the west to San Antonio Road and Highway135.	1 Firefighter/ Paramedic[2] Utility Type 1 Reserve
30	1644 Oak Street	Solvang	The City of Solvang and portions of the unincorporated Santa Ynez Valley including the town of Ballard	Utility Type 1 Reserve
31	168 West Highway 246	Buellton	Approximately 2 miles north of Highway 154/Highway 101 interchange; southward to the top of the Nojoqui Grade; eastward to Solvang, and westward to the intersection of Highway 246 and Campbell Road	1 Firefighter/ Paramedic HazMat Response Team Utility HazMat Vehicle
32	906 Airport Road	Santa Ynez	The area bounded to the north by the LPNF boundary, to the south to the ridge of the Santa Ynez Mountains, to the east to Paradise Road, and to the west to Alamo Pintado Road in Solvang	2 Firefighters/ Paramedics[2] Utility Water Tender Advanced Life Support Station, with Helicopter access
41	41 Newsome Street	New Cuyama	The Cuyama Valley, town of New Cuyama and surrounding areas. The northern boundary extends to portions of San Louis Obispo County and the Caliente Mountains, in the South to the Sierra Madre, West on Highway 166 to the Rockfront Ranch and east to Highway 33.	1 Firefighter/ Paramedic[2] Rescue Ambulance Water Tender Utility

Table 3.11-1. Fire Protection Services within Santa Barbara County (Continued)

Station No.	Address	City/ Township	Service Area	Apparatus & Staffing include[1]:
51	3510 Harris Grade Road	Lompoc	The Lompoc area bounded to the north by Highway 1 at San Antonio Creek, to the south at the Las Cruces Grade on Highway 1, to the east by Drum Canyon at Highway 246, and to the west by the Pacific Ocean	1 additional Engineer 2 Firefighter/ Paramedics[2] Rescue Ambulance Type 1 Reserve Engine Dedicated ALS station

Source: Santa Barbara County Fire Department 2017.

[1] In addition to staff and apparatus listed, all stations include 1 Captain, 1 Engineer and 1 Firefighter, as well as both Type 1 and 3 Engines.

[2] No additional fire-fighters

County Fire Protection Standards

The Fire Department employs the following two standards with respect to the provision of fire protection services:

1. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered "ideal," although a ratio (including rural areas) of one firefighter per 4,000 in population is the maximum population that can be adequately served.

2. The second fire protection standard is a 5-minute response time in urban areas. This incorporates the following National Fire Protection Association (NFPA) response-time objectives:

    a. One minute for turnout time
    b. Four minutes or less, for the arrival of the first-arriving engine company

The Fire Department is striving to obtain a minimum of four firefighters on each engine company in the County. This standard is set by the NFPA guidelines, which state that engine companies shall be staffed with a minimum of four on-duty personnel (NFPA, 5.2.3.1.1). This is especially important in unincorporated and more rural areas, including the Tepusquet and Santa Ynez areas due to the longer response times from outlying fire stations. The California Department of Industrial Relations, Division of Occupational Safety and Health (CAL-OSHA) requires that a minimum of two firefighters, operating as a team, conduct interior firefighting operations. In addition, a minimum of two firefighters must be positioned outside and remain capable of rapid intervention and rescue if needed. This is also known as the State of California's "Two-In, Two-Out" law [29 CFR 1910.134(g)(4)]. If there are only three firefighters assigned to a fire engine, the engine company must wait for additional back-up to arrive before being able to engage in interior firefighting operations in order to be in compliance with CAL-OSHA regulations.

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CalFire) is an emergency response and resource protection department. CalFire serves over 31 million acres of California's privately owned wildlands, providing emergency service under agreement with 150 counties, cities, and districts. CalFire responds to more than 5,400 wildland fires that burn an average of over 156,000 acres each year. In addition, CalFire personnel answer the call over 450,000 times for other emergencies

including structure fires; automobile accidents; medical aids; swift water rescues; civil disturbances; search and rescues; hazardous material spills; train wrecks; floods; and earthquakes (CalFire 2016).

CalFire covers the state with 21 operational units, 812 fire stations (237 state and 575 local government), 39 conservation camps, 12 air attack, and 10 helitack bases. The force is comprised of over 5,300 full-time fire professionals, foresters, and administrative employees, 1,783 seasonal firefighters, 2,750 local government volunteer firefighters, 600 Volunteers In Prevention[1], and 3,500 inmates and wards. To transport and support these forces, CalFire operates nearly 1,000 fire engines (343 state and 624 local government), 184 rescue squads, 63 paramedic units, 28 aerial ladder trucks, 59 bulldozers, six mobile communication centers, and 11 mobile kitchen units. Further, CalFire funds an additional 82 engines and 12 bulldozers via contract with Kern, Los Angeles, Marin, Orange, Santa Barbara, and Ventura Counties. With regard to aircraft, CalFire operates 22 1,200-gallon air tankers, 12 helicopters, and 17 air tactical planes (CalFire 2016).

CalFire is responsible for fire protection within State Responsibility Areas (SRA). In most cases CalFire directly protects SRA, however several counties (including Santa Barbara) known as "Contract Counties," provide SRA fire protection under contract with CalFire. SRA is located throughout the County of Santa Barbara, excluding most incorporated and federally-owned lands.

Wildland Fire Response

The varied topography, dry climate, and understory brush vegetation of grasslands and woodlands throughout the County are susceptible to wildfire hazards. Rural mountainous areas, including the San Rafael Mountain range, Santa Ynez Mountain range, LPNF, and surrounding areas are similarly conducive to the spread of wildland fires. Although much of the region is currently cultivated with agricultural uses, which reduces fire hazard, the State of California has designated the vast majority of the County as Very High Fire Hazard (CalFire 2008). (See Section 3.7, *Hazards and Hazardous Materials* for further discussion of wildfire hazards.) According to the Fire Department's 2016 Statistical Summary, the Fire Department responded to over 80 wildfire incidents in 2016, which burned a total of approximately 52,900 acres. In addition to responding to calls, the Fire Department also provides year-round vegetation management.

Most of the County is designated by CalFire as Very High Fire Hazard due to the buildup of understory brush in the many grasslands and woodlands throughout the County.
Photo credit: Santa Barbara County Fire Dept.

Fire Response to Cannabis Activities

The Fire Department records fires within the County typically by qualities, not necessarily by cause (i.e., "one-story structure fire," "two-story structure fire," etc.). The Fire Department provided an

[1] Volunteers in Prevention is a fire prevention volunteer program developed by CalFire that serves to educate the public on fire and life safety, conduct preliminary wildland homeowner property inspections for fire safety, and patrol selected hazardous areas during declared critical fire weather and on holidays. In addition, the volunteers provide additional communication networks for CalFire during emergencies.

informal estimate regarding the occurrence of fires associated with cannabis activities of one fire per year within the County (County of Santa Barbara 2017). The Sheriff's Department has received several reports of brush fire in a marijuana grow within remote areas (Santa Barbara County Sheriff 2017).

3.11.2.2 Police Protection

Santa Barbara County Sheriff's Office

The Santa Barbara County Sheriff's Office (Sheriff) provides public protection and law enforcement services. Nearly 700 employees serve the many divisions within the Sheriff's Office. Within Law Enforcement Operations, there are three divisions, including Criminal Investigations, North County Operations, and South County Operations. Custody Operations includes the Jail Operations Division and the Custody Support Operations. Additionally, the Operations Support Division serves Support Services (Santa Barbara County Sheriff Office 2015). There are nine Sheriff' stations located throughout the County. These stations, their locations, and service areas are listed in Table 3.11-2 (Santa Barbara County Sheriff's Office 2016). In 2015, the County Sheriff received over 162,000 law enforcement calls for service. Currently, Sheriff enforcement of cannabis regulation typically consists of responsive action instead of pro-active enforcement—that is, responses to calls for enforcement within the County (Santa Barbara County Sheriff 2017).

California Highway Patrol

As a statewide law enforcement agency, the California Highway Patrol (CHP) is responsible for managing and regulating traffic on California highways, as well as providing disaster and lifesaving assistance. The purpose of the CHP is to ensure safety along the state's highway transportation system. The primary responsibilities of the CHP are to patrol state highways and County roadways, enforce traffic regulations, respond to traffic accidents, and provide service and assistance to drivers in disabled vehicles. However, the CHP also maintains a mutual aid agreement with the Sheriff and assists local governments during emergencies when requested.

The CHP has eight divisions. The County is located in CHP's Central Division, which includes 11 area offices, one resident post, and two commercial inspection facilities. CHP offices in the County are located in the cities of Buellton, Santa Barbara, and Santa Maria. The staff at the Central Division is made up of 530 uniformed officers and 162 non-uniformed employees (CHP 2017).

Police Response to Cannabis Activities

The Sheriff has received several calls regarding illegal cannabis cultivation sites throughout the County, including at least 37 calls in 2016, and 21 calls (~~to date~~up to August) in 2017. A majority of these reports are focused on backcountry grows in the rural areas of the County. The Sheriff recalled eight reports between July 2016 and July 2017 within the Tepusquet area. These reports include witnessing a local "dealer," descriptions of a large operation using water trucks (of which County Planning and Development [P&D] took enforcement action regarding non-cannabis permitting violations on the property, though no marijuana was discovered onsite), reporting marijuana smugglers, as well as reports of a brush fire in a marijuana grow, as discussed above. Other areas in the County have also been included in reports of "suspicious suspects" and multi-acre grows with lighting and public safety complaints (Santa Barbara County Sheriff 2017).

Table 3.11-2. Sheriff Stations within Santa Barbara County

Station	Address	Service Region
Coastal Sheriff's Bureau	5775 Carpinteria Avenue, Carpinteria, CA 93013	The contract City of Carpinteria, the outlying unincorporated areas stretching from the Santa Barbara City limits through Montecito, Summerland down to the Ventura County line
Goleta Valley Sheriff Station	4434 Calle Real Santa Barbara, CA 93110	The unincorporated areas of the south coast from the north and west limits of the City of Santa Barbara as far north as the Gaviota coast, and the contract City of Goleta
City of Goleta Sheriff Station	130 Cremona Drive, Suite B, Goleta, CA 93117	The incorporated City of Goleta under contract with the County
Isla Vista Foot Patrol Sheriff Station	6504 Trigo Road Isla Vista, CA 93117	The area of Isla Vista surrounding UCSB
Lompoc Sheriff Station	3500 Harris Grade Road, Lompoc, CA 93436	The unincorporated areas of the Lompoc Valley including Vandenberg Village, Mission Hills
City of Buellton Sheriff Station	140 W. Highway 246 Buellton, CA 93427	The City of Buellton
Solvang Sheriff Station	1745 Mission Drive, Solvang, CA 93463	The City of Solvang and the outlying unincorporated areas of the Santa Ynez Valley including Los Olivos, Lake Cachuma, Santa Ynez, and Los Alamos
Santa Maria Sheriff Station	812-A W. Foster Road Santa Maria, CA 93455	The unincorporated areas of the Santa Maria Valley including Casmalia, Orcutt, Los Alamos and Garey
New Cuyama Sheriff Station	70 Newsome Street New Cuyama, CA 93254	The rural areas of northeastern Santa Barbara County including the New Cuyama Valley, Sisquoc, and parts of the LPNF

Source: Santa Barbara County Sheriff's Office 2016.

In regard to eradication operations, in the years 2014 and 2015, the Narcotics Enforcement Unit and other members of the Special Investigations Bureau of the Sheriff conducted 17 separate eradication operations, which resulted in the eradication of 24 illegal cannabis gardens and the destruction of 84,453 marijuana plants at an estimated $244,913,700 street value. An additional 18,000 plants were either harvested prior to eradication or were found dead or dying due to drought conditions (Santa Barbara County Sheriff 2015). However, "very few busts" of grow sites have occurred since the passing of Prop 64, primarily due to limited water availability associated with drought conditions and the volatility of recent regulations (Santa Barbara County Sheriff 2017).

3.11.2.3 Schools

There are 20 school districts serving over 68,000 students throughout the County (Santa Barbara County Education Office 2017). Table 3.11-3 below includes all 20 school districts within the County, as well as the number of students served and the schools operating within the district. Operating revenue provided to school districts is generated by local property taxes accrued at the state level and then allocated to each school district based on average daily student attendance. Because state funding for capital improvements has historically lagged behind enrollment growth, physical improvements to accommodate new students are funded primarily by public debt (bond measures), supplemented by fees assessed on development projects.

Table 3.11-3. Santa Barbara County School Districts

School District	Enrollment	Schools
Ballard	115	Ballard School (K-6)
Blochman Union Elementary	138	Benjamin Foxen School (K-8); Family Partnership Charter School (K-12); Trivium Charter School (K-12)
Buellton Union	650	Jonata Middle School (6-8); Oak Valley Elementary School (K-5)
Carpinteria Unified	2,300	3 High Schools, 1 Middle School, 4 Elementary Schools
Cold Spring	170	Cold Spring School (K-6)
College	228	College School (K-1); Santa Ynez School (2-8); Santa Ynez Valley Charter School (K-8)
Cuyama Joint Unified (joint)	321	Cuyama Joint Elementary School (K-8), Cuyama Valley High School (9-12), Sierra Madres High School (9-12, and Continuation)
Goleta Union	9,300	10 Elementary Schools (K-6); 2 Middle Schools; 3 High Schools; 1 K-12 School
Guadalupe Union	1,273	Mary Buren Elementary School; Kermit McKenzie Junior High School
Hope Elementary	1,020	3 Elementary Schools (Hope Elementary, Monte Vista, and Vieja Valley)
Lompoc Unified	9,300	9 Elementary Schools; 1 K-8 School; 1 Transitional School; 2 Middle Schools; 3 High Schools; 1 Adult Education School
Los Olivos Elementary	730	Los Olivos School (K-8); Olive Grove Charter School (K-12)
Montecito Union Elementary	430	Montecito Union Elementary School
Orcutt Union	5,020	5 Elementary Schools; 2 Middle Schools; 1 K-8 School; 1 High School
Santa Barbara Unified	14,335	7 Elementary Schools; 2 Preschool-6 Schools; 4 Junior High Schools; 5 High Schools
Santa Maria Joint Union High	7,550	4 High Schools
Santa Maria-Bonita	15,039	15 Elementary Schools; 4 Middle Schools
Santa Ynez Valley Union High	1,025	Santa Ynez Valley Union High School (9-12); Refugio High School (10-12)
Solvang Elementary	640	Solvang Elementary (K-8)
Vista Del Mar Union	120	Vista de Las Cruces School (K-8)

Source: Santa Barbara County Education Office 2017.

3.11.2.4 Parks and Recreation

The County provides a variety of public park amenities to service its residents. The Santa Barbara County Parks Department maintains 24 day-use parks, two camping parks, 45 open spaces, and 12 beach areas for a total of approximately 8,595 acres of recreation and open space areas. With an unincorporated population of 139,052, the ratio of recreation and open space areas per 1,000 people is approximately 61.81 acres (County of Santa Barbara 2015). This ratio exceeds the County's minimum standard of 4.7 acres per 1,000 people by more than 13 times. Ten primary day-use County

parks are located in the northern portion of the County and include Los Alamos, Orcutt Community, Rancho Guadalupe Dunes, Richardson, Waller, Lompoc, Miguelito, Ocean Beach, Santa Rosa, Santa Ynez, Nojoqui Falls, and Santa Ynez parks. The region also includes 7 recreational open spaces and County regional campgrounds at Lake Cachuma and Jalama (County of Santa Barbara Parks Division 2017). Day-use parks in the southern portion of the County include Arroyo Burro Beach, Courthouse Sunken Gardens, Goleta Beach, Isla Vista Park, Lookout Park, Manning, Oceanview, Rincon, Rocky Nook, Toro Canyon, and Tucker's Grove. These parks provide a variety of recreational services and amenities for events, including picnic tables, water, and barbeque facilities. In addition to the above day-use reservation spaces, the Live-Oak Campground at Lake Cachuma is available to the public by reservation for both day-use and overnight events, for up to 3,500 people (day-use) and 1,500 people (overnight) (County of Santa Barbara Parks Division 2017).

In addition, several California state parks and state beaches are located within the County. California state beaches within the County include Point Sal, Refugio, El Capitan, and Carpinteria state beaches. The County contains four state parks as well, including Chumash Painted Cave State Historic Park, El Presidio de Santa Barbara State Historic Park, Gaviota State Park, and La Purisima Mission State Historic Park (California Department of Parks and Recreation 2017).

3.11.2.5 Libraries

The Black Gold Cooperative Library System started in 1964 and provides library automation services, staff training, delivery of books and materials, and bibliographic records for books to public libraries in the counties of San Luis Obispo, Santa Barbara, and Ventura. The members of the Black Gold Cooperative Library System within the County of Santa Barbara are the Santa Barbara Public Library, Lompoc Public Library, and Santa Maria Public Library (City of Santa Maria 2017).

The City of Santa Barbara, in partnership with the County, City of Lompoc, and City of Santa Maria, operates the Santa Barbara Public Library System under an agreement for Operation of a County-Wide Free Library System. The Santa Barbara Public Library System includes nine neighborhood library branches: Buellton, Carpinteria, Downtown Santa Barbara, Eastside Santa Barbara, Goleta, Los Olivos, Montecito, Santa Ynez, and Solvang. The City of Santa Barbara (Central Library and Eastside Branch only), County of Santa Barbara (all locations), City of Carpinteria (Carpinteria Branch), City of Solvang (Solvang Branch), and the State of California (all locations) fund Santa Barbara Public Library services. Private gifts and donations, financial assistance from the Friends of the Library groups, grants, and in-kind goods and services also may contribute to library revenue (Santa Barbara Public Library Administration 2017).

In addition to the Santa Barbara Public Library System, the City of Santa Maria operates a public library with branches in Santa Maria, Los Alamos, Orcutt, Guadalupe, and Cuyama (City of Santa Maria Library), and the City of Lompoc operates branch libraries in Lompoc and Vandenberg Village, as well as the Charlotte's Web Mobile Children's Library (City of Lompoc 2011).

3.11.3 Regulatory Setting

3.11.3.1 State

California Occupational Safety and Health Administration

See Section 3.11.2.1, Fire Protection (above), for the discussion of CAL-OSHA requirements for fire protection services.

California Code of Regulations Sections 17620 and 65995

California Code of Regulations (CCR) Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any construction of new residential, commercial, and industrial uses within their boundaries to fund the construction of new schools or school facilities. CCR Section 65995 limits the maximum fee that school districts can assess. Section 65996 designates Section 17620 of the Education Code and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities.

Senate Bill (SB) 50 (1998)

This bill requires that cities and counties mitigate impacts to school facilities as a condition of approving new developments. SB 50 also authorizes school districts to levy statutory developer fees at levels which may be significantly higher than previously permitted. To levy fees higher than permitted, the school district must conduct a Needs Analysis and a Fee Justification Study which address the justification of the levying of developer fees. This legislation also stipulates that school impact fees are the sole and exclusive method of mitigation for school enrollment impacts.

Quimby Act (1975)

The Quimby Act within the Subdivision Map Act gives cities and counties the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreation purposes as a condition of approval of tentative or parcel subdivision map. The Quimby Act allows fees to be collected for up to 5 acres of parkland per 1,000 residents to serve the needs of residents of the subdivision and the greater public residing in the city or county.

3.11.3.2 Local

Santa Barbara County Land Use and Development Code

The County Land Use and Development Code (LUDC) is a planning document including standards, regulations, and procedures on land use planning throughout the County. The following policies of the LUDC highlight the standards and regulations that are pertinent to the proposed Project. For a comprehensive list of all related standards and procedures, see the Santa Barbara LUDC.

Section 35.82.060 – Conditional Use Permits and Minor Conditional Use Permits

E. Findings required for approval of Conditional Use Permits other than Conditional Use Permit applications submitted in compliance with Chapter 35.38 (Sign Standards).

A Conditional Use Permit application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable.

1. Findings required for all Conditional Use Permits:

d. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

Section 35.82.080 – Development Plans

E. Findings required for approval.

A Development Plan application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable:

1. Findings for all Preliminary or Final Development Plans.

d. There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

Orcutt Community Plan Development Standards

Fire Prevention

B. Emergency access. The County shall require two routes of ingress and egress for development unless waived by the Fire Department. Emergency access and egress roads are not required to be paved or meet width standards for normal roadways. (FIRE-2.2)

Santa Barbara County Comprehensive Plan

The County Comprehensive Plan is a planning document including research, analyses, and goals in order to enable the Santa Barbara County Board of Supervisors and Planning Commission to more effectively determine matters of priority in the allocation of resources, and to achieve the physical, social, and economic goals of the communities within the County. The following components of the Comprehensive Plan are related to public services.

Open Space Element

The Santa Barbara County Comprehensive Plan Open Space Element discusses designated regions within the County that should remain open space and the reasons why. The reasons for designation of open space are for public health and safety, for the managed production of resources, for outdoor recreation, and for the preservation of natural resources. Open space for public health and safety includes consideration of fire hazard areas.

Land Use Element

The Santa Barbara County Comprehensive Plan Land Use Element is comprised of a variety of research findings, Advisory Committee goals and policies, and proposals from the other Comprehensive Plan Elements. The purpose of this element is to interrelate all of the different factors that affect population growth, urban development, and open land preservation and to represent the County's policy on land use.

Land Use Development Policies

4. Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, and roads) are available to

serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan…

Parks and Recreation Policies

3. Future development of parks should emphasize meeting the needs of the local residents.
4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.
5. Schools and other public-owned lands should be utilized for joint-use recreational activities whenever possible.

Coastal Land Use Plan

The Santa Barbara County Comprehensive Plan Coastal Land Use Plan (CLUP), like the Land Use Element, sets forth the general patterns of development throughout the coastal areas of the County. Its purpose is to protect coastal resources while accommodating land use development within the coastal zone. The other elements are applicable within the coastal zone; however, when there is a conflict, the CLUP takes precedence.

Development Policies

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.

Seismic Safety and Safety Element

The Santa Barbara County Comprehensive Plan Safety and Seismic Safety Element provides information and policies regarding the natural and man-made hazards which should be considered when planning land use within the County. This element also provides fire goals, policies, and implementation measures to comply with fire prevention and protection requirements outlined in state law. The following goals and policies of the Seismic Safety and Safety Element highlight the goals and policies that are pertinent to the Project. For a comprehensive list of all related goals and policies, see the Seismic Safety and Safety Element of the Comprehensive Plan.

Goal 1: Protect the community from unreasonable risks associated with the effects of wildland and urban fires pursuant to Government Code 65302 (g)(1).

Fire Policy 1: Continue to pursue and promote County fire prevention programs and control measures.

Fire Policy 3: Fire Hazard Severity Zone Maps, as maintained by the California Department of Forestry and Fire Protection, shall be used to illustrate the official areas of Very High Fire Hazard Severity Zones (VHFHSZ) in the Local and State Responsibility Areas.

Fire Policy 4: To reduce the potential for fire damage, the County shall continue to require consistency with County Fire Department Development Standards pursuant to the California Fire Code, Public Resource Code §4291, and Government Code §51175-51188.

Fire Policy 5: The County shall continue to require defensible space clearance around all structures in unincorporated Local Responsibility Areas pursuant to Public Resource Code §4291, and Government Code §51175-51188.

Fire Policy 8: The County Office of Emergency Services (OES) shall continue coordinating emergency planning for the Santa Barbara Operational Area pursuant to the California Emergency Services Act of 1970.

Fire Policy 9: The County shall minimize the potential effects of fire hazards through the development review process pursuant to state law.

Fire Policy 10: The County should reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) when considering measures to reduce potential harm from fire-related activity to property and lives.

Emergency Management Plan

The 2013 Santa Barbara Operational Area Emergency Management Plan (OAEMP) addresses the Santa Barbara Operational Areas planned response to emergency situations associated with natural disasters, technological incidents, and national security emergencies. The operational concepts included in the OAEMP focus on potential large-scale disasters, which can generate unique situations requiring unusual emergency responses. The OAEMP also includes mitigation measures to reduce losses from disasters, including the development and enforcement of appropriate land use, design, and construction regulations.

Multi-Jurisdictional Hazard Mitigation Plan

The 2017 Santa Barbara County MJHMP is a comprehensive plan prepared to guide the Santa Barbara County Operational Area toward greater disaster preparedness and resistance consistent with the character and needs of the County and its communities. The emphasis of the MJHMP is on the assessment of identified risks, identifying mitigation measures for existing exposures, and ensuring critical infrastructure are capable of surviving a disaster. Hazard mitigation strategies help to eliminate losses by limiting new exposures in identified hazard areas, diverting the hazard by reducing the impact, and developing an awareness of hazardous areas in which to avoid locating future development.

3.11.4 Environmental Impact Analysis

This section discusses the public services impacts associated with the Project.

3.11.4.1 Thresholds of Significance

The determination of the significance of impacts related to public services is based on the criteria contained in Appendix G of the California Environmental Quality Act (CEQA) Guidelines and

information contained in the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*.

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the 2017 State CEQA Guidelines. For purposes of this EIR, implementation of the Project may have a significant adverse impact on public services if it would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:
  - Fire protection
  - Police protection
  - Schools
  - Parks
  - Other public facilities

Santa Barbara County Methodology and Significance Thresholds

County of Santa Barbara Environmental Thresholds and Guidelines Manual

Schools

According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* (2015), a project would have a significant impact if it would generate enough students to require an additional classroom, assuming 29 students per classroom for elementary/junior high students and 28 students per classroom for high school students (based on the lowest student-per-classroom loading standards of the state school building program). This threshold is to be applied in those school districts that are currently approaching, at, or exceeding their current capacity. For analysis of potential air quality impacts (e.g., odors) on schools, please refer to Section 3.3, *Air Quality and Greenhouse Gas Emissions*.

Parks and Recreation

The County of Santa Barbara Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the County Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

3.11.4.2 Project Impacts

Table 3.11-4 below provides a summary of the impacts related to public services due to the proposed Project. Existing development standards and standard permit processes and conditions, as well as planning standards and requirements proposed as part of the Project, which would serve to mitigate environmental impacts are referenced in the analysis below.

Table 3.11-4. Summary of Public Services Impacts

Public Services Emissions Impacts	Mitigation Measure	Residual Significance
Impact PS-1. Cannabis cultivation would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.	No mitigation required	Less than Significant (Class III)
Impact PS-2. Cannabis testing, manufacturing, distribution, and retail would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.	No mitigation required	Less than Significant (Class III)
Cumulative Impacts	No mitigation required	Less than Significant (Class III)

Impact PS-1. Cannabis cultivation would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.

Fire Protection

Approval of the Project could incrementally increase demand for both emergency and non-emergency fire protection services in the County, including increased response to structure fires and wildfires. Implementation of the Project could potentially increase cannabis activities within high fire risk zones since eligible parcels are located in rural, high fire risk areas in the County. Cannabis activities, including cultivation and manufacturing, could introduce new ignition sources to rural areas, including electrical power, machinery, and operators and employees, incrementally increasing the potential for accidental ignition of fires. Due to this potential increase in cannabis activities in fire risk areas, demand for emergency response services, including fire response, could also increase. Further, the potential of cannabis-related activities to be licensed in remote areas could exacerbate difficulty with emergency response and evacuations during wildfires, particularly along narrow rural roads.

As mentioned previously, the Fire Department employs a 5-minute response time in urban areas. There is no standard response time for rural areas of the County, where a majority of licensed cultivation sites would be located. Consequently, the Fire Department would respond to brush fires at cultivation sites in a manner consistent with current response times in rural areas of the County, and a potentially longer response time is considered acceptable.

To become permitted under the Project, cannabis activity sites must comply with the County LUDC, Land Use Element, and Seismic Safety and Safety Element, including Fire Policies 4, 5, and 9, which require consistency with all Fire Department Development Standards. Cannabis activity sites must also comply with all fire protection policies found in Chapter 15, *Fire Prevention*, of the Santa Barbara County Code (County Code), including visible address numbers, adequate water availability, automatic smoke detection devices, adequate disposal of refuse, and fire retardant roofs, depending on the structural development proposed for the site. It is anticipated that emergency access to licensed cultivation sites would be improved under the Project, as many roads currently providing access to grow sites do not have the capacity to support emergency vehicles and do not have water supplies meeting minimum flow requirements, as discussed in Section 3.13, *Utilities and Energy Conservation*. It is anticipated that emergency access to and evacuation routes from licensed cultivation sites would improve as access roads are upgraded to comply with Fire Policies 4 and 9 within the Comprehensive Plan Seismic Safety and Safety Element.

Cannabis activity sites would be required to be designed and operated to avoid interference with implementation of County emergency and evacuation plans. Programs such as the MJHMP and EMP would facilitate emergency response and preparedness in affected areas, especially in critical fire hazard areas. The character of incidents to which fire services would have to respond under the Project may also shift from the present situation. Because there are not yet any licensed cannabis cultivation sites, the experience of fire protection services has only been with responses to incidents on unregulated sites. These unregulated locations are not necessarily compliant with state and local building codes, and some remote sites are not easily or readily accessible. As discussed in Section 3.0.3, *Assessment Methodology*, the Fire Department gave an informal estimate regarding the occurrence of fires associated with cannabis activities at one fire per year within the County. Implementation of the Project may cause emergency calls and incidents to decrease as existing, unregulated operations are brought into compliance with building and electrical codes as is required by the Project. Demand for non-emergency services such as fire safety inspections for new residences, building inspections, fire code investigations, and code compliance would incrementally increase under the Project. Further, overall risk of fire would be reduced under the Project, as further described in Section 3.7, *Hazards and Hazardous Materials,* which would not require additional equipment or facilities from the Fire Department. Therefore, ~~this~~ impacts related to fire protection would be *less than significant* (Class III).

Police Protection

Cannabis activities would have the potential to incrementally increase demand for police and emergency services. As cannabis is a high-value crop, there is a potential for crime to increase around cultivation, manufacturing, and distribution sites. This would also include the potential for youth to gain illegal access to cannabis plants despite security measures required by the Project, including fencing and secure storage. As detailed above, the County Sheriff's Office currently receives many calls reporting cultivation sites and suspicious activity, and is staffed adequately (Santa Barbara County Sheriff 2017). Adequacy of staff is ensured by compliance with development policies in both the Land Use Element and CLUP that require adequate public services are available to serve a proposed development prior to issuance of a development permit by the County. Applicants for cannabis activities sites would therefore be required to comply with these policies, and would assume full responsibility for any costs incurred in service extensions that are required as a result of their proposed site; lack of available public services would be grounds for denial of a proposed site or reduction in density indicated in the land use plan. With implementation of the proposed Project, increased calls for service could include responses to noise complaints, driving while under the influence, security concerns, and other public transportation safety concerns (see Section 3.12, *Transportation and Traffic*). Additionally, compliance with requirements for security systems, locked products, and the prevention of visibility from public right-of-way areas (required per California Code of Regulations Title 16 Division 42), would reduce the potential for theft or ease of access. Though licensed cannabis activities within the unincorporated portions of the County could incrementally increase demand on police protection services, Sheriff staffing levels are adequate, would be assessed for changes over time, and incremental increases in calls for service for licensed activities, including theft and disturbance, would not substantially affect police resources nor result in the need for the construction of additional facilities with associated adverse impacts on the environment (Santa Barbara County Sheriff 2017). Further, compliance with applicable County policies would ensure adequate public services are available to serve proposed cannabis activities sites under the Project. Therefore, impacts to police protection would be *less than significant* (Class III).

Parks, Schools, Libraries, and Other Public Services

Licensing of cannabis businesses would occur over several years and would be incrementally distributed throughout the County. (See Chapter 2, *Project Description.*) As the Project involves no residential development, the Project would not ~~substantially~~ increase demand for education, health care, and parks and recreation facilities to the extent that new facilities would be required, the construction of which would result in adverse impacts to the physical environment. As licensed sites would be located throughout the County, demand for educational services would not be concentrated in any particular school district. Similarly, with regard to adequate park service, induced growth would be served by not only 8,595 acres of County recreation and open space, but also the four state parks and four state beaches within the County, which provide additional area for recreational purposes. As detailed above, the County's existing recreational facilities and open space result in a ratio of approximately 61.81 acres of recreation and open space areas per 1,000 people, which greatly exceeds the County's minimum standard of 4.7 acres per 1,000 people. The Project would not increase demand for recreation and open space to the extent that the construction of additional parks would be required. Further, existing development impact fees would continue to apply to new development in the County. School impact fees vary with each school district and are collected from new development to contribute to fund new school facilities. Parks impact fees are also required to help fund parks in areas of the County.

Cannabis activities would likely generate new employment opportunities; however, the Project would not consist of direct population growth associated with residential development. Any induced growth due to the Project, as discussed in Chapter 5, *Other CEQA Considerations*, could result in some demand for parks, schools, libraries, and other public services which may shift geographically throughout the County. However, public services within the County are equipped to manage incrementally increased potential for new households generated by growth envisioned in the Comprehensive Plan through 2040.

Cannabis-related development under the Project ~~does~~ would have the potential to indirectly result in population growth and an associated increased demand on public services. As discussed in Section 3.14, *Population, Employment, and Housing*, anticipated employment associated with cannabis-related activities in the County would result in a maximum potential of approximately 3,615 new jobs, which would cause an associated increase in housing demand, which in turn would contribute to an increase in the County's population. However, this represents a worst-case scenario and is unlikely to occur because increases in employment, housing demand, and population would be expected to occur incrementally over time with programmatic scaling. As discussed in Section 3.14, *Population, Employment, and Housing*, it is anticipated that a large majority of employees would come from the existing workforce, and a portion filled by new employees who would commute or move to the Project area. Additionally, the anticipated increase in employment, housing demand, and population resulting from the Project would largely occur in existing communities with utilization of existing public services. The demand for housing, as discussed in Section 3.14, would not consist of an impact to the physical environment, and any new demands in housing that would result from the cannabis industry would be reflected in SBCAG's RHNA numbers and addressed as part of the County's subsequent Housing Element update. As discussed in Section 3.14, the development of housing cannot be speculated on in the context of where or when new housing would occur and, consequently, the impacts to the physical environment resulting from the development of the housing. Finally, the Housing Element update and review of permit applications for future housing projects would be subject to additional CEQA review. The Project would not involve substantial changes to existing zone district uses and would not result in any subdivisions~~.~~. ~~t~~Therefore, existing County policies and

regulations for future planned public services for existing communities would be sufficient to serve the incremental increase in employment, housing demand, and population anticipated under the Project. Therefore, the Project would not result in the need for new or physically altered public service facilities.

Potential public services impacts associated with cultivation activities under the Project would be addressed by existing County policies and regulations. Licenses for cultivation would not be approved or activated unless all other required permits and/or entitlements are in place for a proposed cannabis operation. Cannabis-related development would not directly result in population growth, and associated demand on fire protection, police, public schools, parks, libraries, or other public services would be incremental due to distribution of cannabis cultivation sites over the Project's eligibility area. Therefore, potential impacts to public services from cannabis cultivation associated with the Project, and associated new construction which would result in adverse impacts to the physical environment, are considered *less than significant* (Class III).

Impact PS-2. Cannabis testing, manufacturing, distribution, and retail would incrementally increase demand for police, fire, parks, schools, libraries, and other public services.

Fire Protection

Much of the testing, manufacturing, distribution, and retailing of cannabis involves the use and storage of potentially hazardous and highly flammable materials that would introduce a potential fire hazard requiring addition response from the Fire Department. (See also, Section 3.8, *Hazards and Hazardous Materials.*) Collectively, the operation of new cannabis facilities could incrementally increase the number of incidents requiring fire protection services and associated demand on fire protection resources across the County. However, cannabis activities would be subject to review by the County, compliance with federal and state regulations relating to employee health and safety, and existing County policies and regulations relating to emergency access, the operation of manufacturing facilities, types of allowed operations, and the general operation of each testing and manufacturing activity. Proper consultation with fire and emergency service providers and compliance with all Fire Protection Policies (e.g., Fire Policies 4, 5, and 9 within the Comprehensive Plan Safety and Seismic Safety Element) and other regulations would reduce this impact as safety conditions are improved with licensure, which would not require additional equipment or facilities from the Fire Department, the construction of which would result in adverse impacts to the physical environment. Therefore, impacts to fire protection are considered *less than significant* (Class III).

Police Protection

Cannabis testing, manufacturing, distribution, and retailing facilities under the Project may attract crime, vandals, and present other security risks. Although these facilities would be required to provide onsite security, fencing, and limited access, these types of facilities may be inherently subject to crime because of the high value of cannabis products and the concern of keeping youths away from the premises. This would incrementally increase demand on police services, including the County Sheriff and CHP. Cannabis manufacturing and distribution would be licensed under the Project in commercial or manufacturing spaces in industrial/commercial and agricultural zoning districts, where police services are deemed adequate (Santa Barbara County Sheriff 2017). As described in Impact PS-1, adequacy of staff is ensured by compliance with development policies in both the Land Use Element and CLUP that require adequate public services are available to serve a proposed development prior

to issuance of a development permit by the County. Testing and retail facilities would be further limited to commercial and industrial zoning districts. Eligible testing, manufacturing, distribution, and retail facilities would be dispersed across the County and would not substantially increase demand on police services to the extent that the construction of new police facilities would be required, the construction of which would result in adverse impacts to the physical environment. Therefore, ~~this~~ impacts to police protection would be *less than significant* (Class III).

Parks, Schools, Libraries, and Other Public Services

Cannabis testing, manufacturing, distribution, and retail development, including potential greenhouses, warehouses, and commercial buildings, would not increase the demand for parks, schools, libraries, or other public services as no direct residential development and associated population increase would occur. Additionally, as previously described, the existing ratio of 61.8 acres of recreation and open space per 1,000 people is over 13 times the minimum standard required by the County (4.7 acres per 1,000 people). Development would be subject to County policies and Project requirements that address park land, recreational facilities, schools, and libraries, including payment of impact fees to offset incremental contribution to demand for schools and parks.

Where necessary, County staff would review cannabis testing, manufacturing, distribution, and retail licenses, and associated permit applications to ensure compliance with the County's Zoning Regulations (County Code Chapter 35). As discussed in Impact PS-1, cannabis-related development under the Project has potential to indirectly result in population growth and an associated increased demand on public services. However, existing County policies and regulations for future planned public services for existing communities would be sufficient to serve the incremental increase in employment, housing demand, and population anticipated under the Project. Therefore, application of existing policies and regulations on future cannabis product testing, manufacturing, distribution, and retail development would address potential public services impacts associated with cannabis activities under the Project. Licenses for cannabis activities would not be approved or activated unless all other required permits and/or entitlements are in place for a proposed cannabis facility. While the 2017 Cannabis Registry data indicates that most planned cannabis activities would occur in the South Coast Region, approximately 45 percent of Registry responders did not indicate a specific site, so these licensed cannabis activities could occur anywhere over the Project's eligibility area. As such, development under the proposed Project is not anticipated to result in substantial population growth and associated demand on fire protection, police, public schools, parks, libraries, or other public services due to the incremental distribution of cannabis activity sites. Therefore, the Project would not result in the need for new or physically altered public service facilities, the construction of which would result in adverse impacts to the physical environment, and impacts ~~to~~ from public services from cannabis activities would be considered *less than significant*.

3.11.4.3 Cumulative Impacts

The Project would not have significant impacts to public services. The Project, including the potential 5-year buildout, would be combined with cumulative impacts resulting from development under plans and projects, as identified in Section 3.0.5, *Cumulative Project Scenario*. In addition to growth from buildout projections identified in the County Comprehensive Plan, Community Plans, and a variety of projects, programs, or initiatives would have the potential for additional growth in the County. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the

County. However, it is expected that overall increases in licensed cannabis activities would occur given the potential for growth in the agricultural and manufacturing industries under the Project. The cumulative projects identified in Table 3.0-6 would not result in adverse impacts to public services as they represent regulatory changes that do not directly result in physical development. Future permit requests enabled by these ordinance amendments and planning programs must be found consistent with adopted County policies and current ordinances and development standards to be approved. The pending development review projects included in Table 3.0-7 would also be required to adhere to local policies and development standards pertaining to public services. Therefore, the combined effects of the proposed Project, the cumulative projects, and forecasted buildout, would not result in cumulatively significant public service impacts and, therefore, would be less than significant (Class III).

3.11.4.4 Proposed Mitigation

No mitigation measures are required or considered feasible to reduce less than significant impacts of the Project.

3.11.4.5 Residual Impacts

Impacts PS-1 and dPS-2. Implementation of existing development standards and standard permit processes and conditions as well as requirements proposed as part of the Project, would ensure the level of all impacts are *less than significant* (Class III).

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Section 3.12
Transportation and Traffic

3.12.1 Introduction

This section describes potential transportation and traffic impacts from implementation of the proposed Cannabis Land Use Ordinance and Licensing Program (Project) and mitigation measures to reduce identified impacts where possible. It includes a discussion of the existing traffic conditions in the County of Santa Barbara's (County's) unincorporated regions, as well as the applicable regulations pertaining to the proposed Project. Where applicable, development standards included in the Project which may address transportation issues are presented. As the Project is a countywide ordinance which may include various forms of cannabis activity sites scattered throughout the County, a program-level analysis was undertaken. Where available, data on existing conditions along key road corridors is provided along with a discussion of possible Project changes, as well as a more programmatic discussion of alternative transportation, such as transit and bicycles.

As described in Chapter 2.0, *Project Description*, as part of this Environmental Impact Report (EIR) the County has been divided into five general regions for planning purposes: Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, Cuyama Valley, and South Coast. The road network within these regions varies significantly, with a low density of roads and limited connectivity in more rural and agricultural areas in the northern part of the County, and greater degrees of road development in more urban areas in the south. The road network ranges from rural two-lane roads to larger state highways, as well as U.S. Highway 101, all with differing levels of traffic volumes, congestion and physical road conditions. Information in this section was derived from the Santa Barbara County Association of Governments (SBCAG) 2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), Circulation Element of the County's Comprehensive Plan, County Community Plans, California Public Roads Data, California Department of Transportation (Caltrans) District 5, and local EIRs.

3.12.2 Environmental Setting

Existing Transportation Network

The transportation network within the County consists of approximately 2,475 miles of maintained public roadways, 350 miles of Class I, II, and III bikeways, 15 public transit service systems and dozens of private transportation services, three railroad operators, five public airports, and one harbor facility (SBCAG 2017). These facilities provide for the transport of people and goods throughout the region. The following section provides an overview of the components of the transportation network.

State Routes and Highways

~~While there are no interstate highways in the County,~~ Highway 101 is the backbone of the County's road system, as well as several State Routes (SRs; all or parts of 1, 33, 135, 144, 150, 154, 166, 192, 217, 225, and 246). For a map of significant County roadways, see Figure 3.12-1. The following are brief descriptions of the most traveled SRs and highways in the County.

3.12-2

amec foster wheeler

Santa Barbara County Roadway Network

FIGURE 3.12-1

Highway 101

Highway 101 serves as the primary transportation link between the urban areas located throughout Santa Barbara County, and connects the County with Ventura to the south and San Luis Obispo to the north. It forms the foundation of the local transportation network, provides the primary freight artery through much of the central coast region, and is critical for the movement of people and goods statewide. A majority of trips along this route are related to business, government, recreation, tourism, and daily living, including the journey-to-work. Highway 101 also provides national defense-related transport, including the movement of troops, equipment, and hazardous materials. In addition, Highway 101 holds the highest volumes of commercial trucks, particularly between the Ventura-Santa Barbara County line and downtown Santa Barbara (SBCAG 2013), and the highest volume of traffic out of any roadway within the County, ranging from 22,000 average annual daily trips (AADT) in rural areas of the County to 137,000 AADT in more densely populated urban areas (Caltrans 2016a). Currently, Highway 101 from the City of Santa Barbara to Mussel Shoals (located southeast of Carpinteria in the County of Ventura), is undergoing construction to widen the roadway to include three lanes in each direction as part of the Highway 101: Linden and Casitas Pass Project. Key improvements planned under this project include a number of highway interchange improvements, extension of a number of local roads, construction of new bridges over Carpinteria Creek, installation of sound walls and noise reduction measures along the highway corridor, and the installation of new sidewalks and bike paths along Via Real in the City of Carpinteria. Construction of this project is estimated for completion in 2020 (SBRoads 2017).

State Route 1

SR 1 is the major coastal route through Caltrans District 5. The route extends approximately 270 miles through the counties of Santa Barbara, San Luis Obispo, Monterey, and Santa Cruz. With a total length of just over 655.8 miles, SR 1 is the longest state route in California. Along several stretches of SR 1, commuter traffic has become the major component of congestion. Regional commute trips predominate along segments south and north of Lompoc in the County. In addition to linking major coastal communities at the regional level, SR 1 is vitally important for local travel. SR 1 serves as a main street through the historic centers of two cities in the County: Lompoc and Guadalupe (Caltrans 2017a). Annually, SR 1 carries an average of between 2,500 to 28,000 AADT (Caltrans 2016a).

State Route 154

SR 154 is an east-west route that serves regional and interregional travel, spanning a distance of approximately 33 miles as it traverses the County, and conveys between 10,500 to 17,800 AADT (Caltrans 2016a). The route begins at the Highway 101 Los Olivos exit and continues southeast to the City of Santa Barbara where it rejoins Highway 101. Heavily traveled portions of the corridor are classified as expressway, while the remaining lengths are designated conventional highway. Starting at the route's northern junction with Highway 101, the route runs through the hills of the Santa Ynez Valley while traveling through rural agricultural communities. After the pass, SR 154 travels down the coastal side of the mountains, overlooking the metropolitan areas of Santa Barbara and Goleta. The terrain begins to level out as the route enters the City of Santa Barbara and becomes an expressway. The corridor provides an alternative access route through southern Santa Barbara County when segments of Highway 101 are closed due to harsh weather, incidents, or other emergencies. From its western terminus at Highway 101 to Maria Ygnacia Lane, and again from the intersection with Calle Real to the intersection with State Street, SR 154 is functionally classified as a minor arterial route. It

is also functionally classified as a principal arterial for 2 miles, from Maria Ygnacia Lane to north of State Street (Caltrans 2017b).

State Route 166

SR 166 extends 96 miles – 32.4 miles of which are located in the County – connecting Guadalupe, Santa Maria, and the unincorporated areas of Santa Barbara, San Luis Obispo, and Kern counties. The route begins at the junction of SR 1 in Guadalupe, continues easterly through flat terrain, and continues to Highway 101 where there is a break in route. It resumes at the junction of Highway 101 in San Luis Obispo County and continues easterly to the junction of SR 33 in the Cuyama Valley. SR 166 starts out as a two-lane principal arterial conveying 1,900 AADT and transitions between a two-lane minor arterial and four- to six-lane principal arterial in downtown Santa Maria, where traffic volumes increase to 27,600 AADT (Caltrans 2016a). From there, it resumes at the junction of Highway 101 as a two-lane minor arterial for the remainder of the route. SR 166 is used for transport of hazardous materials including transport rocket propellants and radioactive materials, and as such, provides about 30 call boxes along route (Caltrans 2017c).

State Route 192

SR 192 is a two-lane, east-west route that traverses the foothills of the South Coast Region, extending approximately 21 miles from Carpinteria at SR 150 to the northern area of the City of Santa Barbara where it adjoins SR 154. The route provides an alternative east-west travel route to Highway 101, particularly during the peak hour when Highway 101 experiences congested conditions and conveys between 10,500 and 17,800 AADT (Caltrans 2016a). The route is also known as Foothill Road east of Toro Canon Road and East Valley Road to the west. Within the community of Montecito, SR 192 is also known as Sycamore Canyon Road west of East Valley Road and Stanwood Drive west of SR 144. Classification of this route alternates between Collector, Secondary 2, Secondary 3, and Primary 3. West of Montecito, SR 192 is located within the City of Santa Barbara.

Local Roadways

There are approximately 2,054 miles of maintained public roads in the County, of which the mileage is split nearly evenly between rural and urban roadways. The majority of the roadway system – approximately 1,650 miles of roads – are located within unincorporated areas and are maintained by the County (County of Santa Barbara Public Works Department Transportation Division 2017). The remainder of the roadway system is maintained by incorporated cities, the State Parks Service, and the Los Padres National Forest (LPNF), while the Bureau of Indian Affairs and the University of California maintain approximately 1.9 miles of additional roadways (SBCAG 2017).

As reported in the County's 2016 Annual Pavement Management Systems (PMS) Update prepared by Pavement Engineering, Inc. in November 2016, the County's approximately 1,650 lane miles of roadways have been identified as having an overall weighted Pavement Condition Index (PCI) of 58, which is attributable to roads in fair condition.[1] Approximately 70.9 percent of the County's total maintained miles of roadways were identified as being in excellent, good, or fair condition, while 29.1 percent of County lane miles were identified as being of a poor or failed condition. The majority of roadways identified as being of a poor or failed condition include rural minor collectors (average PCI: 43) and rural local roadways (average PCI: 45) (Pavement Engineering, Inc. 2016).

[1] Roadway conditions reported as part of the PMS range in a PCI from a rating of 100 to 91 (excellent condition), 90 to 71 (good condition). 70 to 51 (fair condition), 50 to 31 (poor condition) and 30 to 0 (failed condition).

Transit and Railway Transportation

According to the County's RTP, there are 15 public transit services provided within the County. In the City of Santa Maria, the Santa Maria Area Transit (SMAT) offers bus service within the City of Santa Maria and Orcutt. The Breeze Bus also offers a week day commuter service with two routes. Route 100 serves Santa Maria, Vandenberg Air Force Base (VAFB), and Lompoc, while Route 200 serves Santa Maria, Los Alamos, Buellton, and Solvang (City of Santa Maria 2017). The City of Lompoc provides several transit services as well. The Clean Air Express is a weekday commuter bus program, created by the Santa Barbara Air Pollution Control District (APCD), serving residents of Lompoc, Santa Maria, Buellton, and Solvang, as well as adjacent unincorporated areas commuting to Goleta and Santa Barbara. The City of Lompoc Transit (COLT) service provides public transit service within Lompoc, Mission Hills, and Vandenberg Village on Mondays through Saturdays and includes the Americans with Disabilities Act (ADA) Curb-to-curb service for persons with disabilities (City of Lompoc 2011). Wine Country Express is another transit service provided by COLT, and connects the City of Lompoc to the Santa Ynez Valley. The City of Guadalupe provides a shuttle service that serves the entire City of Guadalupe, as well a bus service called the Guadalupe Flyer. Both of these services allow up to three children under the age of six to ride for free when accompanied by a paying passenger (Santa Maria Organization of Transportation Helpers [SMOOTH] 2017). The cities of Solvang and Buellton and the County provide the Santa Ynez Valley Transit (SYVT). Transit operates throughout Solvang, Buellton, Santa Ynez and Los Olivos. Cuyama Transit, operated by the Cuyama Valley Recreation District, serves Cuyama Valley, Santa Maria, Bakersfield and Taft. The Los Alamos Shuttle operates from Los Alamos to Santa Maria. Route 10 of the San Luis Obispo Regional Transit Authority (SLORTA) rides from San Luis Obispo to Orcutt/Santa Maria. The Ventura County Transportation Commission (VCTC) bus service provides connections between the cities of Oxnard, Ventura, Carpinteria, Santa Barbara, and Goleta. Coastal Express Limited is another transit service operating within the cities of Ventura, Santa Barbara, and Goleta. Additionally, the Santa Barbara Metropolitan Transit District (MTD) provides bus service in the southern portion of the County. The areas included in the MTD system include Goleta, Isla Vista, Ellwood, Santa Barbara, Montecito, and Carpinteria. Commuter rail is not currently provided in Santa Barbara County. However, National Railroad Passenger Corporation (Amtrak) multi-ride tickets—in monthly, ten-ride, six-ride and two-ride options—are available for commuters choosing to travel by intercity passenger rail (SBCAG 2013).

Bicycle and Pedestrian Transportation

In addition to the County's urban and rural transportation system, the County transportation and circulation system includes pedestrian, bicycle, and transit facilities and services. Generally, developed pedestrian and bicyclist facilities are limited to more developed areas of the County. Currently, the County is developed with approximately 350 miles of Class I, II, and III bikeways. The 2006 Caltrans Highway Design Manual defines these classes of bikeways:

- Class I (bike path): Provides a completely separated right of way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized.
- Class II (bike lane): Provides a striped lane for one-way bike travel on a street or highway.
- Class III (bike route): Provides for shared use with pedestrian or motor vehicle traffic.

SBCAG has adopted a Regional Active Transportation Plan (2015) to help guide the construction of new bicycle related infrastructure. The plan also includes maps of the regional bikeway networks for many sub-regions within the County. The majority of the current bicycle facilities are located in the Santa Maria Region, City of Lompoc, and the South Coast Region.

Santa Barbara County Regions

The proposed Project affects many portions of the County. For the purposes of this analysis, the County has been divided into the five geographic regions described in Section 2.2.2, *County Cannabis Regions*:

1. Santa Maria
2. Lompoc
3. Santa Ynez
4. Cuyama
5. South Coast

Given the programmatic nature of the Project, to help to characterize existing roadway conditions throughout the County, the below description of existing traffic conditions in these five geographic regions includes identification of operations of roadways and intersections based on recent environmental planning documents and associated project traffic studies. While these may include roadway and intersection data from dated reports and studies which may not fully represent existing traffic conditions, inclusion of these roadway and intersection operations is provided for informative purposes and is not relied upon to identify impacts to specific traffic facilities which may result from implementation of the proposed Project.

Tables 3.12-1 and Table 3.12-2, below, provide existing data on vehicle miles traveled and traffic volumes for select roads and intersections within the County.

Table 3.12-1. Santa Barbara County Daily Vehicle Miles of Travel (VMT)

Jurisdiction	Daily Vehicle Miles of Travel (VMT) [1,000]		
	Rural	Urban	Total
Santa Maria Valley			
City of Santa Maria	1.33	658.71	660.03
City of Guadalupe	--	17.77	17.77
Lompoc			
City of Lompoc	--	210.03	210.03
Santa Ynez			
City of Buellton	--	17.18	17.18
City of Solvang	5.28	35.96	41.24
South Coast			
Goleta	--	260.41	260.41
Santa Barbara	--	769.99	769.99
Carpinteria	--	70.83	70.83
Other			
County	425.35	995.31	1,420.66
State Highways	2,302.30	4,010.10	6,312.40
State Park Service	1.79	0.71	2.50
Bureau of Indian Affairs	--	1.80	1.80
U.S. Forest Service	13.20	3.44	16.65
County Total	**2,749.25**	**7,052.25**	**9,801.50**

Source: Caltrans 2017d.

Table 3.12-2. Traffic Counts for the Busiest State Highway Segments in the County

Segment	Location	Region	Classification	Policy/Design Capacity	AADT Volume[1]
State Route (SR) 1	Lompoc, Santa Ynez River Bridge	Lompoc	Rural 4-lane Expressway	44,000	28,000
U.S. Highway 101	Carpinteria, Casitas Pass Road	South Coast	Urban 4-lane Freeway	67,000	64,700
U.S. Highway 101	North Buellton	Santa Ynez	Rural 4-lane Freeway	44,000	24,600
U.S. Highway 101	East Stowell Road	Santa Maria	Urban 6-lane Freeway	100,000	73,300
SR 135	Lakeview Road/Skyway Drive	Santa Maria	4-lane Primary 1	47,760	16,500
SR 154	Junction SR 246 West	Santa Ynez	State Highway[2]	--	12,300
SR 154	Junction U.S. Highway 101	South Coast	Urban 4-lane Freeway	67,000	17,800
SR 166	Bonita School Road	Santa Maria	Arterial	30,000	13,100
SR 192	Junction SR 154	South Coast	Arterial	30,000	12,400
SR 192	Carpinteria, Linden Avenue	South Coast	Secondary Arterial	9,100	3,300
SR246	Lompoc, Junction SR 1	Lompoc	2-lane Expressway	11,000	8,600
SR 246	Buellton, Junction U.S. Highway 101[3]	Santa Ynez	State Highway[2]	--	25,000

[1]Represents peak ahead or back AADT, whichever is greater.
[2]Designated 'State Highway' under the Santa Ynez Valley Community Plan. No design capacity has been defined for State Highways under the County's Comprehensive Plan or Community Plans.
[3]State Route 246 at the junction with Highway 101 is located within the jurisdiction of the City of Buellton and not subject to the roadway design capacity requirements of the County Comprehensive Plan.
Source: City of Carpinteria 2003; County of Santa Barbara 2004, 2016.

Santa Maria Region

The 178,000-acre Santa Maria region is bounded by the Santa Maria River to the north, the Casmalia Hills to the west, and the Solomon Hills to the south, and includes the cities of Santa Maria and Guadalupe, as well as the unincorporated communities of Casmalia, Orcutt, Sisquoc, Garey, and Tepusquet Canyon. Vehicular access to the Santa Maria Region is provided by Highway 101, SRs 1, 135, and 166, while additional access to the region by persons or goods is provided by Amtrak passenger and Union Pacific freight service, the Santa Maria Public Airport, and public transit service provided by the Breeze Bus and Greyhound Bus service. The Santa Maria Valley Railroad also serves the Santa Maria Region, interchanging with Union Pacific Railroad at the City of Guadalupe (SBCAG 2017). Tables 3.12-3 and Table 3.12-4, below, provide existing road segment and intersection operations for select roads and intersections within this region.

Table 3.12-3. Santa Maria Region Sample Roadway Levels of Service (LOS)

Roadway	Segment	Associated Project (Date of County)	Existing ADT[1]	Policy/Design Capacity	Existing LOS[1]	Project Buildout LOS[2]
Clark Avenue	East of Lake Marie Estates	Winery Ordinance Update Project (2015)	2,985	Unclassified (9,440 ADT)	N/A	N/A
Dominion Road	South of Betteravia Road		1,072	Unclassified (9,440 ADT)	N/A	N/A
Foxen Canyon Road	East of Tepusquet Road		297	Unclassified (9,440 ADT)	N/A	N/A
Santa Maria Mesa Road	East of Foxen Canyon Road		1,331	Unclassified (9,440 ADT)	N/A	N/A
Tepusquet Road	North of Foxen Canyon Road		390	Unclassified (9,440 ADT)	N/A	N/A
Clark Avenue	Bradley Road to Stillwell Road	Orcutt Key Site 3 Project (2011)	16,600	Primary 2	A	A
Clark Avenue	Stillwell Road to Highway 101		16,900	Primary 2	A	A
Sunny Hills Road	South of Clark Avenue		400	Secondary 3	A	A

[1]Existing ADT and Existing LOS based on traffic counts conducted as part of the associated project.
[2]Project Buildout LOS based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, project Buildout LOS may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
Source: County of Santa Barbara 2011, 2016b.

Table 3.12-4. Santa Maria Region Sample Intersection LOS

Intersection	Associated Project (Date of Count)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
Clark Avenue/Stillwell Road	Orcutt Key Site 3 Project (2011)	N/A (LOS A)	N/A (LOS A)	N/A (LOS A)	N/A (LOS A)
Clark Avenue/Sunny Hills Road		16.1 Seconds (LOS C)	14.5 Seconds (LOS B)	19.5 Seconds (LOS C)	16.1 Seconds (LOS C)
Clark Avenue/Highway 101 Southbound Ramps		20.0 Seconds (LOS C)	**26.0 Seconds (LOS D)**	21.2 Seconds (LOS C)	**28.1 Seconds (LOS D)**
Clark Avenue/Highway 101 Northbound Ramps		9.9 Seconds (LOS A)	16.1 Seconds (LOS C)	10.1 Seconds (LOS B)	16.7 Seconds (LOS C)

Note: **Bold** values represent intersections which were identified as operating at deficient LOS under existing or project buildout conditions.
[1]Existing Delay based on traffic data retrieved as part of the environmental analysis conducted for the associated project.
[2]Project Buildout Delay based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout Delay may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
Source: County of Santa Barbara 2011.

Within this region, existing cannabis operations are largely concentrated within the rural mountainous areas of Tepusquet Canyon and are intermittently dispersed within and around the City of Santa Maria. Access to and from Tepusquet Canyon is limited via the 15.8-mile-long paved two-lane Tepusquet Road. Tepusquet Canyon road connects from Foxen Canyon Road to SR 166. Tepusquet Road is intermittently striped for single-lane travel in each direction. Steep canyon walls, vegetation, narrow stretches of road, and the topographical form of the winding canyon support poor line-of-sight and unsafe road conditions unsuitable for commercial vehicles or traffic.

Lompoc Region

The 296,000-acre Lompoc Region is situated at the base of the Purisima, Santa Rita, and White Hills, and is bordered to the west and south by the Pacific Ocean. The transverse range of the Santa Ynez Mountains lie to the east, and farmland to the north. The Lompoc Region includes the incorporated City of Lompoc, as well as the unincorporated Mission Hills, Mesa Oaks, and Vandenberg Village. Federal lands of the VAFB which encompass more than 99,100 acres are located to the west of the City of Lompoc and border the Pacific Ocean. Highway 1 and SR 246 provide the primary access to the Lompoc Region. Access is also provided via the passenger rail station located in the formerly unincorporated community of Surf, the public Lompoc Airport, and public transit services provided by the Breeze Bus and the Wine Country Express. Two Union Pacific branch lines connect Lompoc and VAFB to the Union Pacific main line (SBCAG 2017). Table 3.12-5 and Table 3.12-6, below, provide existing road segment and intersection operations for select roads and intersections within this region.

Table 3.12-5. Lompoc Region Sample Roadway LOS

Roadway	Segment	Associated Project (Date of County)	Existing ADT[1]	Policy/Design Capacity	Existing LOS[1]	Project Buildout LOS[2]
SR 246	Cebada Canyon Road to Tularosa Road	Winery Ordinance Update Project (2015)	8,700	2-lane Major Road (10,000)	N/A	N/A
SR 246	Tularosa Road to Drum Canyon Road		8,700	Rural 2-lane Expressway (11,000)	N/A	N/A
SR 1	North of Constellation Road	Oak Hills Estate Tentative Tract Map, Rezone, and Development Plan (2014)	14,300	Expressway (33,000)	A	A
SR 1	South of Constellation Road		18,300	Expressway (33,000)	A	A
Constellation Road	North of SR 1		7,100	Major Road (20,000)	A	A
Constellation Road	South of SR 1		6,600	Major Road (20,000)	A	A

[1]Existing ADT and Existing LOS based on traffic counts conducted as part of the associated project.

[2]Project Buildout LOS based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout LOS may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.

Source: County of Santa Barbara 2015, 2016b.

Table 3.12-6. Lompoc Region Sample Intersection LOS

Intersection	Associated Project (Date of Count)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
SR 1 SB Ramps/Constellation Road	Oak Hills Estate Tentative Tract Map, Rezone, and Development Plan (2014)	0.56 V/C (LOS A)	0.49 V/C (LOS A)	0.56 V/C (LOS A)	0.50 V/C (LOS B)
SR 1 NB Ramps/Constellation Road		0.50 V/C (LOS A)	0.54 V/C (LOS A)	0.51 V/C (LOS A)	0.54 V/C (LOS A)
Burton Mesa Boulevard/Constellation Road		11.0 Seconds (LOS B)	10.4 Seconds (LOS B)	11.2 Seconds (LOS B)	10.5 Seconds (LOS B)
SR 1/Purisima Road/Harris Grade Road	Lompoc Motorsports Project (2016)	N/A	17.3 Seconds (LOS B)	N/A	18.7 Seconds (LOS B)
SR 1/George Miller Drive		N/A	17.0 Seconds (LOS C)	N/A	16.2 Seconds (LOS C)

[1]Existing Delay based on traffic data retrieved as part of the environmental analysis conducted for the associated project.
[2]Project Buildout Delay based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout Delay may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
V/C - volume to capacity ratio
Source: City of Lompoc 2016; County of Santa Barbara 2015.

Within this region, existing cannabis operations are largely concentrated within the rural agricultural areas to the east of the City of Lompoc. Primarily, these operations are located on private parcels located in Cebada Canyon, east of the community of Mission Hills, off of Cebada Canyon Road and on agricultural properties adjacent to the Santa Ynez River and primarily accessed via Santa Rosa Road. Many of the roads within this region support traffic by agricultural employees, commercial agricultural operations, vineyard operations, and tourists visiting many of the wineries within this region.

Santa Ynez Region

The 259,000-acre Santa Ynez Region lies in central Santa Barbara County, at the base of several converging mountain ranges including the San Rafael and Santa Ynez Mountains and the Purisima and Santa Rita Hills. The Santa Ynez Region includes the incorporated cities of Buellton and Solvang, the small unincorporated communities of Ballard, Los Olivos, and Santa Ynez, and the tribal lands of Santa Ynez Band of Chumash Indians. The region is primarily accessible by Highway 101, SRs 154 and 246, with additional transportation services and access provided by the Amtrak bus connector service, the Wine Country Express, Breeze Bus Route 200, and the Santa Ynez Airport (SBCAG 2017). Table 3.12-7 and Table 3.12-8, below, provide existing road segment and intersection operations for select roads and intersections within this region.

Table 3.12-7. Santa Ynez Region Sample Roadway LOS

Roadway	Segment	Associated Project (Date of Study)	Existing ADT[1]	Policy/Design Capacity	Existing LOS[1]	Project Buildout LOS[2]
Bell Street (SR 135)	West of Den Street	Los Alamos Community Plan Update (2009)	3,100	Primary 2 (17,900)	A	A
Bell Street (SR 135)	East of Augusta Street		9,600	Primary 2 (17,900)	A	A
Main Street	West of Augusta Street		1,900	Secondary 2 (9,100)	A	A
Centennial Street	South of Bell Street		2,100	Secondary 2 (9,100)	A	A
Alamo Pintado Road	South of Baseline Avenue	Winery Ordinance Update Project (2015)	5,155	Secondary 1 (11,600)	N/A	N/A
Armour Ranch Road	East of SR 154		807	Secondary 3 (7,900)	N/A	N/A
Ballard Canyon Road	West of Chalk Hill Road		766	Unclassified	N/A	N/A
Baseline Avenue	East of Alamo Pintado Road		2,932	Secondary 1 (11,600)	N/A	N/A
Edison Street	North of Baseline Avenue		2,700	Secondary 3 (7,900)	N/A	N/A
Foxen Canyon Road	South of Zaca Station Road		712	Unclassified	N/A	N/A
Happy Canyon Road	East of Armour Ranch Road		760	Unclassified	N/A	N/A
Refugio Road	South of SR 246		1,367	Secondary 3 (7,900)	N/A	N/A
Roblar Avenue	West of SR 154		2,147	Secondary 1 (11,600)	N/A	N/A
Santa Rosa Road	West of Highway 101		648	Unclassified	N/A	N/A
Zaca Station Road	North of SR 154		1,022	Unclassified	N/A	N/A

[1]Existing ADT and Existing LOS based on traffic counts conducted as part of the associated project.

[2]Project Buildout LOS based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout LOS may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.

Sources: County of Santa Barbara 2010, 2016b.

Table 3.12-8. Santa Ynez Region Sample Intersection LOS

Intersection	Associated Project (Date of Study)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
SR 125/Bell Street	Los Alamos Community Plan Update (2009)	N/A	9.7 seconds (LOS A)	N/A	10.5 Seconds (LOS B)
Bell Street/Saint Joseph Street		N/A	8.9 Seconds (LOS A)	N/A	11.6 Seconds (LOS B)
Bell Street/Centennial Street		N/A	9.5 Seconds (LOS A)	N/A	11.9 Seconds (LOS B)
Bell Street/Main Street		N/A	8.2 Seconds (LOS A)	N/A	16.2 Seconds (LOS C)
Highway 101 Southbound Ramps/SR 135		N/A	9.3 Seconds (LOS A)	N/A	11.9 Seconds (LOS B)
Highway 101 Northbound On-Ramp/SR 135		N/A	8.0 Seconds (LOS A)	N/A	12.1 Seconds (LOS B)
Highway 101/Northbound Off-Ramp/SR 135		N/A	9.7 Seconds (LOS A)	N/A	11.1 Seconds (LOS B)

[1]Existing Delay based on traffic data retrieved as part of the environmental analysis conducted for the associated project.
[2]Project Buildout Delay based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout Delay may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
Source: County of Santa Barbara 2010.

Within this region, existing cannabis operations are largely dispersed, with no distinct areas of concentrated cannabis activity. Much of the local road network within this region ~~and~~ utilized to access existing cannabis operations consist<u>s</u> of low volume rural two-lane roadways which support travel by local residents, commercial vineyard and winery operations, and tourists visiting the many wineries located within this region.

Cuyama Region

The 747,000-acre Cuyama Region covers the northeastern and eastern-most portion of the County. Despite being the largest of the five regions, the Cuyama Region constitutes the least developed region of the County, and includes only the unincorporated communities of Cuyama and New Cuyama located within the Cuyama Valley along the border of the County of San Luis Obispo. The vast majority of this region consists of the federally managed lands of the LPNF, and as such, supports the least amount of roadways or developed areas. The majority of the land within the Cuyama Valley is agriculturally based and the region's population is about 1,245. Access to the unincorporated communities of this region are relatively limited, with access provided via SR 33, SR 166, the public use New Cuyama Airport, and Cuyama Transit (SBCAG 2017), making the communities and lands within this region

some of the most remote in the County. Table 3.12-9 and Table 3.12-10, below, provide existing road segment and intersection operations for select roads and intersections within this region.

Table 3.12-9. Cuyama Region Sample Roadway LOS

Roadway	Segment	Associated Project (Date of Study)	Existing ADT[1]	Policy/Design Capacity	Existing LOS[1]	Project Buildout LOS[2]
SR 166	West of Kirschenmann Road	Cuyama Solar Facility and Comprehensive Plan/Lane Use Development Code Amendments Project (2012)	2,595	State Highway[3]	A	A
SR 166	East of Kirschenmann Road		2,612	State Highway[3]	A	A
Kirschenmann Road	South of SR 166		378	Collector (5,000)	A	A

[1]Existing ADT and Existing LOS based on traffic counts conducted as part of the associated project.
[2]Project Buildout LOS based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout LOS may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
[3]Designated 'State Highway' under the Santa Ynez Valley Community Plan. No design capacity has been defined for State Highways under the County's Comprehensive Plan or Community Plans.
Source: County of Santa Barbara 2014.

Table 3.12-10. Cuyama Region Sample Intersection LOS

Intersection	Associated Project (Date of County)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
Kirschenmann Road/SR 166	Cuyama Solar Facility and Comprehensive Plan/Lane Use Development Code Amendments Project (2012)	9.0 Seconds (LOS A)	9.4 Seconds (LOS A)	12-15 Seconds (LOS B)	12-15 Seconds (LOS B)

[1]Existing Delay based on traffic data retrieved as part of the environmental analysis conducted for the associated project.
[2]Project Buildout Delay based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout Delay may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.
Source: County of Santa Barbara 2014.

Existing cannabis operations identified within this region largely include those located within Tepusquet Canyon and accessed via Tepusquet Canyon Road. Only one existing cultivator was located outside this area, in the remote northeastern area of the region off SR 33. As discussed above, given the relatively remote nature of this region, the road network utilized by these operations consists primarily of low-volume SRs and unmaintained local roads.

South Coast Region

The 157,000-acre South Coast Region is a narrow strip of coastal land, bounded by the Santa Ynez Mountains to the north, the Pacific Ocean to the south, the Ventura County line to the east, and Gaviota to the west. This region includes the incorporated cities of Carpinteria, Santa Barbara, and Goleta, as well as unincorporated Summerland, Montecito, Hope Ranch, and Isla Vista. Given the amount of

urban development which occurs within this relatively constrained region, the South Coast boasts perhaps the most developed and maintained transportation network within the County. The South Coast is accessible by Highway 101, SRs 150 and 154, Amtrak, the Santa Barbara Airport, the VISTA Coastal Express, Coastal Express Limited, the Clean Air Express, and Greyhound Bus service (SBCAG 2017). Table 3.12-11 and Table 3.12-12, below, provide existing road segment and intersection operations for select roads and intersections within this region.

Table 3.12-11. South Coast Region Sample Roadway LOS

Roadway	Segment	Associated Project (Date of Count)	Existing ADT[1]	Policy/Design Capacity	Existing LOS[1]	Project Buildout LOS[1]
SR 192	West of Lillingston Canyon Road	Cate School Master Plan Update Project (2015)	3,850	Collector (5,000)	N/A	N/A
Casitas Pass Road	South of SR 192		5,900	2-lane Major Road (10,000)	N/A	N/A
Cravens Lane	South of SR 192	Carpinteria Valley Greenhouse Program (1999)	1,650	Collector (5,000)	N/A	N/A
Santa Monica Road	South of SR 192		830	Collector (5,000)	N/A	N/A
Linden Avenue	South of SR 192		200	Collector (5,000)	N/A	N/A
Via Real	West of Cravens Lane	Green Heron Spring Residential Project (2016)	8,027	Primary Arterial (10,990)	N/A	N/A
Via Real	East of Cravens Lane		6,815	Primary Arterial (10,990)	N/A	N/A

[1]Existing ADT and Existing LOS based on traffic counts conducted as part of the associated project.

[2]Project Buildout LOS based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout LOS may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.

Sources: City of Carpinteria 2017; County of Santa Barbara 2002, 2016c.

Table 3.12-12. South Coast Region Sample Intersection LOS

Intersection	Associated Project (Date of Count)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
Casitas Pass Road/Highway 101 NB Off-Ramp	**Cate School Master Plan Update Project (2015)**	**29.7 Seconds (LOS D)**	**20.8 Seconds (LOS C)**	**N/A**	**N/A**
Casitas Pass Rad/Highway 101 SB Off-Ramp		20.6 Seconds (LOS C)	**25.6 Seconds (LOS D)**	N/A	N/A
Linden Avenue/Ogan Road	Caltrans District 5 U.S. Highway 101 HOV Widening Project (2008)	17.9 Seconds (LOS C)	16.1 Seconds (LOS C)	14.5 Seconds (LOS B)	17.3 Seconds (LOC B)
Via Real/Highway 101 NB Ramps		**46.1 Seconds (LOS E)**	21.6 Seconds (LOS C)	**165.7 Seconds (LOS E)**	**117.3 Seconds (LOS E)**
N. Padaro Lane/Via Real		16.8 Seconds (LOS C)	11.2 Seconds (LOS B)	21.0 Seconds (LOS C)	11.6 Seconds (LOS B)
San Ysidro Road/N. Jameson Lane		**36.3 Seconds (LOS E)**	24.4 Seconds (LOS C)	**44.9 Seconds (LOS E)**	**35.4 Seconds (LOS E)**
Olive Mill Road/Highway 101 NB Off-Ramp		**31.3 Seconds (LOS D)**	16.6 Seconds (LOS C)	**37.9 Seconds (LOS E)**	**47.9 Seconds (LOS E)**
Calle Real/San Marcos Pass Road		31.8 Seconds (LOS C)	26.4 Seconds (LOS C)	33.9 Seconds (LOS C)	31.7 Seconds (LOS C)
Patterson Avenue/Highway 101 SB Ramps		34.5 Seconds (LOS C)	**73.5 Seconds (LOS E)**	19.6 Seconds (LOS B)	30.9 Seconds (LOS C)
Patterson Avenue/Calle Real		17.5 Seconds (LOS B)	**46.1 Seconds (LOS D)**	17.6 Seconds (LOS B)	**43.3 Seconds (LOS D)**
Calle Real/Fairview Avenue		27.7 Seconds (LOS C)	24.1 Seconds (LOS C)	**37.5 Seconds (LOS D)**	**37.4 Seconds (LOS D)**
Fairview Avenue/Highway 101 SB Ramps		13.0 Seconds (LOS B)	15.9 Seconds (LOS B)	16.0 Seconds (LOS B)	16.2 Seconds (LOS B)
Los Carneros Road/Calle Real		18.7 Seconds (LOS C)	24.4 Seconds (LOS C)	14.4 Seconds (LOS B)	13.0 Seconds (LOS B)
Del Norte Drive/Glen Annie Road		11.4 Seconds (LOS B)	10.0 Seconds (LOS A)	11.3 Seconds (LOS B)	10.2 Seconds (LOS B)
Cravens Lane/SR 192	Carpinteria Valley Greenhouse Program (1999)	2.0 Seconds (LOS A)	1.5 Seconds (LOS A)	2.2 Seconds (LOS A)	2.0 Seconds (LOS A)
Cravens Lane/Via Real		4.6 Seconds (LOS A)	6.0 Seconds (LOS B)	4.9 Seconds (LOS A)	7.0 Seconds (LOS B)

Table 3.12-12. South Coast Region Sample Intersection LOS (Continued)

Intersection	Associated Project (Date of Count)	Existing Delay (LOS)[1]		Project Buildout Delay (LOS)[2]	
		a.m. Peak	p.m. Peak	a.m. Peak	p.m. Peak
Linden Avenue/SR 192	Carpinteria Valley Greenhouse Program (1999) (continued)	3.6 Seconds (LOS A)	3.4 Seconds (LOS A)	3.8 Seconds (LOS A)	3.7 Seconds (LOS A)
Casitas Pass/SR 192		4.2 Seconds (LOS A)	3.8 Seconds (LOS A)	4.5 Seconds (LOS A)	4.5 Seconds (LOS A)
Padaro Lane/Via Real	Green Heron Spring Residential Project (2016)	17.5 Seconds (LOS C)	16.1 Seconds (LOS C)	17.8 Seconds (LOS C)	16.2 Seconds (LOS C)
Highway 101 NB Ramps/Padaro Lane		7.1 Seconds (LOS A)	9.0 Seconds (LOS A)	7.1 Seconds (LOS A)	9.1 Seconds (LOS A)
Highway 101 SB Ramps-Santa Clause Lane/Padaro Lane		8.3 Seconds (LOS A)	8.9 Seconds (LOS A)	8.3 Seconds (LOS A)	8.9 Seconds (LOS A)
Cravens Lane/Via Real		16.0 Seconds (LOS C)	10.4 Seconds (LOS B)	16.4 Seconds (LOS C)	10.6 Seconds (LOS B)
Highway 101 NB Ramps-Santa Monica Road/Via Real		**40.1 Seconds (LOS E)**	15.2 Seconds (LOS C)	**40.4 Seconds (LOS E)**	15.3 Seconds (LOS C)

Note: **Bold** values represent intersections which were identified as operating at deficient LOS under existing or project buildout conditions.

[1]Existing Delay based on traffic data retrieved as part of the environmental analysis conducted for the associated project.

[2]Project Buildout Delay based on Existing + Project conditions. For programmatic projects such as community plan or ordinance updates, Project Buildout Delay may not accurately reflect existing traffic conditions where project buildout has not yet been achieved.

Sources: Caltrans 2016b; City of Carpinteria 2017; County of Santa Barbara 2002, 2016c.

Existing cannabis operations within this region are dispersed through the rural and urban areas between the cities of Goleta and Carpinteria, with the largest concentration situated in the Carpinteria Valley along SR 192. Much of the operations located within this region consist of greenhouse cultivation operations, many of which are located within greenhouses that have historically supported or currently support nursery or cut flower agricultural operations, but have recently been converted to cannabis. Due to the presence of the greenhouse and agricultural industry within this area, it is common for large commercial trucks and traffic to utilize narrow collector roads and local or

Looking west on SR 192 in the Carpinteria Valley. Greenhouse, commercial agricultural, and nursery operations lie adjacent to both rural and urban residential areas on the outskirts of the City of Carpinteria.
Source: Google Earth 2017.

residential streets to access Highway 101. Within the Goleta Valley, cannabis operations are primarily located on existing agricultural lands located in the foothills of the Santa Ynez Mountains, or on existing agricultural operations located adjacent to and south of Hollister Avenue.

3.12.3 Regulatory Setting

This analysis was conducted in conformance with the goals and policies of federal, state, and local regulations. The following list summarizes the most applicable policies and regulations which would relate directly to future cannabis cultivation and cannabis product manufacturing under the proposed Project and associated impacts.

3.12.3.1 State

SBCAG is responsible for maintaining the performance and standards of the Congestion Management Plan (CMP) roadway system in the County for State Highway facilities that are part of that system. SBCAG strives to maintain Level of Service (LOS) D operations on all CMP-monitored facilities (SBCAG 2016).

Senate Bill (SB) 743

Signed by Governor Brown in 2013, as part of environmental review of traffic and transportation impacts under CEQA, SB 743 requires a move away from vehicle delay and LOS within CEQA transportation analyses. It also requires the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts. OPR identified VMT per capita and VMT per employee as the new metrics for transportation analysis. It is anticipated that regulatory language changes to CEQA will be adopted in late 2017 by the Natural Resources Agency and that statewide implementation will occur in late 2019.

3.12.3.2 Local

State law requires that any development in the County should be consistent with the Santa Barbara County Comprehensive Plan. The Circulation Element of the Comprehensive Plan provides specific policies related to traffic and transportation implications of proposed development. Refer to Section 3.9, *Land Use and Planning*, for an additional discussion on the policies.

SBCAG has been designated as the Congestion Management Agency for the County and, therefore, is therefore for administration of the CMP. The CMP establishes a minimum LOS along roadways that are included in the CMP network, including all State Highways. SBCAG has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the CMP roadway system.

Santa Barbara County Comprehensive Plan – Circulation Element

State law requires that any development in the County must be consistent with the Santa Barbara County Comprehensive Plan. The Circulation Element of the Comprehensive Plan provides specific policies related to traffic and transportation implications of proposed development and establishes guidelines to determine the project-related traffic impacts on County roadways. The following policies are provided in the Circulation Element of the Comprehensive Plan.

A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.

    1) For the communities of Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, Orcutt and the area of Toro Canyon, and the Santa Ynez Valley area please see the Circulation chapters of the Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, and Orcutt Community Plans and the Toro Canyon Plan and Santa Ynez Valley Community Plan sections of the Coastal Land Use Plan and the Land Use Element of the Comprehensive Plan for the specific Policies and Actions which implement this policy.

    2) For the community of Los Alamos, please see the Circulation chapter of the Los Alamos Community Plan section of the Comprehensive Plan's Land Use Element for specific policies and actions that implement this policy.

B. Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance.

C. The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.

D. The County shall maintain a 7-year Capital Improvement Plan. The Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review at a public hearing before each body on an annual basis. The Plan shall contain a list of transportation projects to be undertaken ranked in relative priority order and include estimated cost, and if known, estimated delivery year for each project.

E. A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element's Land Use Development Policy #4 with regards to roadway and intersection capacity.

Within the County, roadway LOS is determined based on the roadway classifications and corresponding design capacities established by the County Comprehensive Plan Circulation Element and local Community Plan Circulation Elements. These Circulation Elements describe a variety of different types of capacities for applicable County roadways including the policy capacity, design capacity, and acceptable capacity. Table 3.12-13 describes the road classification system that the County uses.

Table 3.12-13. County Roadways Classifications

Circulation Element (2014)	Policy Capacity (ADT)[1]	Community Plans	Design Capacity (ADT)
Freeway: 4-6 lane divided arterial highway with full control access and grade separations at intersections. Serve as principle arterials of the inter- and intra-state system.	Urban 4-lane: 67,000 Rural 4-lane: 44,000 Urban 6-lane: 100,000 Rural 6-lane: 67,000	Primary 1: Roadways designed to serve primarily non-residential development. Minimum 12-foot lanes; limited access; signals 1 mile or more apart.	2-lane: 19,990 4-lane: 47,760
Expressway: 4-lane arterial highway with partial control of access which may or may not be divided or have grade separations at intersections. Carry much of the traffic between important centers of activity and employment.	Urban: 50,000 Rural: 33,000	Primary 2: Roadways designed to serve predominantly non-residential areas. Minimum 12-foot lanes; limited access; signals 0.5-mile or more apart.	2-lane: 17,900 4-lane: 42,480
2-Lane Expressway: 2-lane arterial highway with at least partial control of access which may have grade separations at intersections. Carry much of the traffic between important centers of activity and employment.	Urban: 16,000 Rural: 11,000	Primary 3: Roadways designed to serve non-residential and residential development. Moderate number of access points; signals 0.25- to 0.5-mile apart.	2-lane: 15,700 4-lane: 37,680
Arterial Road: Divided 4-lane road with intersections at grade and partial control of access. Serve as principle access routes to shopping areas, places of employment, community centers, recreational areas, and other places of assembly.	Urban and Rural: 30,000	Secondary 1: Roadways designed to primarily serve non-residential and large lot residential development with well-spaced driveways. Roadways with 2 lanes; infrequent driveways; signals at intersection with primary roads.	2-lane: 11,600 4-lane: N/A
Major Road: Undivided 4-lane road with intersections at grade and partial control of access. Frequently serve as access to shopping areas, places of employment, recreational areas, residential areas, and other places of assembly.	Urban and Rural: 20,000	Secondary 2: Roadways designed to serve residential and non-residential land uses. Roadways with 2 lanes; close to moderately spaced driveways.	2-lane: 9,100 4-lane: N/A

Table 3.12-13. County Roadways Classifications (Continued)

Circulation Element (2014)	Policy Capacity (ADT)[1]	Community Plans	Design Capacity (ADT)
2-lane Major Road: Undivided 2-lane road with intersections at grade and partial control of access. Frequently serve as access to shopping areas, places of employment, recreational areas, residential areas, and other places of assembly.	Urban and Rural: 10,000	Secondary 3: Roadways designed to primarily serve residential with small to medium lots. Roadways with 2 lanes; frequent driveways.	2-lane: 7,900 4-lane: N/A
Collector Road: Undivided 2-lane road with intersection at grade and designed to take a minimum interference of traffic from driveways. Designed to provide principle access to residential areas or to connect streets of higher classification.	Urban and Rural: 5,000	--	--

[1]Policy capacity is not representative of the physical capacity of a given road segment.
Source: County of Santa Barbara 2016.

Santa Barbara County Regional Transportation Plan and Sustainable Communities Strategy

The Santa Barbara County RTP-SCS is a long-range transportation plan that sets forth how the region will meet its transportation needs for the 30-year period from 2010 to 2040. Existing and future land use patterns, and forecasted population and job growth were used to identify and prioritize transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle and pedestrian, as well as transportation demand management measures and intelligent transportation systems (SBCAG 2013). The following list summarizes the most applicable goals and policies which would relate directly to the Project and associated impacts.

Goal 1, Environment: Foster patterns of growth, development and transportation that protect natural resources and lead to a healthy environment.

Policy 1.1 Land Use: The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to:

- Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS.
- Promote better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning and other, unconventional land use tools, such as employer-sponsored housing programs, economic development programs, commercial growth management ordinances, average unit size ordinances and parking pricing policies.
- Plan for transit-oriented development consistent with the RTP-SCS by:
    - concentrating residences and commercial centers in urban areas near rail stations, transit centers and along transit development corridors.

- designing and building "complete streets" serving all transportation modes that connect high-usage origins and destinations.

Goal 2, Mobility and System Reliability: Optimize the transportation system to improve accessibility to jobs, schools, and services, allow the unimpeded movement of people and goods, and ensure the reliability of travel by all modes.

Policy 2.1 Access, Circulation and Congestion: The planning, construction, and operation of transportation facilities shall strive to:

- Enhance access, circulation, and mobility throughout the Santa Barbara region and between neighboring regions.
- Reduce congestion, especially on highways and arterials and in neighborhoods surrounding schools in cooperation with schools and school districts.
- Reduce travel times to be consistent with the adopted Congestion Management Plan for all transportation modes, with equal or better travel times for transit and rail in key corridors.

Policy 2.2 System Maintenance, Expansion and Efficiency: Transportation planning and projects shall:

- Promote the maintenance and enhancement of the existing highway and roadway system as a high priority.
- Strive to increase the operational efficiency of vehicle usage through appropriate operational improvements (e.g., signal timing, left turn lane channelization, and ramp metering).
- Preserve existing investments in the system by emphasizing life cycle cost principles in investment decisions (i.e., account for capital and annual maintenance costs) in order to reduce overall costs of transportation facilities.
- Promote transportation demand management (TDM), e.g., through appropriate commute incentive programs, to reduce demand and improve efficiency.
- Increase the capacity of the existing highway and roadway system through the provision of additional traffic lanes only when (1) an existing facility is projected in the near term to no longer provide an acceptable level of service as determined by the standards established in the Congestion Management Plan (CMP), and (2) alternative means of capacity enhancement and measures to increase efficiency of usage have been explored.

Policy 2.4 Freight and Goods Movement: Transportation planning and projects shall facilitate secure and efficient movement of goods and freight in a manner consistent with the general mobility needs of the region by:

- Making efficient use of existing transportation system.
- Identifying and constructing projects to improve freight movement, including rail and highway projects and projects to improve ground access to airports and rail terminals in the region.
- Regularly collecting and updating information on freight and goods movement and facility needs.
- Addressing freight and goods movement facility improvement needs as a high priority, including needs identified in the Central Coast Coalition Commercial Flows Study, with special focus on the critical U.S. 101 corridor.
- Considering freight and goods movement in the design and planning of all projects.

- Planning for intermodal connectivity (airport, rail, and highway) in freight and goods movement.

Policy 2.6 Consistency with Other Plans: The planning, construction, and operation of transportation facilities and of the system as a whole shall be consistent with (1) the California Transportation Plan, (2) SBCAG's Transportation Connections: The Public Transit Human Services Transportation Plan for Santa Barbara County, (3) adopted local General Plans, and (4) other regional policies.

Goal 5, Prosperous Economy: Achieve economically efficient transportation patterns and promote regional prosperity and economic growth.

Policy 5.1 Commuter Savings: The RTP-SCS shall strive to reduce average commute time and cost by encouraging measures that bring worker housing closer to job sites.

Policy 5.2 Support Business and Local Investment: The RTP-SCS shall:

- Promote a mix of land uses responsive to the needs of businesses, including agriculture and tourism.
- Support investment by businesses in local communities.
- Encourage the creation of high-paying jobs, especially in areas with an imbalance of housing relative to jobs.

3.12.4 Environmental Impact Analysis

This section discusses the potential traffic, transportation, and circulation impacts associated with the Project. A detailed discussion of each impact follows. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.12.4.1 Thresholds of Significance

CEQA Guidelines Thresholds

The following thresholds of significance are based on Appendix G of the 2017 California Environmental Quality Act (CEQA) Guidelines. For the purpose of this EIR, implementation of the Program may have a significant adverse impact on transportation and circulation within the County if it would:

- Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- Conflict with an applicable congestion management program, including but not limited to LOS standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways;
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial risks;

- Substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Result in inadequate emergency access; and/or
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease performance or safety of such facilities.

Non-Applicable Thresholds

Threshold (*air traffic patterns*) would not apply to the Project. This threshold regarding changes in air traffic patterns would not be applicable since the Project would not allow for the transport of cannabis products by aircraft, nor does the Project include an airport facility. Licensed cannabis operations would not have any substantial impacts to surrounding airports as the Project would not involve a change in existing land use patterns, and future development and operation of a licensed cannabis facility would be subject to discretionary review by County staff to ensure conformance with existing County plans and policies regulating standards for development within airport approach and safety zones. Further, the proposed Project does not include or allow design features or land uses which would affect air traffic patterns at any public or private airports and airstrips within the County, including Santa Maria Public Airport, Lompoc Airport, Santa Ynez Airport, New Cuyama Airport, and Santa Barbara Airport.

County Environmental Thresholds – Traffic

The County's Environmental Thresholds and Guidelines Manual (2008) include the following traffic related thresholds. A significant traffic impact occurs when:

A. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends 5, 10, or 15 trips to an intersection at LOS F, E, or D.

Table 3.12-14. Significant Changes in LOS

Intersection LOS (Including Project)	Increase in V/C or Trips Greater Than
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	15 Trips
LOS E	10 Trips
LOS F	5 Trips

B. The project's access to a major road or arterial road would require access that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.

C. The project adds traffic to a roadway that has design features (e.g., narrow width, road-side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g., rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use) that would become potential safety problems with the addition of project or cumulative traffic.

D. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A–C), but with cumulative

traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85, a change of 0.02 for intersections which would operate from 0.86 to 0.90, and a change of 0.01 for intersections operating at anything lower.

3.12.4.2 Project Impacts

This section discusses potential impacts to transportation and traffic from the proposed Project. Table 3.12-15 below provides a summary of the transportation and traffic resources impacts resulting from the proposed Project. Existing development standards and standard permit processes and conditions, as well as development standards and requirements proposed as part of the Project, would serve to mitigate environmental impacts and are referenced in the analysis below.

Table 3.12-15. Summary of Transportation and Traffic Impacts

Transportation and Traffic Resources Impacts	Mitigation Measures	Residual Significance
Impact TRA-1. Cannabis activities may result in increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system.	MM AQ-~~1~~3. ~~Amendments to the Project LUP Process~~Cannabis Site Transportation Demand Management MM TRA-1. Payment of Transportation Impact Fees	Significant and unavoidable (Class I)
Impact TRA-2. Cannabis activity operations may result in adverse changes to the traffic safety environment.	MM AQ-~~1~~3. ~~Amendments to the Project LUP Process~~Cannabis Site Transportation Demand Management MM TRA-1. Payment of Transportation Impact Fees	Significant and unavoidable (Class I)
Cumulative Impacts	No mitigation required	Significant and unavoidable (Class I)

Impact TRA-1. Cannabis activities may result in increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system.

Consistency with Transportation Plans and Programs

Analysis of the consistency of a project with local and regional plans, such as the SBCAG RTP, SBCAG CMP, Comprehensive Plan Circulation Element, or other regional transportation and circulation planning documents, is required under CEQA. In the County, consistency with the SBCAG RTP-SCS means that changes in the transportation system and vehicle miles traveled resulting from the proposed Project are accounted for in SBCAG's RTP-SCS forecasted assumptions through the year 2040. To determine traffic conditions through 2040, the RTP-SCS relies on planned capital improvement projects, existing and project land use patterns, and population and job growth forecasts (SBCAG 2017).

Policies set forth in the RTP-SCS and Comprehensive Plan Circulation Element serve to improve the future transportation and circulation environment resulting from planned buildout of the Comprehensive Plan Land Use Element based on existing land use designations. The Project does not

propose any changes in existing land use development patterns, but instead legalizes and authorizes a new set of cannabis-related activities within compatibly zoned areas which have the potential to increase traffic above existing levels. Due to the recent legislative changes regarding the legalization of cannabis, changes in the existing traffic environment from development and operation of proposed cannabis uses ~~was~~ were likely not anticipated or planned under the most recent regional RTP-SCS and other transportation planning documents or programs. However, the policies and objectives of the RTP-SCS and Circulation Element have been based on the existing and future land use patterns identified in the County Comprehensive Plan and regional growth projections. Given that the Project does not directly propose any new development and would not foreseeably result in substantial changes in land use patterns within the County, the Project is not expected to result in significant changes in existing vehicle fleet patterns or automobile trips from the home to work or necessary commercial services, and is considered to be in general conformance with the policies and objectives of local transportation and circulation planning documents and programs. (See also Section 3.9, *Land Use and Planning.*)

However, with implementation of the Project, it is foreseeable that cannabis operations may be licensed on lands that do not currently support some form of agricultural or commercial operation. Based on vacancy rates and the amount of eligible agricultural land, some portion of existing agricultural operations would transition from other commercial crops to cannabis, and could feasibly support a large amount of the future cannabis industry through existing developed spaces and workforce populations that could accommodate cannabis activities under the Project. Despite this, an unknown amount of future cannabis activities would foreseeably be located in eligible areas of the County, which do not currently provide employment opportunities or support workforce populations. As such, implementation of the proposed Project has the potential to increase traffic volumes and degrade roadway and intersection operations beyond projected or planned levels in applicable local or regional transportation plans, policies, and/or programs. Further, as discussed in Section 3.3, *Air Quality and Greenhouse Gas Emissions,* under the SBCAG Regional Growth Forecast and Clean Air Plan (CAP), employment from both the agricultural and manufacturing economic sectors were estimated to decrease due to a below-average rate of growth in these industries over the next few decades, resulting in the loss of an estimated 2,100 local agricultural jobs and an estimated 400 local manufacturing jobs by 2040. Given that the 2017 Cannabis Registry identifies a large amount of growth related to cannabis activities in both of these economic sectors, the Project has a reasonable potential to result in exceedance of growth productions for the agricultural and manufacturing industries within the County. As such, employment and population growth and associated vehicle trips and VMT from cannabis activities resulting from implementation of the Project may exceed forecasted conditions, and would therefore be inconsistent with SBCAG's RTP-SCS. Impacts are therefore considered *potentially significant.*

With regard to consistency with the CMP, and as discussed above, SB 743 eliminates the requirement of the use of LOS as a measure of transportation impact under CEQA and, as interpreted by OPR, eliminates the requirement of consistency between the CEQA analysis of projects and the CMP. While it eliminates the LOS measure for the determination of a transportation impact for CEQA purposes, SB 743 retains the requirement for the use of LOS standards for measuring performance on CMP network highways and local arterials. However, this measurement of performance is more closely related to land use planning procedures, and is not directly related to a transportation or traffic threshold of significance under either CEQA or the County Environmental Thresholds and Guidelines Manual. Regardless, as part of the Comprehensive Plan, the County has defined thresholds of significance related to LOS standards for County roadways (See Section 3.12.4.1, *County*

Environmental Thresholds – Traffic.) For this reason, within the County, inconsistency with the CMP may result in the generation of traffic or changes in the traffic environment such that there is an intersection increase in the V/C ratio or delay to a level which degrades operations below acceptable LOS. Such potential for impacts related to traffic volumes are discussed in further detail below.

While the Project does not include any features that would directly affect the performance or safety of transit, bicycle, or pedestrian facilities, the Project would allow new cannabis uses in existing compatibly zoned areas which may induce employment industry growth, as discussed in Section 3.14 *Population, Employment, and Housing,* and subsequent demand for such facilities. SBCAG has estimated that in 2010, approximately 13.2 percent of workers over the age of 16 used alternative modes of transportation (i.e., transit services, bicycling, walking, and other) to travel to and from work (SBCAG 2013). Using this same percentage and comparing to projected increases in Project-generated traffic, it is estimated that approximately 1,992 work trips using alternative modes of transportation could result from the Project. In addition, it is anticipated that a number of these trips would be made by workers and residents which currently use these facilities. Given the programmatic nature of this Project and total area of eligibility, these trips, and associated demand for transit, bicycle, or pedestrian facilities, would be distributed throughout the County. It is foreseeable that many of these trips would be concentrated within urban areas, where such services and facilities may be more present and well maintained, and reliance on such facilities may be more common. Due to the limited number of trips that are anticipated to be made, the dispersal of such trips throughout the County, and the availability of services and facilities throughout the County, it is not anticipated that the Project would result in substantial new demand for these facilities. Further, as the Project does not include any changes in existing land use or zoning patterns, or directly create new development which would physically affect current or proposed transit, bicycle, or pedestrian facilities, the Project is not considered to conflict with applicable plans, policies, or programs for these facilities, as such plans and policies are oriented towards encouraging the use of alternative modes of transportation and enhancing the availability, operation, and safety of these facilities.

Increases in Traffic

Due to the lack of data regarding existing cannabis operations, vehicle traffic associated with existing cannabis operations cannot be accurately quantified. Project-generated increases in traffic volumes may be overestimated; however, given that the Project description does not include a restriction on the number of licenses that could be issued and no buildout for the cannabis industry has been identified, projected traffic volumes may underestimate Project impacts. For these reasons, estimates of new traffic volumes are considered highly variable and serve as a conservative estimate of reasonably foreseeable Project impacts.

For analysis at the programmatic level, estimates of likely traffic increases from the Project are based on buildout assumptions informed by the 2017 Cannabis Registry as detailed in Section 3.0.3, *Assessment Methodology,* and Institute of Transportation Engineers (ITE) Trip Generation Rates for comparable land use types. (See Table 3.12-16.) This is a conservative mathematical estimate to inform the analysis of potential traffic impacts based on typical trips rates; however, it is possible that actual trip generation from Project implementation may be lower, reflective of employment projects for the Project (See also, Section 3.14, *Population, Employment, and Housing*.) Nonetheless, these estimates have been based on anticipated license registrants and future desire for expansion of cannabis operations, analysis of potential transportation impacts based on these assumptions remain programmatic due to the lack of fully developed information on all potential individual project locations, as well as dispersal of traffic along local and rural roadways and the state highway system.

Table 3.12-16. Estimated Project Traffic Generation based on ITE Trip Generation Rates

Cannabis Activity	Size	Trip Rate (ITE Land Use Code)	Estimated New ADT	Estimated Daily VMT[1]
Outdoor Cultivation	456 acres	2 trips/acre[2]	912	7,296
Mixed Light Cultivation	638 acres	11.7 trips/acre[2]	7,465	59,720
Indoor Cultivation[3]	30 acres	67.3 trips/acre[4]	2,019	16,152
Nursery[5]	--	--	--	--
Manufacturing	112,000 sf	3.8 trips/1,000 sf	426	3,408
Distribution	281,500 sf	1.4 trips/1,000 sf	394	3,152
Retail[6]	86,000 sf	44.3 trips/1,000 sf	3,810	30,480
Testing	9,000	7.0 trips/1,000 sf	63	504
Total	**--**	**--**	**15,089**	**120,712**

[1] County average VMT per trip = 8 miles

[2] Trip rates for outdoor and mixed-light cultivation have been provided by the County Public Works Department based on similar agricultural activities.

[3] Size assumptions for indoor cultivation have been based on amount of proposed future indoor cannabis cultivation from the 2017 Cannabis Registry, approximately 3 percent.

[4] Indoor cultivation trip rate based on average trip rate assumptions derived from economic analysis of the cannabis industry.

[5] Due to the variable size and type of nursery operations, assumptions regarding the average size of cannabis nurseries cannot be made.

Sources: ERA Economics, LLC for CA Department of Food and Agriculture 2017; RAND Drug Policy Research Center 2010; SBCAG 2017.

Given that the 2017 Cannabis Registry likely does not capture the complete extent of license registration and future operations that may occur, this analysis relies upon the currently available best information.

Based on buildout of the cannabis industry as informed by anecdotal data from the 2017 Cannabis Registry and anticipated cannabis growth assumptions provided in Chapter 3, *Environmental Impact Analysis,* it is anticipated that increases in vehicle traffic on roadways countywide under the Project would reach an estimated 15,089 ADTs, with approximately 1,512 of these in the PM peak hour, by the year 2023 when market saturation and buildout of the cannabis industry within the County is expected to be achieved.[2] However, considering the potential employment generated by the Project of 3,615 employees, ADTs may total approximately 7,230 ADT, assuming an average of 2 trips per day per employee. Employees associated with cannabis cultivation may follow similar schedules as other agricultural activities, where employees may commute to and from an agricultural site earlier than the standard peak hour (e.g., 5 a.m. – 7 a.m.). In addition, given that hypothetical buildout assumptions include areas of known existing operations, an unknown percentage of these trips currently contribute to the existing traffic environment.

Despite projected new traffic volumes, the Project is not anticipated to substantially increase vehicle trips or traffic volumes along any one road or intersection, as proposed cannabis operations would be

[2] One study has documented plant nursery p.m. peak hour trip generation rates as 10 percent of total ADT. For comparison, typical employment centers, such as offices and industrial parks, have p.m. peak hour trip generation rates of 10 percent to 15 percent of total ADT. Therefore, it is assumed that cannabis operations would generate approximately 10 percent of their trips in the p.m. peak hour. This data is considered the best available to use for the cannabis industry.

dispersed across a relatively wide area, some of which are already experiencing cannabis-related trips from existing medical cannabis cultivation. In addition, based on results of the 2017 Cannabis Registry, future cannabis activities are proposed throughout the rural and urban areas of the County. However, there are several areas of the County in which existing and future cannabis locations could be concentrated. For instance, the Carpinteria Valley along Highway 192 has a relatively large concentration of existing cannabis operations (approximately 20 percent) and has been identified as an area of large amounts of future cannabis growth. As provided in Section 3.12.2, *Environmental Setting,* several road segments and intersections currently operate at deficient LOS, particularly along intersections with Highway 101 on- and off-ramp facilities. Project traffic volumes would be dispersed along County and City roadways, as well as state highway facilities, which may presently operate at an unacceptable LOS. Therefore, the Project may reasonably result in increases in traffic at segments and intersections such that operations would exceed acceptable LOS or would result in a significant impact. In addition, an increase of 120,712 daily countywide VMT (1.2 percent of County total VMT) also would increase the potential for congestion along transportation facilities both within and outside of the County's jurisdiction.

Given the expansive area of eligibility across the County, uncertainty regarding number of licenses and operations, and variability in operation of future cannabis sites, it would be too speculative in this programmatic EIR to estimate potential impacts to specific road segments or intersections. Regardless, due to the Project's estimated increases in traffic, implementation of the Project has the potential to introduce new vehicle traffic to County roadways and intersections such that the County's thresholds for traffic related impacts are exceeded. As such, the Project ~~will~~ would have a potentially significant impact with regard to traffic. Additionally, due to the Project's potential to result in an exceedance of acceptable LOS thresholds along roadways and intersections within the County, the Project ~~will~~ would result in *potentially significant* impacts with regard to increases in traffic volumes and consistency with the CMP. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees,* and **MM AQ-3**, *Cannabis Site Transportation Demand Management,* would be required to reduce impacts to County roadways and intersections.

Impact TRA-2. Cannabis activity operations may result in adverse changes to the traffic safety environment.

Licensed cannabis activities would generate vehicle trips from permanent and seasonal employees, movement of equipment or operational support vehicles, and travel by retail customers. Licensed operations could be located within areas of the County or along roadways currently subject to hazardous road conditions. These may include potential cannabis sites within the rural mountainous areas, such as Tepusquet Canyon in the Santa Maria Region and Mission Canyon in the South Coast Region, where roads can be lightly maintained, subject to erosion or washout from storms, may have limited line-of-sight, have substandard road width or geometrics for turning movements, be of a poor or failing condition, or potentially have on-street parking or other design features that may present safety hazards (e.g., older substandard bridges) (refer to discussion on roadway conditions under Local Roadways in Section 3.12-2, *Existing Setting*). Such features may also limit or lead to obstruction of emergency access. These may also include sites within agricultural areas, where large trucks and farm equipment often travel along narrow agricultural roads, which can often result in compatible use conflicts and unsafe driving conditions, as is observed within the Carpinteria Valley along SR 192. Additionally, the use of heavy trucks for water or supply delivery can also impact road safety and maintenance, particularly unsurfaced roads and substandard culvert crossings, or safety issues associated with limited passing areas.

Based on programmatic projections of future cannabis activities and associated potential for new construction, increases in employment and commercial operations would increase countywide vehicular traffic. In particular, the Project would– have the potential to reduce roadway safety or introduce new roadway hazards, such that the County's adopted significance criteria for traffic and roadway safety are exceeded, particularly within areas with presently known hazardous roadway conditions, such as the rural winding roads of Tepusquet Canyon and Mission Canyon, and SR 192 in the Carpinteria Valley where existing agricultural operations commonly result in roadway compatibility issues with surrounding urban residential development. Impacts of the Project are therefore considered *potentially significant*. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would be required to reduce impacts to roadways safety and emergency access.

3.12.4.3 Cumulative Impacts

As described in Section 3.0, *Introduction and Approach to Analysis*, the cumulative setting for the Project involves a variety of programs and planning initiatives as well as discretionary and ministerial projects which may have a cumulative effect on the environment. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Cumulative impacts associated with the Project would result from potential increases in traffic and congestion, and decreases in roadway and traffic safety, combined with proposed development under other County plans and projects. Licensed cannabis operations under the Project, as well as other cumulatively proposed projects within the County, such as the South Coast 101 HOV Lanes Project, would generate additional traffic or contribute towards changes in the existing and planned transportation environment. The Project's contribution to cumulative changes in the transportation environment as a result of generation of new vehicle trips could result in exceedances of acceptable road segment or intersection LOS, as well as inconsistency with the RTP-SCS. Therefore, the proposed Project is determined to make a cumulatively considerably contribution to a significant cumulative impact, and impacts are considered *significant and unavoidable* (Class I).

3.12.4.4 Proposed Mitigation

Implement MM AQ-3. Cannabis Site Transportation Demand Management. To reduce impacts associated with increases in traffic under the Project, MM AQ-~~1~~3, requiring reduction of vehicle trips through the implementation of feasible transportation demand management (TDM) measures, shall apply to Impact TRA-1.

MM TRA-1. Payment of Transportation Impact Fees. To reduce impacts of the Project on the overall performance of the circulation system and potential for increased demand for transportation infrastructure and traffic congestion, the County Planning and Development Department, in coordination with the County Public Works Department, shall require all cannabis licensees to pay into the County's existing Development Impact Mitigation Fee Program, at an appropriate level (e.g., Retail Commercial and Other Nonresidential Development) in effect at the time of permit issuance for the County and Goleta and Orcutt Planning Areas to improve performance of the circulation system.

Plan Requirements and Timing. Transportation impact fee amounts shall be determined annually based on revised fee rates for the County and Goleta and Orcutt Planning Areas as appropriately determined by the County Public Works Department, and shall be identified and applied during the permit and license review process. The County Planning and Development Department shall submit findings and recommendations as part of the licensing application determination with payment based on the County Development Impact Mitigation Fee Program prior to issuance of a permit or license.

Monitoring. County Planning and Development Department staff shall collect and verify that applicants have paid fees prior to issuance of a license.

3.12.4.5 Residual Impacts

Impact TRA-1. While the Project is consistent with the Circulation Element of the County Comprehensive Plan and local Community Plans, because the Project anticipates growth in the agricultural and manufacturing industries beyond what is projected under regional growth forecasts, implementation of the Project is considered inconsistent with the SBCAG's RTP-SCS. In order to reduce Project impacts to a less than significant level, the County would be required to limit the number of licenses or amount of cannabis activity that would be allowed. However, such actions would conflict with or affect the ability of the County to meet several of the basic objectives of the Project, such as the development of a program that provides an efficient, clear, and streamlined cannabis activity licensing and permit process. Since no mitigation exists which could ensure consistency with anticipated growth projections, consistency with adopted regional transportation plans and policies, or consistency with basic Project objectives, impacts cannot be avoided. However, the Project would be consistent with plans or policies regarding public transit, bicycle, or pedestrian facilities.

Further, with regard to Project impacts from increases in traffic, implementation of **MM TRA-1**, *Payment of Transportation Impact Fees,* and **MM AQ-~~1~~3**, *Cannabis Site Transportation Demand Management,* would reduce impacts to County transportation facilities. However, given the Project would increase traffic volumes such that new traffic would reasonably be dispersed to intersections located outside of the County's jurisdiction (i.e., Caltrans facilities) that currently and are projected to operate at or near deficient LOS, the Project may contribute towards an exceedance in LOS or exacerbate existing deficient LOS such that impacts would be significant. Impacts to such facilities would require coordination between the County and appropriate agencies to identify impacts which may result to a specific intersection or roadway, and to identify mitigation to address these impacts. However, the County would have no control over the implementation of such mitigation measures, and could not assure impacts are mitigated within a feasible time period. For instance, while feasible mitigation may exist to address impacts to an intersection under the jurisdiction of a separate agency, the County would have no control over the timing and implementation of this mitigation, and it cannot be assured that impacts would be mitigated in a timely manner and subsequently could not ensure the full enforceability of such mitigation. Further, at a programmatic level, impacts to a specific intersection or road segment, as well as mitigation measures necessary to reduce such impacts cannot be identified. Therefore, as these facilities are located outside the jurisdiction of the County and cannot feasibly be controlled or improved through County actions and the Project would be inconsistent with the growth projections of the RTP-SCS, impacts to these facilities are considered *significant and unavoidable* (Class I).

Impact TRA-2. Given that implementation of the Project has the potential to create or exacerbate hazardous road conditions from the generation of traffic along roadways that can be lightly maintained, be narrow, support use by larger, slower moving vehicles, have poor line-of-site, have obstructed emergency access, or experience other potentially hazardous conditions, impacts are considered potentially significant. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees,* and **MM AQ-~~1~~3**, *Cannabis Site Transportation Demand Management,* would reduce safety and emergency access related impacts to County transportation facilities to a less than significant level. However, the Project would generate incompatible traffic, increase roadway hazards, or generate traffic in areas which would be incompatible with existing surrounding land uses (i.e., generation of commercial truck traffic in urban residential areas) along roadways located outside of the County's jurisdiction. For the same reasons regarding mitigation feasibility as discussed above, impacts to these facilities are considered *significant and unavoidable* (Class I).

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Section 3.13
Utilities and Energy Conservation

3.13.1 Introduction

This section identifies and evaluates issues related to utilities and energy conservation, including water supply, wastewater, solid waste, and energy, that could result from the permitting of commercial cannabis activities under the Cannabis Land Use Ordinance and Licensing Program (Project). Existing utility and energy provision in the County of Santa Barbara (County) is described, as well as applicable regulations. Potential impacts to utilities and energy conservation in the County that would result from the Project are evaluated based on Appendix G and Appendix F of the California Environmental Quality Act (CEQA) Guidelines; County of Santa Barbara Environmental Thresholds and Guidelines Manual; A Planner's Guide to Conditions of Approval and Mitigation Measures, Santa Barbara County; and the Santa Barbara County Comprehensive Plan. Where potentially significant impacts are identified, mitigation measures are recommended. This section is based on information from recent environmental documents prepared for the County Public Works Department (PWD), individual utility service districts, and the County Long Range Planning Division of the Planning and Development Department. Issues related to water quality, hydrologic resources, stormwater, and agricultural runoff or wastewater from irrigated crops, including groundwater and surface water resources, are discussed in Section 3.8, *Hydrology and Water Quality*. The analysis of public services, including fire protection, law enforcement, schools, and parks/recreation, is set forth in Section 3.11, *Public Services*.

3.13.2 Environmental Setting

Water Infrastructure and Supply

Municipal Water

Sixteen water purveyors primarily provide municipal water supply services within the unincorporated regions of the County. (See Table 3.13-1 and Figure 3.13-1.) Water supplies for these agencies primarily comes from groundwater, which provides approximately 56.7 percent of the County's domestic, commercial, industrial, and agricultural water supply, with the remaining from surface water supplies from local reservoirs (21.4 percent) and purchased or imported water from the State Water Project (21.9 percent). With the exception of the Goleta Water District, County water purveyors do not rely on significant sources of recycled water supplies.

Eleven major groundwater basins provide municipal water in the County. (See Table 3.13-3.) The largest groundwater basins are the Santa Maria Basin, Cuyama Valley Basin, Santa Ynez Uplands Basin, and San Antonio Creek Valley Basin. As discussed in Section 3.8, *Hydrology and Water Quality,* several of the County's groundwater basins are unadjudicated and currently experience overdraft conditions. As such, nearly half of the County's basins are designated as medium and high priority basins. Refer to Section 3.8, *Hydrology and Water Quality*, for a discussion of local groundwater basins.

Table 3.13-1. Municipal Water Supply and Demand in Santa Barbara County

Major Water Suppliers[1]	Number of Customers/ Connections	Source of Water Supply (% of total supply)	Water Deliveries/ Demand	Total Water Supply Availability	Remaining Available Water Supply
Carpinteria Valley Water District (CVWD)	4,307 service connections	Groundwater (71.0%) Surface Water (11.3%) Purchased Water (17.7%)	4,147 AFY	4,143 AFY	-4 AFY
Goleta Water District	16,937	Groundwater (8.4%) Surface Water (69.9 %) Purchased Water (14.0) Recycled Water (7.7%)	13,824 AFY	13,974 AFY	150 AFY
City of Buellton	4,931 persons	Surface Water (92.2%) Purchased Water (7.8%)	1,044 AFY	2,963 AFY	1,919 AFY
City of Guadalupe[2]	1,911 service connections	Groundwater (81.6%) Purchased Water (18.4%)	1,594 AFY	1,668 AFY	74 AFY
City of Lompoc	9,870 service connections	Groundwater (100%)	4,222 AFY	4,222 AFY	0 AFY
City of Santa Barbara	26,831 service connections	Groundwater (7.4%) Surface Water (78.9%) Purchased Water (11.7%) Transferred Water (2.0%)	10,957 AFY	11,133 AFY	176 AFY
City of Santa Maria	21,000 service connections	Groundwater (75.9%) Surface Water (12.6%) Purchased Water (11.4%)	16,038 AFY	35,686 AFY	19,648 AFY
City of Solvang[3]	--	Groundwater (20.0%) Purchased Water (80.0%)	1,385 AFY	1,433 AFY	48 AFY
Golden State Water District - Orcutt	11,574 service connections	Groundwater (99.7%) Purchased Water (0.3%)	5,588 AFY	5,588 AFY	0 AFY
La Cumbre Mutual Water Company[3]	--	Groundwater (79.1%) Purchased Water (30.9%)	1,493 AFY	1,725 AFY	232 AFY

Table 3.13-1. Municipal Water Supply and Demand in Santa Barbara County (Continued)

Major Water Suppliers[1]	Number of Customers/ Connections	Source of Water Supply (% of total supply)	Water Deliveries/ Demand	Total Water Supply Availability	Remaining Available Water Supply
Montecito Water District	4,598 service connections	Groundwater (8.8%) Surface Water (16.7%) Purchased Water (74.5%)	4,207 AFY	9,052 AFY	4,845 AFY
Santa Ynez River Water Conservation District ID#1[3]	--	Groundwater (42.0%) Purchased Water (58.0%)	2,602 AFY	5,501 AFY	2,899 AFY
Los Alamos CSD[3]	--	Groundwater (100%)	289 AFY	317 AFY	28 AFY
Cuyama CSD[3]	--	Groundwater (100%)	171 AFY	171 AFY	0 AFY
Mission Hills CSD[3]	--	Groundwater (100%)	631 AFY	657 AFY	26 AFY
Total	**--**	**--**	**68,192 AFY**	**98,233 AFY**	**30,041 AFY**

AFY = acre-feet per year; CSD = Community Service District

[1]Table does not include water purveyors which do not provide potable water services to lands within the County's jurisdiction (e.g., Vandenberg Village CSD).

[2]City of Guadalupe water supply and demand reported for the 2013 water year.

[3]Water demand and supply reported from the 2013 Santa Barbara County Integrated Regional Water Management Plan (IRWMP), which does not account for current water year conditions or supply allocations.

Source: City of Buellton 2017; CVWD 2016; County of Santa Barbara 2013; City of Lompoc 2016; Montecito Water District 2016; City of Santa Maria 2016; City of Santa Barbara 2016; Golden State Water Company 2016; Goleta Water District 2017.

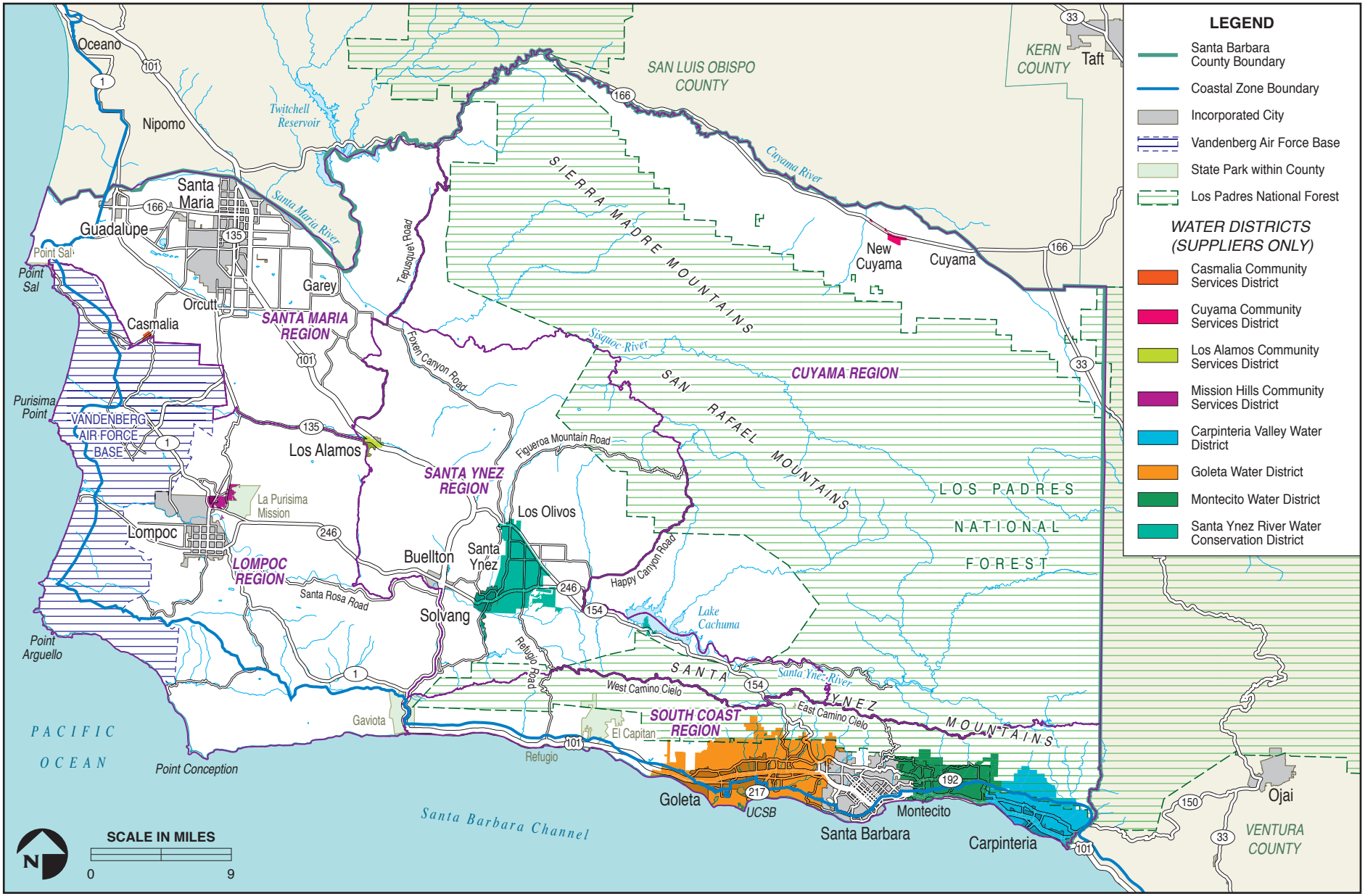
Table 3.13-2. Projected Future Normal Year Municipal Water Supply and Demand

Water Supply Agency[1]	Supply and Demand	2020 Projected	2025 Projected	2030 Projected	2035 Projected	Projected Increase in Supply and Demand 2015-2035 (% Increase)
CVWD	Supply	4,620	4,620	4,620	4,620	0%
	Demand	4,148	4,163	4,177	4,192	1.1%
	Difference	*472*	*457*	*443*	*428*	--
Goleta Water District	Supply	--	--	--	16,235	16.2%
	Demand	--	--	--	16,351	18.3%
	Difference	--	--	--	*116*	--
City of Lompoc	Supply	8,225	8,225	8,225	8,225	0%
	Demand	5,504	5,629	5,757	5,887	7.0%
	Difference	*2,721*	*2,596*	*2,468*	*2,338*	--
City of Santa Barbara	Supply	17,387	17,271	17,154	17,035	-2.0%
	Demand	13,251	13,191	13,179	13,202	-0.4%
	Difference	*4,136*	*1,080*	*3,975*	*3,833*	--
City of Santa Maria	Supply	49,923	49,798	49,671	49,545	-0.8%
	Demand	13,195	14,399	16,993	17,983	36.3%
	Difference	*36,728*	*35,399*	*32,678*	*31,562*	--
Golden State Water District - Orcutt	Supply	8,569	8,678	8,787	8,898	3.8%
	Demand	8,569	8,678	8,787	8,989	4.9%
	Difference	*0*	*0*	*0*	*0*	--
Montecito Water District	Supply	8,624	9,862	9,800	9,736	12.9%
	Demand	5,265	6,084	6,104	6,122	16.3%
	Difference	*3,359*	*3,778*	*3,696*	*3,614*	--
Total	**Supply**	**97,348**	**98,454**	**98,257**	**114,294**	**16.3%**
	Demand	**49,932**	**52,144**	**54,997**	**72,726**	**6.6%**
	Difference	***47,416***	***43,310***	***43,260***	***41,891***	**--**

Note: All values reported in acre-feet per year (AFY).

[1]Smaller water districts which provide less than 3,000 acre-feet or water annually are not required to prepare an Urban Water Management Plan as part of Water Conservation Bill SBX7-7 (2009) and are subsequently not required to report and plan for future water supplies or demand.

Source: CVWD 2016; City of Santa Barbara 2016; City of Santa Maria 2016; City of Lompoc 2016; Golden State Water Company 2016; Montecito Water District 2016; Goleta Water District 2017.



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Santa Barbara County Water Districts

FIGURE 3.13-1

Table 3.13-3. Local Sources of Municipal Water Supply

Surface Water Supply Source	Maximum Capacity/Storage	Current Storage (% of Capacity)
Cachuma Reservoir	193,305	95,300 (49.3%)
Twitchell Reservoir	194,971	72,749 (37.3%)
Gibraltar Reservoir	5,272	4,082 (77.4%)
Jameson Reservoir	5,144	2,897 (56.3%)
Total	**398,992**	**175,028 (43.9%)**
Groundwater Supply Source	**Estimated Usable Water in Storage**	**Annual Draw (% of Water in Storage)**
Santa Maria Basin	1,100,000 AF	130,000 (11.8%)
San Antonio Creek Basin	800,000	15,000 (1.9%)
Cuyama Valley Basin	1,500,000	65,000 (4.3%)
Santa Ynez Uplands Basin	900,000	11,000 (1.2%)
Buellton Uplands Basin	154,000	2,000 (1.3%)
Lompoc Basin	170,000	28,000 (16.5%)
Santa Ynez River Alluvial Basin	90,000	1,000 (1.1%)
Carpinteria Basin	16,000	3,750 (23.4%)
Montecito Basin	16,100	500 (3.1%)
Santa Barbara Basin	10,000	500 (5.0%)
Foothill Basin	5,000	1,000 (20.0%)
Goleta Basin	70,000	4,000 (5.7%)
Total	**4,831,100**	**261,750 (5.4%)**

Notes: For further details regarding groundwater basin supply, allocation, and yield, see Section 3.9, *Hydrology and Water Quality.*
All values reported in acre-feet (AF).
Source: Santa Barbara County Water Resources Division 2017, 2014.

Existing Cannabis Operations

Commercial cannabis operations currently operating within the County are unlicensed operations or legal but nonconforming medical cannabis businesses. These operations range in scale from small indoor home-occupations to large-scale greenhouse collective operations. Based on the size of the operations, an existing cannabis site may use water from one or more sources primarily to irrigate cannabis crops. Based on results of the 2017 Cannabis Registry, many existing cannabis cultivators (approximately 49.6 percent) receive their water supplies from City water districts, 34.4 percent of operations utilize water from private wells, 5.9 percent utilize water from a shared well, 5.7 percent water from other local water purveyors/districts, and 5.9 percent of respondents indicated the use of water supplies from other sources (Table 3.13-4).

Table 3.13-4. Existing Cannabis Cultivation Water Supplies

Water Source	Percent of Respondents
Water District	5.7%
City Water	49.6%
Private Well	34.4%
Shared Well	6.9%
Other	5.9%
Total	**100%**

Source: 2017 Cannabis Registry.

Based on interviews with existing cultivators and the 2017 Cannabis Registry, a typical cannabis cultivation operation existing within the County may range in size from smaller than 100 square feet (sf) in size to over 400,000 sf for large cannabis collectives. Currently, cultivators operating under the collective model indicate that water demands may average around 0.07 gallons per sf of canopy per day depending on the age of the plant for greenhouse or mixed-light operations. For outdoor growing operations that utilize 100 percent natural light, demands may be approximately 0.06 gallons per square foot of canopy per day, while indoor operations utilizing 100 percent artificial light may average approximately 0.1 gallons per square foot of canopy per day. Assuming there are approximately 186.5 acres of predominantly outdoor or mixed-light cannabis canopy currently cultivated in the County based on the 2017 Cannabis Registry data, with a conservative estimated demand of 0.07 gallons per day per square foot, total annual water demand associated with existing cannabis activities may reasonably be estimated around 471.2 acre-feet per year (AFY).[1] When considering approximately 55.3 percent of self-reported cannabis operations currently utilize municipal water supplies (Water District supplies and City Water supplies), resulting in an estimated demand of 260.5 AFY, existing cannabis operations may account for less than 0.01 percent of the total 2015 metered municipal water demand (Table 3.13-1). This estimate does not include existing water demand from any cultivation not captured in the County's licensing data, including private residential or garage growers, nor does it capture water demand for fire suppression purposes (i.e., stored water fire protection systems). Demands for water in cannabis product manufacturing appear to be low compared to cultivation and similar to other commercial land uses, and limited to hash washing and other processing that requires cleaning/filtering. Water demands associated with other cannabis operations are related to hand washing stations, sinks, toilets, and other municipal sources.

Energy Resources and Conservation

Electricity and Natural Gas

The County receives electricity services from two energy service providers: Pacific Gas & Electric Company (PG&E) in the north County regions (Santa Maria, Cuyama, Lompoc, and Santa Ynez) and Southern California Edison (SCE) in the South Coast Region. Natural gas services within the County are provided entirely by the Southern California Gas Company (SoCalGas). Within the PG&E service territory, power is generated by renewable (30 percent), natural gas (25 percent), and nuclear (23 percent) sources. Within the SCE service territory, electrical power is generated by natural gas (26 percent) and renewable sources (25 percent), with the majority of its supply sources associated with non-traceable electrical transactions[2] (41 percent) (California Energy Commission [CEC] 2016b). Within the County, electricity and natural gas consumption in 2015 for non-residential uses exceeded 2,340 gigawatt hours (GWH) and 65 million therms, respectively (CEC 2017b). Facilities and infrastructure providing electrical and natural gas service include transmission, distribution, and communication lines that span all throughout the County and are generally separated between the north County and South Coast regions.

[1] 1 AF = 325,851 gallons; 471.2 AFY = 153,542,466 gallons/year

[2] "Non-traceable electrical transactions" means electricity from transactions that are not traceable to a specific generation source.

Petroleum and Transportation Fuel

The California Department of Transportation (Caltrans) reported that approximately 24.4 million automobiles, 5.6 million trucks, and 880,588 motorcycles were registered in the state in 2016, resulting in a total estimated 334.7 billion vehicle miles traveled (VMT) (Caltrans 2016) and 15.3 billion gallons of gasoline consumed (CEC 2017a). Within the County, an estimated 3.5 billion vehicle miles were traveled in 2015-2016, accounting for approximately 1.0 percent of the state's total VMT (Caltrans 2017).

Renewable Resources

The state strongly supports production and use of renewable energy sources, including solar photovoltaic (PV), wind, hydrologic, and biomass. For example, in-state operating capacity of renewable resources was 26,300 mega-watts (MW) as of October 31, 2016. This total includes a little more than 5,200 MW of self-generation capacity, almost 5,100 MW of which is self-generation solar PV. The state's renewable energy portfolio includes wind (6,000 MW), solar PV (13,000 MW), geothermal (2,700 MW), small hydrologic (1,800 MW), solar thermal (1,300 MW) and biomass (1,300 MW) (CEC 2016a).

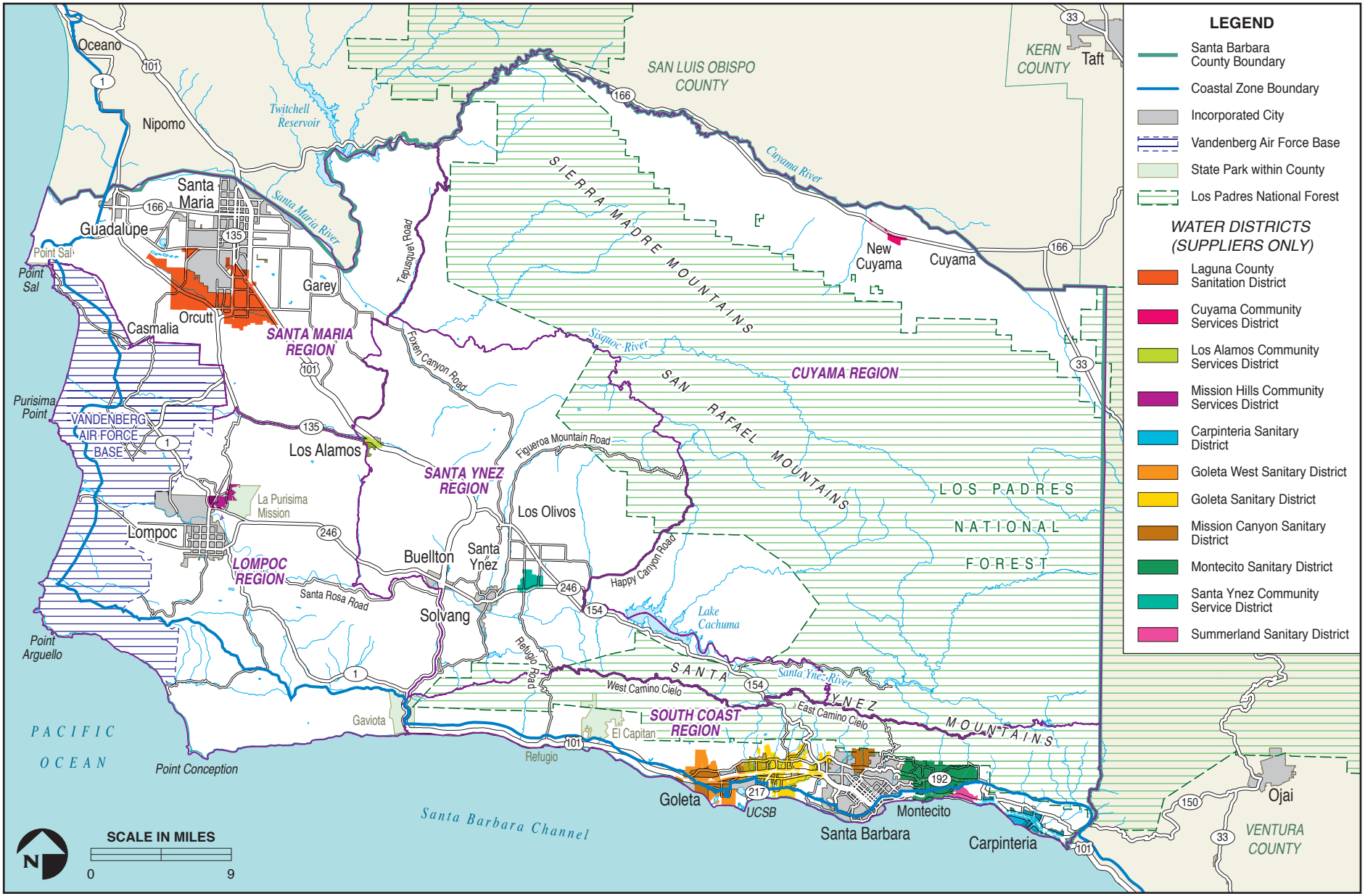
Energy Use in Existing Cannabis Operations

Total energy demands of cannabis operations depend heavily on the types of cultivation, manufacturing, or other activities, as well as the types of equipment required. Outdoor cultivation involves minimal equipment and has relatively low energy demands, while indoor cultivation involves more equipment that tends to have much higher energy demands (e.g., high-intensity light fixtures, and climate control systems). Comparatively, other commercial cannabis operations tend to involve typical commercial equipment and processes that may require minor to moderate amounts of power. Activities and processes related to commercial cannabis do not typically require the demand for natural gas supplies, and it is assumed that such activities would represent a nominal portion of the County's total annual natural gas demand.

Depending on the site and type of activities, cannabis operations may range in measures that promote the conservation of energy resources. For instance, several current operators are known to engage in practices that promote energy conservation and reduce overall energy demands using high-efficiency lighting or through generation and use of solar energy. However, many other operations within the County have been observed to engage in activities which are highly inefficient and may result in the wasteful use of energy resources. Such operations may include the use of old equipment, highly inefficient light systems (e.g., incandescent bulbs), reliance on multiple diesel generators, and other similar inefficiencies.

Wastewater

In accordance with the California Water Code and the State Water Resources Control Board (SWRCB), the Central Coast Regional Water Quality Control Board (RWQCB) regulates discharge permits for municipalities and special districts that operate wastewater treatment plants (WWTPs). County or incorporated city service districts manage all of the individually operated Onsite Wastewater Treatment Systems (OWTS). To manage wastewater services, the County delegates the management of wastewater systems to 17 wastewater service providers/districts, which serve at least some portion of unincorporated County lands within each district or treat wastewater collected by neighboring districts (Table 3.13-5). Fourteen WWTPs collect and treat wastewater (Table 3.13-6).



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Santa Barbara County
Wastewater Service Districts

FIGURE 3.13-2

Table 3.13-5. Wastewater Service Providers within Santa Barbara County

Wastewater Service Provider[1]	County Area Served	Region
Carpinteria Sanitary District	City of Carpinteria and unincorporated areas in the Carpinteria Valley	South Coast
City of Buellton	City of Buellton	Santa Ynez Valley
City of Guadalupe	City of Guadalupe	Santa Maria
City of Lompoc	City of Lompoc, Vandenberg Air Force Base, Vandenberg Village CSD	Lompoc
City of Santa Barbara	City of Santa Barbara and unincorporated Mission Canyon area	South Coast
City of Santa Maria	City of Santa Maria	Santa Maria
CSA 12[2]	Mission Canyon	South Coast
City of Solvang	City of Solvang and portions of the Santa Ynez Valley	Santa Ynez
Cuyama CSD	Unincorporated community of New Cuyama	Cuyama
Goleta Sanitary District	Unincorporated area of Goleta Valley immediately west of and adjacent to the City of Santa Barbara, a portion of the City of Goleta around and east of the Santa Barbara Municipal Airport, the Goleta West Sanitary District, University of California at Santa Barbara; Santa Barbara Municipal Airport, and certain Santa Barbara County facilities	South Coast
Goleta West Sanitation District[2]	Western portion of Goleta Valley (Isla Vista and El Embarcadero)	South Coast
Laguna County Sanitation District	Unincorporated community of Orcutt and portions of Southern Santa Maria	Santa Maria
Los Alamos CSD	Unincorporated community of Los Alamos	Santa Ynez
Mission Hills CSD	Unincorporated community of Mission Hills	Lompoc
Montecito CSD	Unincorporated community of Montecito	South Coast
Summerland Sanitary District	Unincorporated community of Summerland	South Coast
Santa Ynez CSD	Portions of Santa Ynez (collection and conveyance to Solvang WWTP); also manages, operates, and maintains the Chumash WWTP	Santa Ynez

[1]Does not include wastewater service providers which do not provide services to lands within the County's jurisdiction.
[2]Provides only wastewater collection services.
CSA = County Service Area; CSD = Community Service District
Source: County of Santa Barbara 2013.

Table 3.13-6. Wastewater Treatment/Reclamation Facilities Servicing Unincorporated Regions of Santa Barbara County

Treatment/ Reclamation Facility	Serviced Sanitation Districts	Permitted Capacity (MGD)	Average Daily Throughput (MGD)	Remaining Capacity (MGD)
Buellton WWTP	City of Buellton	1.3	--	--
Carpinteria Sanitary District WWTP	Carpinteria Sanitary District	2.5	1.6	0.9
City of Santa Maria	City of Santa Maria	13.5	8.2	5.3
Cuyama CSD WWTP	Cuyama CSD	0.15	0.04	0.11
City of Santa Barbara WWTP	City of Santa Barbara	11.0	7.7	3.3
	CSA 12			
Goleta Sanitary District and Goleta West Sanitary District	Goleta Sanitary District	7.6	4.7	2.9
	Goleta West Sanitation District			
Guadalupe WWTP	City of Guadalupe	0.96	--	--
Laguna County Sanitary District	Laguna County Sanitation District	3.7	2.1	1.6
Lompoc Regional Wastewater Reclamation Plant	City of Lompoc	5.0	2.9	2.1
Los Alamos	Los Alamos CSD	0.225	--	--
Mission Hills CSD (La Purisima WWTP)	Mission Hills CSD	0.57	--	--
Montecito Sanitary District WWTP	Montecito CSD	1.5	0.6	0.9
Solvang WWTP	Santa Ynez CSD	1.5	0.7	0.8
	City of Solvang			
Summerland Sanitary District	Summerland Sanitary District	0.3	0.1	0.2
Total	**--**	**49.81**	**28.64**	**18.11**

CSA = County Service Area; CSD = Community Service District; MGD = million gallons per day; WWTP = wastewater treatment plant

Sources: (County of Santa Barbara 2013; Carpinteria Sanitary District 2014; City of Lompoc 2016; City of Santa Barbara 2016; City of Santa Maria 2016; Montecito Water District 2016; Golden State Water Company 2016; City of Solvang 2017; Montecito Sanitary District 2016).

While public entities operate most of the WWTPs, several are special districts not affiliated with city or County operations (County of Santa Barbara, Water Agency 2013). Within the County, there are several Community Service Districts (CSDs) that manage WWTFs, including the Cuyama CSD, Laguna County Sanitation District, Los Alamos CSD, Mission Hills CSD, Montecito CSD, and Summerland Sanitary District. Of the WWTPs that serve the unincorporated areas of the County, each is operating well within its permitted capacity, and the system currently operates at an average 57.5 percent of the permitted treatment capacity of all facilities.

In unincorporated rural lands that are not served by municipalities or special districts, wastewater is typically treated through private sewage disposal systems (e.g., septic leach fields, drywells). Based on a County survey in 2000, there are an estimated 8,749 properties in unincorporated areas served by septic systems (Santa Barbara County Environmental Health Services 2003). These systems are designed and managed under a variety of regulatory requirements. In June 2012, the SWRCB adopted the *Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems*. The Policy became effective in May 2013 and for the first time, established a statewide, risk-based tiered approach for the regulation and management of OWTS. In compliance with these regulations, the County developed the 2014 Local Agency Management Program (LAMP), which sets standards and regulatory requirements for wastewater management.

Solid Waste

The Santa Barbara County Resource Recycling & Waste Management Division (RRWMD) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated areas of the County. Solid waste generally refers to garbage, refuse, sludge, and other discarded solid materials that come from residential, industrial, and commercial activities. Construction, demolition, and inert wastes are also classified as solid waste. Agricultural waste can be generated by agricultural areas, but typically is disposed onsite (composted, mulched, chipped, or burned) rather than entering the municipal waste stream. The general waste classifications used for California waste management units, facilities, and disposal sites are Non-hazardous Solid Waste, Special Waste, Designated Waste, Hazardous Waste, and Industrial Waste. Residential and commercial waste collection services are provided to the unincorporated County areas by Waste Management and MarBorg Industries; however, in some rural areas, many properties are not served by waste haulers, and these properties are required to manage solid waste independently using techniques such as self-hauling or composting.

Tajiguas Landfill is the only active landfill that the County owns and operates. The Tajiguas Landfill is a Class III non-hazardous solid waste disposal facility located approximately 13 miles west of the City of Goleta. It has a maximum permitted capacity of 23.3 million cubic yards (cy) and a permitted maximum daily tonnage of 1,500 tons per day (tpd). As of September 2013, this landfill had an estimated remaining capacity of 4,867,490 cy (20.9 percent), and the estimated landfill closure year identified in the landfill's solid waste facility permit is 2036. (See Table 3.13-7; CalRecycle 2017d.) Only franchise waste haulers and private companies directly contracted with the County may bring waste directly to the Tajiguas Landfill as the facility is closed to the general public (County of Santa Barbara County RRWMD 2017).

Within the other unincorporated regions of the County, municipal waste is hauled to the South Coast Recycling & Transfer Station (SCRTS), Santa Ynez Valley Recycling & Transfer Station (SYVRTS), New Cuyama Transfer Station (NCTS), or Ventucopa Transfer Station (VTS) for processing, sorting, and diversion prior to being disposed at the Tajiguas Landfill. The County owns, and the RRWMD operates, each of these waste processing or disposal facilities. The County also manages a household hazardous waste collection program operated out of the SYVRTS, and jointly manages the Community Hazardous Waste Collection Center with the University of California Santa Barbara (UCSB) (County of Santa Barbara RRWMD 2017).

Table 3.13-7. Solid Waste Facilities Serving Santa Barbara County

Waste Facility	Permitted Capacity	Permitted Throughput	Average Throughput	Remaining Capacity (% of capacity)[1]
South Coast Recycling & Transfer Station (SCRTS)	595 tpd	550 tpd	226 tpd	224 tpd (40.7%)
Santa Ynez Valley Recycling & Transfer Station (SYVRTS)	320 tpd	212 tpd	88 tpd	124 tpd (58.5%)
New Cuyama Transfer Station (NCTS)	206 cy	8 tpd	1.6 tpd	6.4 tpd (80.0%)
Ventucopa Transfer Station (VTS)	260 cy	7 tpd	0.2 tpd	6.8 tpd (97.1%)
Tajiguas Landfill	23,300,000 cy	1.500 tpd	640 tpd	4,867,490 cy (20.8%)[2]

tpd = tons per day; cy = cubic yards

[1]Remaining capacity is the difference between Permitted Throughput and Average Throughput.

[2]Remaining capacity for Tajiguas Landfill based on permitted facility capacity.

Source: CalRecycle 2017c, 2017b, 2017e, 2017a, 2017d; County of Santa Barbara 2016.

3.13.3 Regulatory Setting

3.13.3.1 State

The California Department of Water Resources (DWR) manages the state's water resources. DWR, which is responsible for regional water planning management, oversees a variety of health- and safety-related measures, including measures to ensure the safety of dams.

Policies and wastewater discharge requirements currently under development to address potential cannabis cultivation wastewater system impacts on surface or groundwater quality are referenced in Section 3.8, *Hydrology and Water Resources*.

State Water Resources Control Board Order No. 2006-0003

The SWRCB General Waste Discharge Requirement for Sanitary Sewer Systems (SWRCB Order No. 2006-0003) requires wastewater agencies to evaluate and rehabilitate sewer systems, with a target of zero sewer overflows.

State Assembly Bill (AB) 341

This state law was enacted in 2011 and amends the Public Resources Code relating to solid waste to set a goal for the state to recycle 70 percent of waste by year 2020. The bill identifies composting of organic materials as a method of attaining this goal.

Public Resources Code Division 30, Part 2, Chapter 4, Section 41701

The Division and Chapter of the Public Resources Code requires all jurisdictions in the state to plan and manage disposal capacity for waste that cannot be reduced, recycled, or composted.

The California Global Warming Solutions Act of 2006 (AB 32)

The California Global Warming Solutions Act of 2006 sets a goal of reduction of all greenhouse gases (GHGs) generated in the state to 1990 levels by year 2020. The California Air Resources Board (CARB) has adopted a scoping plan that includes recycling and landfill methane capture as key components to achieve reductions in GHGs.

3.13.3.2 Local

Santa Barbara County Source Reduction and Recycling Element

In February 1992, the Santa Barbara County Board of Supervisors adopted the County's Source Reduction and Recycling Element (SRRE), consistent with the 1989 California Integrated Solid Waste Management Act. The goal of the SRRE is to reduce the amount of solid waste entering landfills by implementing, in order of priority, source reduction, recycling and composting, and environmental transformation (incineration, pyrolysis, or biological conversion), with the final option being land disposal of waste.

Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan, Coast Land Use Plan establishes goals, policies, and objectives adopted by the County to ensure the adequate protection and provision of public facilities and resources. The goals and policies applicable to this Project are listed below:

- **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 (e.g., water, sewer, roads) are available to serve the proposed development.

In addition, the Energy Element of the Comprehensive Plan contains long-range planning guidelines and mechanisms to encourage energy efficiency and the use of alternative forms of energy in the County.

- **Energy Goal 4: Water Use and Solid Waste** – Increase the efficiency of water and resource use to reduce energy consumption associated with various phases of using resources (e.g., pumping, distribution, treatment, heating).
- **Energy Policy 4.2: Recycled Materials** – The County shall require adequate areas for collecting and loading recyclable materials in development projects and shall further address recycling logistics in its zoning ordinance.
- **Energy Policy 4.5: Waste Collection and Recycling Programs** – The County shall continue to support the programs associated with efficient waste collection and recycling, public school education, and composting.
- **Energy Goal 5: Alternative Energy** – Encourage the use of alternative energy for environmental and economic benefits and encourage opportunities for businesses that develop or market alternative energy technologies.
- **Energy Policy 5.1: Environmental Analysis** – In the consideration of alternative energy, the County shall consider the full-life-cycle environmental effects and embedded energy

requirements to provide such alternative energy. The County shall encourage the use of those alternatives determined to present sufficient environmental benefits.

- **Energy Policy 5.2: Alternative Energy Technologies** – The County shall encourage the use of alternative energy technology in appropriate new and existing development.
- **Energy Policy 5.13: Alternative Energy Technology Businesses** – Among broader Countywide efforts to attract businesses, the County shall initiate planning efforts to pursue desired businesses that develop or market alternative energy technologies.

Santa Barbara County Energy and Climate Action Plan

On May 19, 2015, the County of Santa Barbara's Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and certified the Final Environmental Impact Report (EIR) for the project (SCH #20144021021). The ECAP provides a combination of voluntary, phased, and mandatory measures to achieve the GHG reduction goal of 15 percent below baseline (2007) levels by 2020. The ECAP will achieve an overall reduction in community-wide GHG emissions (County of Santa Barbara 2015). To achieve targeted GHG reductions, the ECAP includes County and community-wide government operations measures, which recognize many of the County's existing policies and initiatives to address energy efficiency.

The ECAP achieves its GHG reductions through Emission Reduction Measures (ERMs). Most of the ERMs are voluntary and aim to incentivize the community to implement energy and GHG reduction measures through education and outreach. A principle strategy of the ECAP is to incorporate and maximize, to the greatest extent feasible, existing County projects, policies, and programs that will contribute to the ECAP's GHG reduction goal. The goals, measures, and policies aimed at improving energy efficiency and conservation which would apply be most applicable to the Project include the following:

- **Community Choice Energy (CCE): Action Item 1** – Increase the amount of renewable energy used to a minimum of 50 percent by 2020 through a CCE program or other renewable energy procurement programs.
- **Measure: Energy Efficiency Education and Outreach to New Homeowners and Nonresidential Building Owners (BE 4)** – Promote energy efficiency upgrades of buildings, and encourage disclosure of energy use history when nonresidential buildings are leased or sold.
- **Action Item 2** – Encourage all nonresidential properties, even those not covered by AB 1103, to provide buyers or tenants with the previous years' energy use by documenting use through the EPA's EnergyStar Portfolio Manager with a 50 percent participation rate goal by 2016. If a 50 percent participation rate is no achieved by 2016, the County will consider requiring participation of building owners by 2020.
- **Measure: Smart Grid Technology (BE 6)** – Support the local utility provider's implementation of smart grid technology in new and existing residential and nonresidential properties.
- **Action Item 1** – Encourage the installation of real-time energy monitoring (such as smart meters) for natural gas, electricity, and water meters on all residential and nonresidential buildings.

- **Measure: Energy Efficiency and Green Buildings Standards (BE 8)** – Implement energy efficiency and green building practices in new and existing developments to exceed the California Green Buildings Standards Code (Title 24) standards.
- **Action Item 2** – Encourage applicants to exceed the California Energy Standards Code (Title 24, Part 6) by 15 percent and earn 25 points for residential buildings or 15 points for nonresidential buildings from the County's Smart Build Santa Barbara (SB^2) checklist.
- **Action Item 3** – Encourage the installation of energy-efficient materials and equipment that exceed the requirements of Title 24 for all new and existing development.
- **Action Item 6** – Continue to encourage energy-efficient upgrades on all development projects.
- **Action Item 7** – Encourage the use of post-consumer recycled content and/or certified sustainable production in building materials.
- **Action Item 8** – Encourage building design, materials production, and construction practices that minimize waste.
- **Measure: Efficient Building Design (BE 9)** – Assist architects, builders, and others in state-of-the-art energy technology, design, and spatial orientation for more efficient buildings; increase the use of passive solar design and daylighting in existing and new structures.
- **Action Item 1** – Continue to encourage the use of energy-efficient equipment, including but not limited to EnergyStar appliances, high-efficiency equipment, heat recovery equipment, and building energy management systems, in all new and existing development.
- **Action Item 2** – Encourage new development projects to utilize cool pavement materials, provide shade from structures covered by solar panels, or use an open-grid pavement system to reduce the heat island effect.
- **Action Item 3** – Encourage the use of alternative, energy-efficient construction types (e.g., straw bale, insulated block, rammed earth, pumic-crete), especially using locally available materials.
- **Action Item 5** – Encourage the installation of green roofs or cool roofs or minimizing the use of dark materials on roofs to achieve a minimum solar reflectivity.
- **Action Item 6** – Continue to encourage the replacement of inefficient appliances, such as natural gas and propane space and water heating/furnaces, with more efficient and/or alternative-fuel appliances.
- **Measure: Alternative Energy Development (RE 1)** – Increase the use of alternative energy technology as appropriate in new and existing development.

3.13.4 Environmental Impact Analysis

This section discusses the potential utility and energy service impacts associated with the Project. A detailed discussion of each impact follows. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.13.4.1 Thresholds of Significance

CEQA Guidelines

The following thresholds of significance are based on Appendix G of the 2017 State CEQA Guidelines. For this EIR, implementation of the Project would be considered to have a significant impact related to utilities or energy if it would result in any of the following:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Have insufficient water supplies available to serve the project from existing entitlements and resources, thereby requiring new or expanded entitlements.
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Fail to comply with federal, state, and local statutes and regulations related to solid waste.

Stormwater and runoff, including agricultural runoff, is addressed in Section 3.8, *Hydrology and Water Quality*.

In addition to the recommended thresholds for environmental analysis provided in Appendix G of the State CEQA Guidelines, Appendix F requires that an EIR disclose and discuss the potential impacts of a project on energy resources and conservation. An EIR's discussion of impacts on energy resources should provide analysis and discussion of the Project's potential to result in the wasteful, inefficient, or irretrievable commitment of energy resources, with attention towards electrical, natural gas, and transportation fuel supplies. While no specific thresholds are provided by the State CEQA Guidelines, Appendix F offers several recommendations for inclusion in an analysis of impacts on energy resources to determine whether a project would result in any of the following:

- Use large amounts of fuel or energy in an unnecessary, wasteful, or inefficient manner.
- Constrain local or regional energy supplies, affect peak and base periods of electrical or natural gas demand, require or result in the construction of new electrical generation and/or transmission facilities, or necessitate the expansion of existing facilities, the construction of which could cause significant environmental effects.
- Conflict with existing energy standards, including standards for energy conservation.

Santa Barbara County Methodology and Significance Thresholds

County of Santa Barbara Environmental Thresholds and Guidelines Manual

Solid Waste

Thresholds from the *Santa Barbara County Environmental Thresholds and Guidelines Manual* (revised September 2008) were used to determine whether Project-generated impacts related to solid waste facilities would be significant. According to the manual, a commercial, industrial, or residential construction, demolition, or remodeling project that would create more than 350 tons of construction and demolition debris would have a significant impact related to solid waste.

According to the manual, the impact of a proposed project during operation/occupancy would be considered significant and unavoidable with respect to landfill capacity if it would result in a net increase of 196 tons or more of solid waste per year after all recycling efforts. Projects with a significant project-specific impact (i.e., 196 tons of solid waste per year) would also be considered cumulatively significant. Projects that would generate less than 40 tons of solid waste are considered to result in an adverse but less than significant cumulative impact.

Wastewater

According to the manual, wastewater generation would be considered a significant impact if a treatment facility would need to be expanded to accommodate wastewater from a proposed project and/or the facility would be required to extend its sewer lines to serve the proposed project.

3.13.4.2 Project Impacts

This section discusses the Project's potential impacts to utility supplies, utility services, and energy conservation. Table 3.13-8 below provides a summary of the Project's potential impacts to utility and energy conservation. Existing development standards and standard permit processes and conditions as well as planning standards and requirements proposed as part of the Project, which would serve to mitigate environmental impacts are referenced in the analysis below.

Table 3.13-8. Summary of Utility Service and Energy Conservation Impacts

Utilities and Energy Conservation Impacts	Mitigation Measure	Residual Significance
Impact UE-1. Implementation of the Project and operation of licensed commercial cannabis sites throughout the County would result in additional new demand for utility services, supplies, and infrastructure.	No mitigation required	Less than Significant (Class III)
Impact UE-2. The Project may result in increased demand for new energy resources.	MM UE-2a. Energy Conservation Best Management Practices MM UE-2b. Participation in a Renewable Energy Choice Program MM UE-2c. Licensing by the County Green Building Committee	Less than Significant with Mitigation (Class II)
Impact UE-3. The Project would be potentially inconsistent with existing energy standards and conservation policies.	No mitigation required.	Less than Significant (Class III)
Cumulative Impacts	No mitigation required.	Less than Significant (Class III)

Impact UE-1. Implementation of the Project and operation of licensed commercial cannabis sites throughout the County would result in additional new demand for utility services, supplies, and infrastructure.

Water Supply and Demand

Typical water demand for commercial cannabis activities would result primarily from the cultivation and irrigation of cannabis, which has been characterized as being a high-water-demand activity. Based on water demand factors of typical commercial agricultural products, as well as anecdotal information on average water demands associated with cultivation operations, it is estimated that new cannabis cultivation licensed under the Project could result in water demands between 1 to 5 AFY/acre. However, this number is highly speculative, as estimated demand is based on interviews with local cultivators, available research, and average water demands provided by self-reported surveys which may vary by operation and growing method. Instead, these estimates serve to provide a qualitative assessment of potential impacts, but are not relied upon for

Table 3.13-9. Comparative Agricultural Water Demands

Crop Type	Estimated Water Demand (AFY/acre)	2016 Harvested Acreage	Estimated Approx. Water Demands (AFY)
Rotational Crop	2.27	67,309	152,791
Strawberry	1.38	8,055	11,116
Vineyard	1.08	21,349	23,057
Alfalfa	2.02	--	--
Grain	0.30	3,284	985
Nursery	2.02	355	717
Orchard	2.64	8,568	22,612
Cannabis	1-5	186.5	186.5-932.5

Source: County of Santa Barbara 2013; County of Santa Barbara 2016a.

assessment of Project impacts to existing water supply. Further, while the Project has the potential to increase water demand primarily from cannabis cultivation, the demand is similar to the demand from other agricultural operations within the County. For estimated water demands for commercial agricultural crops and operations, see Table 3.13-9. Other commercial cannabis activities licensed under the Project are anticipated to have low water demands comparable to similar commercial, industrial, or retail land uses.

Based on assumptions for growth in the cannabis industry anticipated to occur under implementation of the Project and anecdotal information regarding cannabis water demands, Project water demands are projected at 2,420 AFY. (See Table 3.13-10.)[3] Considering known existing cannabis operations may currently demand 471.2 AFY of water supplies, net new water demand under the Project may be approximately 1,948.8 AFY. Of these supplies and based on results of the 2017 Cannabis Registry, approximately 39.5 percent of future cannabis operations would rely on municipal water supplies, resulting in a total demand for 769.8 AFY of municipal water supplies, or approximately 1.1 percent of the County's existing municipal water demand and 2.6 percent of the County's existing surplus water supply. (See Table 3.13-1.) Compared to projected future municipal water supply and demand, estimated Project water demands would account for 1.1 percent of projected future demand and 1.8 percent of projected future surplus water supply. (See Table 3.13-2.) When compared to existing agricultural operations, projected water demands for future cannabis cultivation would account for a small percentage of the demand of many of the County's most productive agricultural crops (See Table 3.13-9.) For instance, compared to water demand of rotational crops, projected new cannabis water demands would equate to 1.2 percent of the estimated 2016 water demand.

Table 3.13-10. Estimated Project Cannabis Cultivation Water Demands

Type of Cultivation Operation	Estimated Cannabis Related Area (sf)	Water Demand Factor[1]	Water Demand (gpd)	Number of Growing Days per year (Growing Season)	Water Demand (gallons per year)	Water Demand (AFY)
Outdoor	19,872,072	0.06	1,192,324	180	214,618,378	659
Greenhouse/ Mixed-Light	27,808,704	0.07	1,946,609	270	525,584,430	1,613
Indoor	1,324,224	0.1	132,422	365	48,334,030	148
Total	**49,005,000**	**--**	**3,271,355**	**--**	**788,536,838**	**2,420**

Notes: 1 AF = 325,851 gallons

[1]Water Demand Factor calculated as gallons of water/day/square foot, where: Water Demand = Cultivation/Canopy Area * Water Demand Factor * Number of Growing Days per Year. Water demand factors are based on anecdotal water demand rates as described in Section 3.13.2, *Environmental Setting*.

Cannabis activities would require water supplies from various sources depending on the location of proposed sites throughout the County. These supplies may typically include water provided by municipal water services and groundwater from private wells. Based on existing and projected water supplies, County water supply could accommodate future cannabis water demands. Further, given

[3] Estimated water demands are based on anecdotal self-reported buildout numbers from the 2017 Cannabis Registry, and may capture water demands from existing operations which have not been reported. Given the Project does not provide for a maximum number of licenses, operations, or buildout of the future cannabis industry within the County, these numbers may not accurately reflect total Project water demand and instead are provided as an estimate for potential impacts under the Project.

proposed requirements for licensing of cannabis operations as part of both the state and County's licensing programs, future new water demands generated by individual licensed operations are not anticipated to substantially affect existing water supplies or result in the construction of new facilities or the expansion of existing facilities in a manner which would result in significant environmental effects. Consistent with proposed state licensing requirements and Senate Bill (SB) 94, licensees would be required to provide site-specific details regarding source of water supplies and provide proof that adequate water supply exists to serve the intended use of the site, either in the form of a will-serve letter from the appropriate water service provider, proof of water rights to groundwater or surface water supplies, or documentation of a statement of water diversion submitted to the SWRCB.[4] As these requirements would ensure the availability of municipal water supplies or other approved onsite water source and would serve to identify and address impacts from construction or expansion of existing facilities on a site-by-site basis, impacts of the whole of the Project are programmatically considered to be *less than significant*.

In addition to direct demand for water supplies to support cannabis operations, additional water supplies may be required to satisfy fire suppression requirements and developments standards. As required under the Santa Barbara County Fire Department Development Standards, development within the County is required to comply with fire development standards for stored-water fire protection systems. These standards only apply to development located outside a water purveyor's district, as development located within such areas would be adequately served by municipal water connections and flow requirements of such districts. Based on County Fire Department Development Standard #3, all buildings not serviced by a municipal water purveyor are required to install and maintain at least a 2,500-gallon water storage tank exclusively for fire protection purposes. However, given there is no way to accurately predict where future cannabis operations would be located, the number of licensed operations, or the size of such future operations, water demands associated with fire suppression requirements cannot be quantified. Regardless, licensing applications as part of the permit review process would be subject to review by the County Fire Department to ensure fire development standards have/will be met prior to issuance of a permit and license under the Project. Demonstration of availability of supplies through provision of water rights or will-serve-letters would ensure adequate supply exists to meet additional water demand associated with compliance with fire development standards.

While the Project is considered to have a less than significant effect on municipal water supplies and infrastructure, future commercial cannabis operations may be located outside of the service area of a municipal water provider and would rely on local groundwater or surface water as the predominant source of water supplies. As such, implementation of the Project may have adverse effects on the availability of such supplies. Within the County, six of the groundwater basins which provide a source of supply for both private properties and municipal water agencies are in a state of overdraft, and the additional withdrawal from such basins is considered to have a significant impact on groundwater resources. Due to the high likelihood that new cannabis operations would occur outside of municipal service areas and would rely on local groundwater supplies, implementation of the Project has the potential to increase demand for such local supplies. However, the Project would require licensees to demonstrate receipt of permission from appropriate agencies or owners of the rights to such water sources prior to issuance of a license. Where surface and groundwater sources have not been adjudicated, receipt and demonstration of rights to such supplies would ensure that licensing and

[4] County Public Health, Public Works, and Planning and Development departments are currently in the process of defining specific requirements for will-serve letters from purveyors.

operation of future cannabis activities would not result in significant impacts to these supplies. Given these requirements, impacts to non-municipal water supplies are considered *less than significant.* Please refer to Section 3.8, *Hydrology and Water Quality* for discussion of impacts to groundwater resources and basins (Impact HYDRO-2) and stormwater and runoff (Impact HYDRO-5).

Wastewater Services

Impacts associated with wastewater services and infrastructure typically relate to municipal wastewater, such as sewage. Given the agricultural nature of cannabis cultivation, it is not anticipated that the implementation of the Project and operation of Type 1-4 licensed facilities would result in substantial new wastewater generation, as cannabis cultivation and other agricultural operations typically result only in the generation of agricultural runoff from outdoor cultivation sites and disposal of mineral-nutrient-rich water used in hydroponic operations that are addressed and regulated separately from municipal wastewater. (See Impact HYDRO-1 Section 3.8, *Hydrology and Water Quality.*)

All other commercial cannabis operations that may generate municipal wastewater would be subject to existing policies and regulations relating to the appropriate management of municipal wastewater, including disposal and treatment, either through separate OWTS or collection through municipal sewer services and treatment at local WWTFs. Given the programmatic nature of the Project and the inability to predict the location, extent, and type of commercial cannabis operations that may result from the Project, an analysis of impacts from the construction and operation of commercial cannabis operations and associated wastewater demands remains speculative. However, individual projects occurring as a result of implementation of the Project would be subject to permit review requirements of the County, which would serve to determine the necessity for expansion of existing wastewater facilities, and ensure the adequacy of wastewater facilities to meet future wastewater demands. Should an OWTS be required to serve future commercial cannabis operations, such uses would be subject to adopted state and local regulations related to the siting, management, and design of such facilities, including the County's 2014 LAMP and the SRWQCB's *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems*. For individual projects proposed within known "Special Problem Areas" and which would require installation or use of an OWTS, supplemental treatment and additional review by the County special problems committee would ensure the adequacy of wastewater treatment systems within these areas, compliant with County's 2014 LAMP and the Santa Barbara County Code. Given the requirement for compliance with adopted regulations relating the management of wastewater and individual permit review by the County as part of the licensing program, impacts of the Project on wastewater services would be *less than significant*.

Solid Waste Services

The Project would generate solid waste both during construction of new commercial cannabis sites and during operation of such facilities. Implementation of the Project would likely result in new construction on eligible zoned land, minor building alterations on existing development parcels to accommodate a change in use towards licensed cannabis operations, or redevelopment of existing commercial and industrial land. Little or no demolition activities are anticipated, as eligible lands are either generally undeveloped or are developed with uses and structures that could accommodate future commercial cannabis operations with minor building alterations. However, it is difficult to predict where, when, and to what extent such developed activities may occur as the Project does not directly involve any physical development and such activities could occur anywhere in which

commercial cannabis operations are eligible within the County. Regardless, if future development involves demolition or remodeling, such future cannabis projects would be subject to permit review and approval, and pursuant to State requirements, would be required to develop and implement a solid waste management plan to reduce waste construction to a *less than significant* level.

During operation, licensed cannabis operations would generate solid waste that would require disposal at a local landfill. Commercial cannabis cultivation would generate agricultural wastes, which include soils that have been depleted of nutrients, mulch, fertilizers and soil nutrient supplements, pesticides, and residual plant matter not utilized or viable for processing or third-party consumption such as stems, stalks, branches, trimmings, and roots. Other municipal and potentially hazardous wastes generated by these activities could include pesticides, plastic waste such as drip lines, hoop house covers, netting, pots, and packaging materials, fuels, oils, light bulbs, fluorescent bulbs, or other bulbs containing mercury, and electronic wastes. However, the only waste generated by such activities that would require disposal at a local landfill or waste disposal facility would include commercial and municipal waste. Agricultural or "green waste" generated through the cultivation and processing of the raw cannabis plant is subject to the management and disposal requirements of the State. Presently, state regulations require that cannabis waste be made unusable and unrecognizable through the grinding, mixing, or mulching of green waste with non-consumable solid waste such that the resulting mixture is at least 50 percent non-cannabis waste prior to leaving a licensed premises. Within the industry in the County, this processed cannabis waste is often sold as fertilizer to local farms for use as a soil amendment. Further, under the state's proposed draft regulations, cannabis cultivators would be required to develop a Cannabis Waste Disposal Plan, which would require that a licensee dispose of cannabis green waste at a solid waste facility that is permitted to operate by CalRecycle, a composting materials facility that is permitted to operate by CalRecycle, or a designated composting area identified in the licensees' cultivation plan and approved by the California Department of Food and Agriculture (CDFA).

Given the variability in operations, it is uncertain and difficult to predict how much solid waste would be generated by operation of licensed commercial cannabis sites. However, licensees would be required to comply with existing state and local policies relating to the handling and disposal of municipal and commercial wastes, including the diversion of at least 50 percent of all waste generated as required under AB 939 and the management of universal and hazardous wastes as regulated by the California Department of Toxic Substances Control (DTSC). As such, it is not estimated that the generation of conventional municipal and commercial waste would exceed the remaining capacity of existing waste storage and disposal facilities within the County. This is due to the fact that the Project would involve the allowance of a new type of compatible use on existing zoned lands which are deemed eligible under the Project, as well as that local landfill and solid waste facilities serving the County have approximately 20.9 percent remaining capacity. Further, the Project would result in the management of solid waste in a manner which would be consistent with federal, state, and local regulations, as licensed commercial cannabis operations would be required to wholly comply with adopted regulations pertinent to the management of solid waste. Therefore, impacts of the Project on the generation, management, and disposal of solid waste generated from commercial cannabis activities are considered *less than significant*.

Impact UE-2. The Project may result in increased demand for new energy resources.

Given that this EIR sets forth a programmatic analysis of the Project's impacts, and speculation regarding the amount and extent of future cannabis operations that may occur within the County, quantification of Project-specific energy demands is infeasible. Regardless, due to the level of interest and amount of growth anticipated as part of the 2017 Cannabis Registry, it is foreseeable that implementation of the Project may result in the demand for a significant amount of new energy supplies.

Electricity

Implementation of the Project would result in the commitment of additional energy resources, particularly electricity, from the operation of new licensed cannabis operations. Depending on the type and scale of the operation, electrical demands may vary drastically. Within the cannabis industry, indoor cultivation operations are considered to have the highest energy demands, as these typically require the operation of energy intensive equipment, such as high-intensity light fixtures, fans, climate control systems, carbon dioxide enrichment systems, air circulation and ventilation systems, and water pumps. Based on data reported for the cannabis industry in Boulder, Colorado, in 2015, indoor cannabis operations may average approximately 300,000 kWh/year (0.3 GWh/year) per cultivation facility, assuming 100 percent artificial lighting (City of Boulder Planning, Housing and Sustainability 2017).[5] Comparatively, outdoor and mixed-light cultivation operations generate significantly reduced electricity demands, as these operations do not require as intensive artificial lighting or utilize climate control or air circulation systems.

Based on 2017 Cannabis Registry data, only 2.6 percent of respondents indicated a desire to acquire a license for indoor cultivation. While electricity demand for cannabis cultivation, particularly indoor cultivation, may result in significant new electricity demands, cannabis cultivation licensees would be subject to proposed state regulations for such operations, which include requirements for the provision of electricity from a combination of the following sources: 1) on-grid power with a mix of at least 42 percent provided by renewable sources; 2) onsite renewable energy sources which generate and provide at least 42 percent of the site's energy demands; and/or 3) the purchase of carbon offsets for any portion of power above 58 percent that is not provided by renewable sources (Section 8315 of the CDFA's Proposed Medical Cannabis Regulation and Safety Act [MCRSA] Regulations). These State requirements would ensure that electrical demands for the greatest generator of energy demand (indoor cultivation operations) would not result in the wasteful, inefficient, or unnecessary consumption of electricity supplies.

For non-cultivation operations, electricity demands are more likely associated with typical commercial operations that occur within urban areas. For instance, non-cultivating commercial cannabis operations include distribution facilities, testing labs, processors, manufacturers, and retailers, whose electricity demands are limited by scale of the operation and type of equipment utilized. In these types of operations, equipment commonly includes processing machines, dehumidifiers, refrigerators, air circulation and ventilation systems, packaging equipment, and extraction machines. These operations may be located on eligible agricultural, commercial, and

[5] Operational electricity demands for indoor cultivation operations represent average utility demands for all cultivation facilities registered in Boulder, Colorado, which may vary depending on the scale of the operation, type of equipment utilized, and preferred cultivation method.

industrial zoned lands where future cannabis operations may either operate within existing development or may develop an existing vacant lot with no historic electricity demands. As such, the Project is anticipated to have an increase in demand for electrical supplies from such operations.

However, the Project is limited to eligible areas within the County that are located entirely within the PG&E and SCE service territories, and these utilities providers have supplies and infrastructure available to meet existing and future utilities demands within their respective service areas. Therefore, it is not anticipated that the Project would substantially affect the availability of such supplies. Rather, given that the Project may result in an unknown amount of new electricity demand and does not inherently require energy conservation strategies, it is foreseeable that implementation of the Project may result in the potential inefficient or wasteful use of electricity supplies. Where new development or redevelopment is required to support future commercial cannabis operations, licensees shall be subject to the requirements of the Santa Barbara County Code, which includes adopted 2016 California Green Building Standards (Chapter 10, Article XIV), as well as the state's 2016 Building Energy Efficiency Standards.

The Project may have the potential to result in the wasteful or inefficient use of electricity through the operation and powering of facilities and equipment. However, it is noted that many existing uses currently contribute towards existing countywide electricity demands and may have engaged in practices not specifically related to cannabis that may have resulted in wasteful or inefficient use of electricity and high demand for electricity supplies. For instance, in the Carpinteria Valley area, many greenhouses which were constructed years or decades ago have historically been utilized for the cut-flower industry and transitioned to cannabis cultivation. Many of these operations may have engaged in activities that have resulted in high demand for electricity, such as use of high-intensity lighting for cultivation and powering and operation of equipment; but such existing conditions and electricity demands associated with these operations cannot accurately be determined. The Program's potential net increase in energy demands can therefore not feasibly be quantified. Regardless, it is reasonable to assume that under the Program, existing uses may transition to uses which support cannabis-related activities, including the development of an existing vacant site with no historic electricity use or the transition of existing agricultural operations to cannabis-related uses, and may result in an increase in electricity demands countywide. While the Project may constitute a significant increase of electricity demand in the County, the increase in demand on PG&E and SCE services is negligible. Further, as licensees under the Project would increase demand for electrical supplies over a span of many years, the projected demand would be factored into PG&E's and SCE's 10-year load forecasts and associated supply planning. Electric services are provided upon demand from consumers and expanded as needed to meet demand, consistent with applicable local, state, and federal regulations. However, the increase in energy demand over baseline conditions in the County would be *potentially significant*. Implementation of **MM UE-2a**, *Energy Conservation Best Management Practices,* **MM UE-2b**, *Participation in a Renewable Energy Choice Program*, and **MM UE-2c**, *Licensing by the County Green Building Committee*, would be required to reduce impacts.

Natural Gas

The Project is not anticipated to result in substantial new demand for natural gas supplies, as natural gas is not typically required as part of cannabis cultivation or manufacturing operations, but may be utilized during processes not directly related to these activities (i.e., building heating systems). Such demands would represent a negligible increase in demand for natural gas supplies provided by PG&E and SCE, which have the infrastructure and capability of meeting incremental increases in demand throughout its service area. While the operation of commercial cannabis facilities would not likely

directly increase demand for natural gas supplies, many manufacturing operations within the state are known to currently operate closed-loop butane, a liquefied petroleum gas (LPG) product, solvent extraction machines for the processing of "butane honey oil" (BHO) products. These machines require the use and storage of large volumes (i.e., 100-gallon tanks) of butane gas for each extraction machine. When operating this equipment, approximately 1 gallon of butane gas is consumed each day for each machine (County of Santa Cruz 2017). However, as no information is known regarding the extent or type of operations involved in cannabis product manufacturing within the County, such operations may not be characteristic of those operations which may exist or are proposed, and such assumptions remain highly speculative. Based on interviews with local operators, BHO extraction and other volatile manufacturing processes that may require the use of natural gas supplies may not be common within the County. Additionally, the 2017 Cannabis Registry identified a decrease in the number of future manufacturers when compared to self-reported existing manufacturers. Due to the likelihood for potential decreases in the commercial manufacturing industry, the limited demands associated with such processes, and the availability of natural gas services within the County, implementation of the Project is not anticipated to constrain existing natural gas supplies or result in the wasteful or inefficient use of such supplies; impacts are *less than significant*.

Petroleum and Transportation Fuel

The Project would result in the daily consumption of vehicle fuel as employees, distribution vehicles, lab testing vehicles, and customers would travel to and from any given licensed cannabis operation. However, the number of trips, vehicle miles traveled, and associated fuel demands generated by the Project remain speculative due to the programmatic nature of the Project and lack of information regarding the location, extent, and details of operation of future cannabis sites. While the Project may result in an undeterminable amount of new fuel consumption, increases in the demand for fuels within the County are likely to negligibly affect transportation fuel supplies, which are considered at a statewide level of demand and supply. For instance, based on reported statewide fuel demands, an increase in countywide fuel demand by 5,000,000 gallons of fuel per year – equivalent to an increase in personal vehicle miles traveled by approximately 152 million miles (4.3 percent of the County's annual VMT) - would constitute an increase in statewide fuel demands by less than 0.03 percent (EPA and Department of Transportation 2010).[6] For comparative purposes, an increase in countywide personal VMT of this magnitude would require development and operation of approximately 37,823,000 sf of new office development.[7] Given the Project's foreseeable negligible increase in regional and statewide demand and use of vehicle fuels, the Project is not anticipated to substantially constrain available supplies or result in the wasteful use of such resources. Impacts are therefore considered *less than significant*.

Impact UE-3. The Project would be potentially inconsistent with existing energy standards and conservation policies.

Consistency with existing energy standards, including policies and programs adopted under the County Comprehensive Plan or the ECAP, is required under Appendix F, *Energy Conservation,* of the

[6] Approximate fuel demand and associated personal VMT based on 2011 average fuel economy for passenger cars (30.4 miles per gallon) from the Environmental Protection Agency and National Highway Traffic Safety Administration's Final Rule on Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy (2010).

[7] Approximate square footage of office space development based on General Office land use Trip Generation Rates from the 8th Edition ITE Generation Report (2008).

CEQA Statutes and Guidelines. For projects within the County, compliance with the California Energy Code, Green Building Standards, and the Building Energy Efficiency Standards would result in consistency with existing energy standards.

The Project would not directly result in the development of any structures or change in existing zoning or General Plan designation. The Project instead establishes regulations for the engagement of commercial cannabis activities within eligible zoned lands and the development of a cannabis licensing program. The Project may result in future development to support licensed cannabis operations within such eligible agricultural, commercial, mixed use, and industrial zones. However, as part of the licensing program, licensees would be required to apply for land use permits subject to the County Planning and Development Department's review and approval. This review process would ensure that sites proposed for cannabis operations are developed in compliance with adopted energy and building standards and would not conflict with the regulatory policies of the County Comprehensive Plan or the goals of the ECAP designed to promote energy conservation and reduce GHG emissions. While the Project is determined to be inconsistent with the ECAP as discussed under Impact AQ-4 in Section 3.3, *Air Quality and Greenhouse Gas Emissions,* implementation of code amendments as part of the Project and licensing of cannabis operations would not affect the County's ability to continue to promote or encourage the measures and goals for energy conservation that have been provided and outlined in the ECAP. Further, license applications would be subject to similar review requirements at the state level, which would ensure further consistency with standards for energy and building design that have been adopted at the state level. Therefore, the Project is not considered to be inconsistent with existing energy standards, and impacts are *less than significant*.

3.13.4.3 Cumulative Impacts

Cumulative utility and energy conservation impacts are considered on a countywide basis. As discussed above, the Project would contribute to impacts to the County's water conveyance systems, municipal and rural water supply, wastewater collection and treatment systems, solid waste services and disposal capacities, and energy resources. The cumulative projects identified in Table 3.0-6 and Table 3.0-7 include several regulatory changes and individual development projects that may either directly or indirectly result in physical development. Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in emissions would occur given the potential for growth in the agricultural and manufacturing industries under the Project.

Subject to existing review processes and standards, future permit requests required or enabled by these projects must be found consistent with adopted County policies and current ordinances and development standards. In addition, buildout of the Project is expected to occur over many years, and the licensing of commercial cannabis operations is not expected to consist entirely of new construction or development that could constrain existing supplies or result in adverse environmental harm from the construction or expansion of necessary utility infrastructure. While unlimited area cultivation would become a permitted license type under the Project in 2023, delayed implementation of this cumulatively considered aspect of the Project is not expected to substantially affect utilities, utility services, or energy resources. As discussed in Chapter 3, *Environmental Impact Analysis,* leading up to 2023, it is expected that the County will have issued licenses for a large majority of proposed future cannabis operations. Phased implementation of unlimited cannabis cultivation

licenses is not anticipated to drastically increase the amount of commercial cannabis activities within the County such that significant adverse impacts to utilities and energy resources would occur, as it is anticipated that the cannabis industry in the County will have reached a level of market saturation or have approached economic buildout. Therefore, the combined effects of the Project and cumulatively considered projects on utilities and energy conservation would be *less than significant* (Class III).

3.13.4.4 Proposed Mitigation

The following mitigation measures shall be incorporated into the Cannabis Land Use Ordinance:

MM UE-2a. Energy Conservation Best Management Practices. To reduce impacts resulting from the inefficient or wasteful use of electricity during operation of licensed cannabis sites, the County shall ~~consider~~ amend~~ing~~ the Cannabis Land Use Ordinance to ~~encourage~~ require ~~licenses~~ applicants to fully offset ~~implement the below practices to the maximum extent feasible. The following measures may become license conditions at the discretion of the Licensing Official~~ net energy demand of cannabis activities and provide 100 percent of the cannabis activity's electricity demand through generation of alternative power onsite (e.g., solar and/or wind energy). Where 100 percent of the cannabis activity's electricity use cannot be met through generation of renewable energy onsite, applicants shall participate in renewable energy source programs and use power from alternative energy in compliance with **MM UE-2b**. To determine net energy demand, applicants shall submit documentation of the most recent 10-year historic energy use to the County. The County shall determine net increase in electricity use based on comparison of 10-year historic and projected demand. If historic electricity use data is not available, 100 percent of the licensing activity electricity demand shall be considered net energy demand and shall be fully sourced (100 percent) from renewable energy. Alternatively, implementation of energy efficiency and conservation measures, including but not limited to those provided below, may be used by applicants to demonstrate no net increase based on documented historic energy demand.

- ~~Renewable Energy Sources. Renewable energy sources shall be employed to supplement energy demand of cannabis activities, including, but not limited to:~~

  ~~a. Generate alternative power onsite (e.g., solar and/or wind energy). Solar panels may be installed on greenhouses or other structures used for cannabis activities.~~

  ~~b. Utilize power from alternative energy sources such as solar panels, wind power, geothermal, or alternative energy co-op.~~

  ~~c. Limit use of open flame burners and petroleum products.~~

~~2. Energy Conservation. Maximize energy efficiency of a cannabis activities, including but not limited to:~~

a. Conduct an annual energy audit.

b. Measure and record net energy use.

c. Upgrading and ~~Maintain~~maintaining efficient heating/cooling/dehumidification systems.

d. Implement energy efficient lighting, specifically light-emitting diode (LED) over high-intensity discharge (HID) or high pressure sodium (HPS) lighting where feasible.

e. Implement automated lighting systems.

f. Utilize natural light when possible.

g. Utilize an efficient circulation system.

h. Ensure that energy use is above or in-line with industry benchmarks.

i. Implement phase-out plans for the replacement of inefficient equipment.

~~i.~~j. Adoption of all or some elements of CalGreen Tier 1 and 2 voluntary elective measures to increase energy efficiency in new buildings, remodels, and additions.

Plan Requirements and Timing. The Cannabis Land Use Ordinance shall be amended prior to approval of the Project. The applicant shall provide, if available for the proposed site, historic and current/proposed electricity demands and shall demonstrate ~~participation in a renewable energy choice program~~ to the County Planning and Development Department ~~through documentation~~reductions in historic site electricity demands or offset of net electricity demands~~, or the Licensee shall adequately demonstrate the infeasibility of participation to County Planning and Development Department staff~~ prior to permitting and licensing.

Monitoring. The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. County Planning and Development Department staff shall ensure that a site adheres to MM UE-2a before issuance of a permit or license.

MM UE-2b. Participation in a Renewable Energy Choice Program. To reduce impacts resulting from the inefficient or wasteful use of electricity during operation of licensed commercial cannabis sites, the proposed Cannabis Land Use Ordinance shall ~~be amended to~~ include the provision ~~that~~ to fully offset net energy demand with renewable energy sources, all licensees shall participate in a Regional Renewable Choice (RRC) program, Green Rate program, Community Renewable program, or similar equivalent renewable energy program, if feasible. For licensed commercial cannabis operations that cannot generate renewable energy onsite, licensees shall be required to purchase renewable electricity from a County approved -renewable energy source for the net increase of energy demand. These programs may provide a clean source of power at a cost equivalent to PG&E and SCE utility rates, while retaining the provider's roles in maintaining power lines and providing customer service.

Plan Requirements and Timing. The Cannabis Land Use Ordinance shall be amended prior to approval of the Project. The applicant shall demonstrate participation in a renewable energy choice program and successful offset of net electricity demands to the County Planning and Development Department through documentation~~, or the applicant shall adequately demonstrate the infeasibility of participation to the County~~ prior to permitting.

Monitoring. The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. The County Planning and Development Department shall ensure that a site adheres to MM UE-2b before issuance of a permit or license.

MM UE-2c. ~~Licensing~~ Plan Review by the County Green Building Committee. To promote energy conservation practices under operation of all license types and consistent with County Comprehensive Plan Energy Element Public Service Policy 2.1.2, the Cannabis Land Use Ordinance shall ~~be amended to~~ include the provision that ~~licensees~~ applicants may participate in the Smart Build Santa Barbara (SB^2) Program as part of the ~~licensing~~ permit review processes in order to achieve the requirements of **MM UE-2a**. This measure would ensure licensees receive advice on feasible energy

conservation measures and means of achieving offset of net electricity demands, as required under **MM UE-2a** and **MM UE-2b**~~, incentives, or other energy-saving techniques~~.

Plan Requirements and Timing. The Cannabis Land Use Ordinance shall be amended prior to approval of the Cannabis Land Use and Licensing Program. The applicant should demonstrate incorporation of SB^2 committee recommended measures to the County Planning and Development Department through documentation, or the applicant shall adequately demonstrate the infeasibility of participation to the County prior to permitting or licensing.

Monitoring. The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. The County Planning and Development Department shall ensure that an applicant adheres to MM UE-2c before issuance of a permit or license.

3.13.4.5 Residual Impacts

Impact UE-1. Existing regulatory requirements at the federal, state, and local level would ensure that cannabis activities would not result in significant impacts related to water, wastewater, and solid waste systems and services. Therefore, impacts resulting from increased demand for water, wastewater, and solid waste services and infrastructure from development and operation of licensed cannabis facilities would be *less than significant* (Class III).

Impact UE-2. With requirement for offset of all net electricity demands with renewably sourced electricity supplies and incorporation of energy conserving best management practices to the maximum extent feasible under **MM UE-2a**, *Energy Conservation Best Management Practices,* participation in a renewable energy choice program as detailed under **MM UE-2b**, *Participation in a Renewable Energy Choice Program,* and encouragement for licensing review by the Green Building Council under **MM UE-2c**, ~~*Licensing*~~ *Plan Review by the County Green Building Committee*, potentially significant effects of the Project as described under Impact UE-2 would be reduced to a residual level of *less than significant with mitigation* (Class II).

Impact UE-3. Given that individual projects occurring under the Project would be subject to licensing and permit review by the County as part of the proposed Licensing Program and existing County procedures for project and permit review, sites proposed for cannabis operations would be developed and operated in compliance with adopted energy and building standards, and impacts would be *less than significant* (Class III).

Section 3.14
Population, Employment, and Housing

3.14.1 Introduction

This section describes potential population, employment, and housing impacts from implementation of the proposed Cannabis Land Use Ordinance and Licensing Program (Project). It includes a discussion of the population, employment, and housing trends within the unincorporated County of Santa Barbara (County), as well as the applicable regulations pertaining to the proposed Project. As described in Chapter 2, *Project Description*, as part of this Environmental Impact Report (EIR) the County has been divided into five general regions for planning purposes: Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, Cuyama Valley, and South Coast. The population, employment, and housing characteristics of these regions varies significantly, with lower density of population in more rural agricultural areas of the northern part of the County, and greater populations and employment opportunities surrounding the incorporated cities and in the South Coast. Where available, data on existing population, employment, and housing trends within select regions of the County are provided along with a discussion of possible changes in trends and growth forecasts under the Project. Key resources used in the preparation of this section include the Santa Barbara County Comprehensive Plan (particularly the Housing Element), County Community Plans, U.S. Census Bureau data, the Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan (RTP)/Sustainable Community Strategy (SCS), the SBCAG Regional Growth Forecast, the June 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (Cannabis Registry), and recent local EIRs.

3.14.2 Environmental Setting

Population and Employment

The U.S. Census Bureau and SBCAG provide population and employment estimates and projections for the County. The U.S. Census Bureau provides official population and housing counts every 10 years, which are typically used by other agencies to develop their own estimates and projections. The most recent decennial Census was published in 2010.

As part of its long-range planning, SBCAG forecasts population, household, and employment growth within the planning region. The most recent adopted projections are included in SBCAG's 2012 Regional Growth Forecast, which is based on 2010 U.S. Census Data (SBCAG 2012). These growth projections are reflected in SBCAG's RTP/SCS, which were adopted in the 2013 RTP/SCS and carried forward in the August 2017 Fast Forward 2040, SBCAG's most recently adopted RTP/SCS.

United States Census

The U.S. Census Bureau publishes population and housing statistics based on the U.S. Census and the American Community Survey (ACS). The U.S. Census is published every 10 years and includes population and housing data for the entire country, including the official count of the entire U.S. population. These data are used as the baseline from which most demographic projections are calculated. The ACS is conducted every year for a small sample of the population to provide current

information about various social and economic characteristics of communities, including housing, education, jobs, and more. The ACS also includes statistics that are not included as part of the U.S. Census.

According to the U.S. Census and as reported in SBCAG's census overviews for Santa Barbara County, the County as a whole has grown at a slower rate than the State of California over the last 10 years. In the 2010 U.S. Census, the population of the County was 423,895, with an unincorporated population of 133,417 (31.5 percent) and incorporated city population of 290,478 (68.5 percent). As a whole, the County experienced 6.1 percent growth in population between 2000 and 2010, growing by 24,548 residents. (See Table 3.14-1.) However, this growth in population was almost entirely associated with increases in the population of the incorporated cities; approximately 90 percent of total County population growth occurred in the City of Santa Maria. Within the unincorporated regions of the County, population has remained relatively stable due to large declines in populations in some communities. (See Table 3.14-2.) For comparison, the State of California experienced approximately 10.0 percent growth from 2000 to 2010; growing by nearly 3.4 million residents.

Table 3.14-1. U.S. Census Total Population 2000-2010

		2000	2010
Santa Barbara County (whole)	Total population	399,347	423,895
	Growth in previous 10 years	--	+6.1%
Santa Barbara County (unincorporated)	Total population	133,420	133,417
	Growth in previous 10 years	--	+0%
State of California	Total population	33,871,648	37,254,522
	Growth in previous 10 years	--	+10.0%

Sources: SBCAG 2011; U.S. Census Bureau 2002, 2017.

Table 3.14-2. County Unincorporated Population by Community 2000-2010

Community	Statistic	2000	2010	Community	Statistic	2000	2010
Isla Vista	Total population	21,069	23,096	Vandenberg Village[1]	Total population	5,802	6,497
	Growth	--	+9.6%		Growth	--	+12.0%
Los Alamos	Total population	1,372	1,890	Ballard	Total population	N/A	467
	Growth	--	+37.8%		Growth	--	--
Mission Canyon	Total population	2,610	2,381	Casmalia	Total population	N/A	138
	Growth	--	-8.8%		Growth	--	--
Montecito	Total population	10,000	8,965	Cuyama	Total population	N/A	57
	Growth	--	-10.4%		Growth	--	--
Orcutt	Total population	28,830	28,905	Garey	Total population	N/A	68
	Growth	--	+0.3%		Growth	--	--
Santa Ynez	Total population	4,584	4,418	Los Olivos	Total population	N/A	1,132
	Growth	--	-3.6%		Growth	--	--
Summerland	Total population	1,545	1,448	New Cuyama	Total population	N/A	517
	Growth	--	-6.3%		Growth	--	--
Toro Canyon	Total population	1,697	1,508	Sisquoc	Total population	N/A	138
	Growth	--	-11.1%		Growth	--	--
Vandenberg AFB[1]	Total population	6,151	3,338				
	Growth	--	-45.7%				

[1]Locations are within the federally-owned lands of Vandenberg Air Force Base, outside the jurisdiction of the County and area of applicability under the Project.

Source: SBCAG 2011.

Santa Barbara County Association of Governments

SBCAG is the federally designated metropolitan planning organization for the Santa Barbara region. The SBCAG boundary is coterminous with the County boundary. SBCAG develops socioeconomic estimates and growth projections, including population, households, and employment, for the County through enhanced forecasting methods and interactive public outreach. These estimates and projections provide the analytical foundations for SBCAG's transportation planning and other programs. In August 2013, SBCAG adopted the 2040 RTP/SCS, and in August 2017, carried forward the policies, plans, and objectives in the updated Fast Forward 2040 RTP/SCS. SBCAG's most recent Regional Growth Forecast was adopted in December 2012, and was used to inform the growth assumptions, policies, and objectives of Fast Forward 2040 RTP/SCS.

The Regional Growth Forecast is an employment driven analysis that represents the most likely growth scenario for the County in the future, considering a combination of recent and past trends, reasonable technical assumptions, local land use patterns, and local or regional growth policies. SBCAG seeks input from local cities and the County to prepare the RTP/SCS and Regional Growth Forecast. According to SBCAG's 2010-2040 Regional Growth Forecast, the population of the County as a whole is projected to increase by 22.7 percent from 2010 to 2040, for a total 2040 population of 519,965, while the population of the unincorporated area of the County is projected to grow by a similar 21.4 percent over the same period, for a total 2040 population of 163,257 (Table 3.14-3) (SBCAG 2011). Similarly, the number of households is projected to increase by 29.2 percent (41,500 units) across the whole County and 18.3 percent (8,312 units) in the unincorporated area of the County. As seen, growth for all three categories – population, households, and employment - is projected to increase at a lower rate in the unincorporated areas of the County than across the County as a whole, including incorporated cities and unincorporated areas.

Table 3.14-3. SBCAG Projected Population, Households, and Employment

		2010	2020	2035	2040	Change (2010-2040)
Santa Barbara County (Whole)	Population	423,800	445,891	507,482	519,965	96,165 (+22.7%)
	Households	142,100	149,900	177,400	183,600	41,500 (+29.2%)
	Employment	192,107	221,870	240,706	247,757	55,650 (+29.0%)
Santa Barbara County (Unincorporated)	Population	134,433	145,581	160,588	163,257	28,824 (+21.4%)
	Households	45,442	47,570	52,813	53,754	8,312 (+18.3%)
	Employment	51,047	55,779	60,324	64,032	12,985 (+25.4%)

Source: SBCAG 2012.

Employment Forecasts

The SBCAG Regional Growth Forecast addresses region-wide employment projections in the context of national and state projections. However, the County is composed of a different makeup of economic sectors when compared to the state and nation, which results in some statewide or nationwide projections that may not accurately reflect economic growth in the County. For instance, the Regional Growth Forecast has projected below average rates of growth and the overall decline in employment

in the agricultural economic sector, despite the County having a comparatively high share of employment in this sector and observed growth in the industry from 1990 to 2010. By the year 2040, the agricultural sector is projected to experience a decline in jobs by approximately 2,100 and the manufacturing sector is projected to decline by 400 jobs, while the transportation, warehousing, and utilities; retail trade; and professional and business economic sectors are projected to increase by 800 jobs, 800 jobs, and 14,900 jobs, respectively. (See Table 3.14-4; SBCAG 2012.)

Table 3.14-4. SBCAG Regional Employment Forecasts

Economic Sector	Growth (1,000 jobs)							Change 2010-2040
	2010	2015	2020	2025	2030	2035	2040	
Agriculture	18.7	18.6	18.6	18.0	17.4	17.0	16.6	-2.1
Mining	1.0	1.0	1.0	1.0	1.0	0.9	0.9	-0.1
Construction	7.0	8.2	9.4	9.7	9.9	10.3	10.7	3.7
Manufacturing	11.2	11.5	11.8	11.5	11.2	11.0	10.8	-0.4
Wholesale Retail	4.0	4.4	4.7	4.7	4.7	4.8	4.8	0.8
Retail Trade	17.9	18.9	19.9	20.0	20.1	20.5	20.8	2.9
Transportation, Warehousing, and Utilities	2.8	3.1	3.4	3.4	3.4	3.5	3.6	0.8
Information	3.4	3.8	4.1	4.2	4.2	4.3	4.4	1.0
Financial Activities	6.3	7.0	7.6	7.7	7.7	7.9	8.0	1.7
Professional and Business	21.7	25.2	28.8	30.5	32.3	34.5	36.6	14.9
Educational and Health	20.9	23.8	26.7	28.3	30.0	32.0	33.9	13.0
Leisure and Hospitality	22.0	24.4	26.9	28.0	29.0	30.5	31.8	9.8
Other Services	5.4	5.9	65	6.6	6.8	7.1	7.3	1.9
Government	38.1	38.8	39.4	40.2	41.0	42.4	43.5	5.4
Self Employed	17.0	19.1	21.2	21.8	22.4	23.3	24.1	7.0
Total	**197.4**	**213.7**	**229.9**	**235.6**	**241.3**	**250.0**	**257.6**	**60.1**

Source: SBCAG 2012.

Existing Cannabis Employment

The County's 2017 Cannabis Registry data reveals that there are 134 existing unique cannabis sites for which operators would seek a license for cannabis activities under the proposed Project. These sites may range in size and location, as well as type of operation. For instance, 29.1 percent of the 134 cannabis operations that have been identified indicate manufacturing operations occur onsite. Additionally, the 2017 Cannabis Registry did not allow for the identification of sites that may engage in other forms of cannabis activities (e.g., testing and distribution).

While there is no formally documented data related to employment associated with the existing cannabis industry locally in the County, the State of California released a consultant study in 2017 prepared by ERA Economics that contains extensive job analysis related to cannabis cultivation. For indoor and greenhouse growing, including trimmers, the study documents a full-time-equivalent (FTE) level of cannabis cultivation employment at 0.88 FTE per 1,000 square feet (sf) of canopy. For outdoor cultivation, the employment rate is 0.40 FTE per 1,000 sf of canopy. For outdoor cultivation and other cannabis activities, employment ratios may widely vary based on the size and type of

operation. Also, based on survey data collected by the County of Santa Cruz in March 2017 as part of the Draft EIR for the Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program, cannabis product manufacturing operations may employ three to six full-time employees for larger or more intensive higher-yield processes, such as supercritical CO_2, while smaller lower-yield manufacturing operations may operate with one to two workers (County of Santa Cruz 2017). Further, employees at sites that contain several cannabis activities may typically engage in work associated with multiple types of cannabis activities.

Cannabis operations in the County range in employment levels. The estimated number of existing cannabis industry-related jobs in the unincorporated area is 867 FTE in cultivation, including trimmers and processers at grow sites. It is unknown what percentage of these employees may be associated with non-cultivation related cannabis activities.

An estimate of the existing number of employees in the cannabis industry is difficult to determine. As discussed in Chapter 3, *Environmental Impact Analysis,* based on anecdotal data from the 2017 Cannabis Registry and without accounting for potential duplication within registry responses, ~~it is~~an estimated ~~that the~~ 216 cannabis activity sites ~~who indicate they~~ are currently cultivating an estimated 396 acres of canopy and may employ approximately 867 FTE employees, which includes onsite trimmers processors, packagers, manufacturers, transporters, or operations supervisors/managers, and 802 part-time or seasonal employees, for a combined maximum of 1,669 employees during harvest times. Based on site visits to local cannabis operations and interviews with representatives of the cannabis industry in July, August, and September 2017, these employees (especially part-time or seasonal employees) may work at multiple unique cannabis sites, or where cannabis operations are intermixed with existing agricultural operations, such as in the Carpinteria Valley. Cannabis employees may split their work between agricultural or greenhouse operations and cannabis activities.

Housing

United States Census

According to SBCAG's 2010 Census Data Results Staff Report, the County as a whole had a housing stock of 152,834 units, of which 49,185 units are located in the unincorporated area of the County. This represents increases of 9,933 and 513 housing units or 7.0 and 1.1 percent, respectively, from the 2000 housing stock. (See Table 3.14-5.)

Table 3.14-5. Housing Unit Stock in 2000 and 2010

	2000	2010	Change (2000-2010)
Santa Barbara County (Whole)	142,901	152,834	9,933 (+7.0%)
Santa Barbara County (Unincorporated)	48,672	49,185	513 (+1.1%)

Sources: SBCAG 2011.

The U.S. Census Bureau and SBCAG also track the number of households, which differs from the number of housing units that counts both occupied and vacant units. A household is defined by the U.S. Census Bureau as a group of people who occupy a housing unit. Table 3.14-6 shows housing and household characteristics for the County for the year 2010.

Table 3.14-6. Santa Barbara County Housing and Households

Jurisdiction	Year	Housing Units	Occupied Housing Units	Vacant Units	Vacancy Rate	Seasonal, Recreational, and Occasional Use Units	Persons per Household
Santa Barbara County (Whole)	2010	152,834	142,104	10,730	7.0%	3,354	2.9
Santa Barbara County (Unincorporated)	2010	49,185	44,986	4,199	8.5%	808	2.9

Source: SBCAG 2011.

As shown in Table 3.14-6, the whole County's vacancy rate in 2010 was 7.0 percent, while the unincorporated area of the County's vacancy rate was higher at 8.5 percent. However, when seasonal, recreational, and occasional use units are removed from the total of vacant units, the vacancy rate drops to 4.8 percent throughout the County, and 6.9 percent throughout the unincorporated areas. In 2010, both the County as a whole and the incorporated areas, had an average household size of approximately 2.9 people per household (SBCAG 2011).

Santa Barbara County Association of Governments

The State of California determines the need for additional housing in various affordability categories for each planning region in the State. SBCAG then assigns a portion of this regional need to each municipality within its jurisdiction, which includes the unincorporated part of the County, and publishes this determination as the Regional Housing Needs Allocation (RHNA). The RHNA does not encourage or promote growth, nor does it require local jurisdictions to build the number of housing units assigned to the jurisdiction by the RHNA. Rather, the purpose of the RHNA process is to anticipate population growth, and ensure that each jurisdiction is planning for its share of the associated housing so that collectively the region will provide sufficient opportunity for housing to meet population needs and address social equity.

SBCAG allocated 661 housing units to the unincorporated area of the County as the area's fair share for the 2014-2022 RHNA planning period. Approximately 57.0 percent of the 661 units are designated as units for households with very low to moderate income levels (Table 3.14-7).

Table 3.14-7. Santa Barbara County RHNA by Region and Income Level

Region and Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Santa Maria	**1,021**	**681**	**758**	**1,795**	**4,255**
City of Santa Maria	985	656	730	1,731	4,102
City of Guadalupe	12	8	13	16	50
Unincorporated	*25*	*16*	*14*	*47*	*103*
Lompoc	**138**	**92**	**101**	**244**	**575**
City of Lompoc	126	84	95	221	525
Unincorporated	*12*	*8*	*7*	*25*	*50*
Santa Ynez	**110**	**73**	**73**	**202**	**457**
City of Solvang	42	28	30	75	175
City of Buellton	66	44	41	124	275
Unincorporated	*2*	*1*	*1*	*3*	*7*
Cuyama	**--**	**--**	**--**	**--**	**--**
South Coast	**1,356**	**964**	**1,118**	**2,305**	**5,743**
City of Carpinteria	39	26	34	64	163
City of Santa Barbara	962	701	820	1,617	4,099
City of Goleta	235	157	174	413	979
Unincorporated	*120*	*80*	*90*	*210*	*501*
County Total	**2,625**	**1,810**	**2,049**	**4,545**	**11,030**
Unincorporated Total	***159***	***106***	***112***	***284***	***661***

Source: SBCAG 2013.

County of Santa Barbara Housing Element

California's Housing Element Law requires that each city and county, when preparing their state-mandated Housing Element of a General Plan, develop local housing programs designed to meet their "fair share" of existing and future housing needs for all income groups. The "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower-income households.

The Housing Element Update (adopted on February 3, 2015) of the County Comprehensive Plan meets the requirement to provide suitable sites consistent with the RHNA (Table 3.14-8). The number of available sites for each income category in the County are greater than the allocation defined in the RHNA. The adopted Housing Element Update also includes policies and programs to help ensure that local land-use controls allow the development of an adequate housing supply for all economic segments of the population, particularly focusing on the housing needs of farmworkers, lower-income, workforce, and special needs housing (County of Santa Barbara 2015).[1]

[1] Pursuant to the County Land Use and Development Code, a farmworker is an agricultural employee as defined in Section 1140.4(b) of the California Labor Code, which defines an "agricultural employee," as an employee engaged in agriculture, including farming, cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm as an incident to or in conjunction with such

Table 3.14-8. Santa Barbara County Housing Allocation Relative to Available Sites

Jurisdiction	Unit Capacity			
	Very Low/Low Income	Moderate Income	Above Moderate Income	Total
Unincorporated County RHNA	265	112	284	661
Santa Barbara County Housing Element Available Sites	853	581	3,719	5,153
Over/Under Goal	+588	+469	+3,435	+4,492

Source: County of Santa Barbara 2015.

3.14.3 Regulatory Setting

3.14.3.1 State

State Housing Element Law

State law (Government Code Section 65580-65589.8) recognizes the vital role local governments play in the supply and affordability of housing. Local governments in California are required to adopt a comprehensive, long-term general plan for the physical development of the jurisdiction, including a Housing Element. Housing Element law, enacted in 1969, mandates that local governments adequately plant to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local Housing Elements for compliance with state law and to report its written findings to the local government.

3.14.3.2 Local

Santa Barbara County Comprehensive Plan

The Comprehensive Plan provides general goals, policies, and programs applicable to the unincorporated portions of the County. The Comprehensive Plan is required to maintain internal consistency between all adopted elements. The Land Use Element defines the blueprint for physical development with goals, policies, actions, and development standards that provide the framework for physical development and use of land within the County, and provides for goals, policies, actions, and development standards specific to adopted local Community Plans. Included in the Comprehensive Plan, as required by the state, is the Housing Element, which sets forth standards, goals, and policies to address the preservation, improvement, and development of housing for all economic segments of the communities.

farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market (California Labor Code Section 1140.4(a)).

Land Use Element

The Land Use Element contains the broadest scope of all components within the Comprehensive Plan. It includes the following regional fundamental and overarching goals and policies relating to population, housing, and economy and employment:

> **Environment:** Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.

Included in the Land Use Element are the following area/community goals and policies relating to population, housing, and economy and employment and which would be applicable to the Project:

Carpinteria

> **Population/Growth:** The rate of growth for the Carpinteria area is recommended not to exceed 0.9 percent per year.

Montecito

> **Growth and Service-related Resources Goal I.A:** Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Santa Barbara Area

> **Population/Growth:** The population level and rate of growth of the South Coast should not adversely alter the present quality of life and the environment. Economic growth and prosperity should be achieved through growth in productivity generated by a stable population rather than being linked to population growth.

Lompoc Area

> **Population Growth:** The present character of the Lompoc area should be retained and enhanced. Population should remain within available natural resources and should enhance present quality of life and environment. The limits of the natural resources should be ascertained. Then an estimate should be made of the reasonable holding capacity and a planned growth be made that is compatible with available resources.

Santa Maria/Orcutt Area

> **Population Growth:** Economic and population growth should proceed at a rate that can be sustained by available resources. The availability of these resources, especially water, should be continuously monitored and integrated with the growth.

Housing Element

The Housing Element is mandated by Sections 65580 to 65589.9 of the Government Code. State Housing Element law requires that each county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. The goals, objectives, policies, and programs provided in the Housing Element Update focus largely on the protection and provision of housing, including affordable housing and farmworker housing, and apply largely to County actions and projects which involve the development or redevelopment of housing and residential uses.

3.14.4 Environmental Impact Analysis

This section discusses the potential population, employment, and housing impacts associated with the Project. A detailed discussion of each impact follows. Where there are potentially significant or significant and unavoidable impacts, mitigation measures are proposed and the residual impact after mitigation is determined.

3.14.4.1 Thresholds of Significance

CEQA Guidelines Thresholds

The following thresholds of significance are based on Appendix G of the 2017 California Environmental Quality Act (CEQA) Guidelines. For the purpose of this EIR, implementation of the Program may have a significant adverse impact on population, employment, or housing within the County if it would:

- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Non-Applicable Thresholds

Thresholds relating to the displacement of existing housing or substantial numbers of people would not apply to this Project. The Project does not directly propose new development that may displace existing development, including places of employment or housing. Rather, the Project would involve amendments to existing County Code to allow for cannabis activities in eligible zone districts that have been determined to be compatible with the types of activities proposed for licensing. Therefore, the Project would not involve the displacement of substantial numbers of existing housing or people, such that the construction of replacement housing is required. These issues will not be further addressed in this EIR.

County Environmental Thresholds

The County has not adopted thresholds relating to population, employment, or housing as part of the *Environmental Thresholds and Guidelines Manual* (2008). Instead, the County relies on analysis and consideration of impacts with regard to significance criteria based on State CEQA Guidelines.

3.14.4.2 Project Impacts

This section discusses potential impacts to population, employment, and housing from the proposed Project. Table 3.14-9 below provides a summary of the population, employment, and housing impacts resulting from the proposed Project.

Table 3.14-9. Summary of Population, Employment, and Housing Impacts

Population, Employment, and Housing Impacts	Mitigation Measures	Residual Significance
Impact PEH-1. The Project would potentially induce population growth ~~C~~countywide.	~~MM PEH-1, In Lieu Fees.~~	Less than significant ~~with mitigation~~ (Class III)
Cumulative Projects	No mitigation required	Less than significant (Class III)

Impact PEH-1. The Project would potentially induce population growth Countywide.

Generation of New Employment

As described above in Section 3.14.2, *Environmental Setting,* and in Chapter 3, *Environmental Impact Analysis*, the Project would potentially result in an anticipated increase of 730 acres of cannabis canopy (for a total of 1,126 acres) in the County. Utilizing the Cannabis Registry data, these values indicate an approximate 184 percent net increase in cannabis canopy that would potentially occur under the Project. If this same percentage is applied toward the number of employees associated with current cannabis cultivation and manufacturing in the County, this would result in an estimated increase of full-time employees from 867 to 2,465 (net increase of 1,598), and an increase of part-time/seasonal employees from 802 to 2,280 (net increase of 1,478), for a combined maximum of 4,745 full-time and part-time/seasonal employees in the County associated with cultivation and manufacturing during harvest time, a net increase of 3,076 employees. (See Table 3.14-10.)

Table 3.14-10. Project Employment Generation Based on Cannabis Registry Data (Cultivation and Manufacturing Only)

Project Component	Existing	Net Increase		Gross Total	
Acres of Cannabis Canopy	396	730		1,126	
Full-Time Employees	867	1,598	New Employment Under Project: 3,076	2,465	Employment of Industry: 4,745
Part-Time Employees	802	1,478		2,280	

Source: 2017 Cannabis Registry Data.

Currently, the only active cannabis industry components in the County are cultivation and manufacturing. The Project would also allow distribution, retail, and testing components. Since the Cannabis Registry Data only provides employment data for the existing cultivation and manufacturing industry components, Institute of Transportation Engineers (ITE) estimations are relied on for industry components that are not currently active within the unincorporated County. As shown in Table 3.14-11 below, future distribution, retail, and testing are estimated to result in a combined increase of 539 employees. (See Table 3.14-11.) When combined with the net increase of new cultivation and manufacturing employment under the Project, this would result in a total net increase of 3,615 new cannabis industry jobs after implementation of the Project, or a grand total of 5,284 employees associated with the cannabis industry within the County. (See Table 3.14-10.)

Table 3.14-11. Project Employment Generation Based on ITE Traffic and Employment Generation Rates

Cannabis Activity	Comparative Economic Sector	Potential Buildout	Employment Rate[1]	Estimated Employees
Distribution	Transportation, Warehousing, and Utilities	281,500 sf	1.28 FTE/1,000 sf	360
Retail	Retail Trade	86,000 sf	1.82 FTE/1,000 sf	157
Testing	Professional and Business Services	9,000 sf	2.47 FTE/1,000 sf	22
Total	**--**	**376,500 sf**	**--**	**539**

[1]Employment rates based on cannabis cultivation employment rates discussed in Section 3.14.2, *Environmental Setting,* and ITE traffic and employment generation rates.
Source: ERA Economics, LLC for CA Department of Food and Agriculture 2017; U.S. Green Building Council 2008.

Table 3.14-12. Project Employment Projection

Existing Cannabis Employees	1,669
New Employees from Cultivation and Manufacturing (See Table 3.14-10.)	3,076
New Employees from Distribution, Retail, and Testing (See Table 3.14-11.)	539
Net New Cannabis Employees	*3,615*
Total Cannabis Employees	**5,284**

This increase in employment would account for approximately 6.0 percent of the projected Countywide employment growth through 2040 (2010-2040 employment forecast change; SBCAG 2012).

Increases in County Population

An increase in employment growth within the County resulting from implementation of the Project would result in an increase in total County population. New employees due to future growth of the cannabis industry under the Project are estimated to amount to a net increase of 3,615 employees, which would contribute incrementally to increased demand for housing, which in turn would contribute to an increase in the County's population. For purposes of this analysis, assuming an average household size of 2.9 for the County, if each employee relocated to the County as a new resident, the Project would increase total population ~~of~~ by approximately 10,484 individuals, assuming that each cannabis employee would require a new home. This increase in population would account for approximately 11 percent of the projected Countywide population growth through 2040 (2010-2040 population forecast change; SBCAG 2012). However, some of these new employees could be existing residents of the County and adjacent counties, who are currently unemployed or who change jobs during their careers. Further, it is anticipated that many of these employees may currently exist within comparable economic sectors (e.g., agriculture, manufacturing, and retail). Cannabis operations can be more employee intensive than existing agriculture, but the skilled labor pool is very similar. In this case, existing employees could transition to cannabis related activities, as has been the case in many existing cannabis operations within the County.

Demand for Housing

An estimated increase in 3,615 cannabis-related employees resulting from future cannabis activities would result in a commensurate increase in housing demand from new employee populations of full-

time and part-time/seasonal employees. Although it is possible that many employees would come from the existing workforce in the agricultural, manufacturing, and retail economic sectors of the County, new employees could also be drawn to the area due to the new economy associated with cannabis locally. There would be an increase of new workers that would commute to cannabis-related jobs and potentially relocate to urban areas near cannabis sites as a result of Project implementation, which would result in increased housing demand associated with employee populations of the new cannabis-related workforce. Secondary effects attributed to backfill of new employees' current jobs could also result in a slight increase in employment generation and associated demand for housing. As explained above, the projected 3,615 new employees would potentially create the demand for 3,615 new housing units, assuming each new employee needed a home. This increase in housing demand would account for approximately 11 percent of the projected Countywide household growth through 2040 (2010-2040 household forecast change; SBCAG 2012).

High demand for farmworker and low-income housing would particularly increase due to the anticipated wages of cannabis employees and associated household income, assuming the cannabis employee is the only wage earner of the household. Because of its history, wages associated with cannabis activities remain somewhat speculative; however, it is likely that wages that were previously paid "under the table" will increase in the future for cannabis employees, as legal employees would be subject to labor laws. Wage levels are anticipated to be similar to vineyard harvest rates, currently at approximately $20 per hour (ERA Economics, LLC for CA Department of Food and Agriculture 2017). Assuming a 40-hour work week, over 52 weeks, $20 per hour is equivalent to $42,640 gross income per year. If the cannabis cultivator/worker were the only wage earner in a local family (three persons, rounded up from 2.9 average household size for the County), that would qualify the household as "very low income" under the criteria established by the California Department of Housing and Community Development (California Department of Housing and Community Development 2017). Therefore, it is likely that many cannabis employees would live at or below the "low income" threshold and may qualify for affordable and/or farmworker housing options.

In relation to the County's and SBCAG's growth forecast of 247,757 employees, 173,835 housing units, and 520,011 persons by 2040, growth resulting from Project implementation would fall within 2040 projections. The Project is expected to result in an additional 3,615 jobs, representing approximately 1.5 percent of projected employment in the County in 2040. Demand for housing is expected to nominally increase as a result of 3,615 new employees in the cannabis industry. The projected demand for 3,615 new housing units, assuming each new employee would require a home, would constitute demand for a 2.1 percent increase in the County's existing housing stock. These nominal increases in demand for housing would be met by existing vacant housing and ongoing County programs to meet housing demand, including the County Housing Element update process.

Based on the number of people per household (2.9), the potential 3,615 new residential units would directly support 10,484 residents, which would account for only 2.0 percent of the population of the whole County by 2040. Therefore, the Project would not induce substantial population growth in the County overall. Further, ~~while~~ ongoing implementation of Housing Element programs ~~will~~ would assist with the provision of affordable housing and farmworker housing to meet the County's housing needs~~. Because~~

New demand for housing is not an impact to the physical environment that is subject to environmental review pursuant to CEQA; however, the impacts to the physical environment that would result from projects that are proposed to meet the new demand for housing, are subject to environmental analysis pursuant to CEQA. Given that the Project involves ordinance amendments that would facilitate possible cannabis activities, it cannot be determined exactly where future population growth would

occur as a result of the cannabis industry and, consequently, what impacts to the physical environment would occur from housing projects that are proposed in order to accommodate this population growth. Such an analysis would require speculation and forecasting that cannot be supported with substantial evidence, if it were to be conducted as part of the environmental analysis set forth in this programmatic EIR for this Project.[2] The actual increase in population and demand for housing which would result from the Project would be included in SBCAG's growth forecasts and RHNA numbers that would inform future Housing Element updates. The Housing Element updates would be subject to environmental review pursuant to CEQA and, given that the environmental analysis would be based on SBCAG's growth forecasts and RHNA numbers, would include an analysis of the environmental impacts that would result from providing the needed housing for the population increase that would result from this Project. Finally, each application for the development of housing required for the population increase that this Project would generate must be consistent with the Housing Element, and these future individual housing projects would be subject to environmental review pursuant to CEQA. Therefore, impacts to population, employment, and housing would be *less than significant.*~~, implementation of **MM PEH-1**, *In Lieu Fees*, would reduce impacts and ensure housing demand is met by new populations specifically generated from employment in the cannabis industry locally.~~

3.14.4.3 Cumulative Impacts

Project approval would contribute to cumulative impacts to population, employment, and housing associated with pending development projects Countywide, including two ongoing comprehensive planning projects and 79 active development review projects. (See Tables 3.0-5 and 3.0-6.) Specifically, cannabis activities may increase or decrease in different locations in the County depending on the County's proposed amendment to Article X of the County Code, which would require acknowledgement, relocation, or closure of existing legal nonconforming cannabis operations in the County. However, it is expected that overall increases in licensed cannabis activities would occur given the potential for growth in the agricultural and manufacturing industries under the Project. Cumulative impacts associated with the Project would include the maximum buildout of combined cannabis cultivation and manufacturing activities up to 1,135 acres (approximately 49.5 million sf). Project implementation in combination with other proposed development under cumulative pending projects would potentially induce population and employment growth and increase housing demand. As discussed above, the Project would generate an increase in population, employment, and associated housing demand in the County. However, since regional forecasts are updated every 4 years and Housing Elements are updated every 8 years, these increases can be considered and reflected in projections and plans as they are updated. The Project also requires that cannabis cultivation and manufacturing activities comply with existing County policies and regulations. If there is a substantial increase in housing demand due to the introduction of the cannabis industry in combination with additional proposed projects, this will be reflected in SBCAG's RHNA numbers for the next Housing Element update, and would need to be accommodated through housing policies/programs set forth in the update to the Housing Element. Therefore, cumulative impacts to population, employment, and housing would consist of a *less than significant* impact.~~The Project's contribution to increased housing demand would not be cumulatively considerable with~~

[2] See *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal. App. 4th. An EIR must discuss housing needs as reasonably might be generated by a project, but not in great detail. The analysis of housing demand resulting from this project, discussed in this section of this EIR, above, satisfies this requirement. Furthermore, for programmatic EIRs such as this one, the EIR need not forecast the impact that housing will have on as yet unidentified areas and propose measures to mitigate that impact. That process is best reserved until such time as a particular housing project is proposed.

~~implementation of **MM PEH-1,** *In Lieu Fees.* Therefore, the Project's cumulative impacts to population, employment, and housing would be *less than significant.*~~

3.14.4.4 Proposed Mitigation

No mitigation measures are required.

~~**MM PEH-1 (County Standard Mitigation Measure [CSMM] Hous-12). In-Lieu Fees.** For an applicant that proposes a substantial number of net new employees, the applicant shall pay in-lieu fees for affordable and/or farmworker housing in compliance with the provisions of Housing Element Policy 1.3.~~

~~**Plan Requirements and Timing.** The applicant shall pay the fee to the County's Housing & Community Development Department (HCD) prior to issuance of permit from the Planning and Development Department.~~

~~**Monitoring.** Planning and Development staff shall obtain written clearance from HCD, using the HCD Project Approval Form, prior to issuance of a land use permit and cannabis activities license.~~

3.14.4.5 Residual Impacts

Impact PEH-1. The County and SBCAG's local and regional growth projections would accommodate Project increases in employment, housing, and population by 2025, by which the Project is anticipated to reach a level of buildout or market saturation. As discussed above, if there is a substantial increase in housing demand due to the introduction of the cannabis industry, this will be reflected in SBCAG's RHNA numbers for the next Housing Element update, and would need to be accommodated through housing policies/programs set forth in the update to the Housing Element. Therefore, impacts to population, employment, and housing would consist of a *less than significant* impact.~~With regard to increases in demand for farmworker and affordable housing, the implementation of **MM PEH-1**, *In Lieu Fees*, would reduce impacts from the increase in cannabis employment under the Project, resulting in residual impacts that would be *less than significant with mitigation* (Class II).~~

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Chapter 4
Alternatives Analysis

4.1 Introduction

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe a range of reasonable alternatives to the project or to the location of the project that could feasibly avoid or lessen any significant environmental impacts while attaining the basic objectives of the project. This chapter describes three potential alternatives to the Cannabis Land Use Ordinance and Licensing Program (Project), including the No Project Alternative, analyzes potential environmental impacts resulting from the alternatives, and compares the degree of impact relative to the Project. From this analysis, this section also identifies the Environmentally Preferred Alternative, consistent with CEQA. The purpose of this section is to provide sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Project to inform the County's policy and decision-making process.

Key provisions of Section 15126.6 of the State CEQA Guidelines, which pertain to the alternatives analysis, are summarized below.

- The discussion of alternatives will focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if those alternatives would impede to some degree the attainment of the project objectives or would be more costly.
- The "No Project Alternative" will be evaluated, along with its impacts. The No Project Alternative analysis will discuss the existing conditions at the time the Notice of Preparation (NOP) was published, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.
- The range of alternatives required in an EIR is governed by a "rule of reason;" therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. Alternatives will be limited to ones that would avoid or substantially lessen any of the significant effects of the project.
- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

Alternatives to the Project were identified, screened, and either retained for further analysis or discarded, as described below. Alternatives were developed based on: information provided by the County; input received from comments on the NOP; feedback from the local cannabis industry; and review of other agency cannabis regulations and industry sources. The alternatives screening process consisted of the following steps:

Step 1: Define the alternatives to allow comparative evaluation.

Step 2: Evaluate each alternative using the following criteria:

- The extent to which the alternative would accomplish most of the basic goals and objectives of the Project (Section 2.3.1, *Project Objectives*.);
- The feasibility of the alternative, taking into account site suitability, economic viability, availability of infrastructure, General/Local Coastal Plan consistency, and consistency with other applicable plans and regulatory limitations; and
- The extent to which the alternative would avoid or lessen one or more of the significant environmental impacts of the Project.

Step 3: Determine the suitability of the proposed alternative for full analysis in the EIR based on Steps 1 and 2 above. Alternatives considered unsuitable were discarded, with appropriate justification, from further consideration. The State CEQA Guidelines require the consideration of a "no project" alternative and to identify, under specific criteria, an "environmentally superior" alternative. If the environmentally superior alternative is determined to be the "no project" alternative, CEQA Guidelines Section 15126.6 requires that the EIR also identify an environmentally superior alternative among the other alternatives.

Feasible alternatives that did not clearly offer the potential to reduce significant environmental impacts and infeasible alternatives were removed from further analysis. In the final phase of the screening analysis, the environmental advantages and disadvantages of the remaining alternatives were weighed with respect to their potential for overall environmental advantage, technical feasibility, and consistency with Project objectives.

At the alternatives screening stage, it is not possible to evaluate potential impacts of the alternatives or the Project with any measure of certainty; however, it is possible to identify elements of the Project that are likely to be sources of impacts. A preliminary assessment of potential significant effects of the Project was also considered in the development of alternatives. Additionally, the technical and regulatory feasibility of various potential alternatives was assessed at a general level. Specific feasibility analyses were not needed for this purpose. Any alternative with infeasible characteristics was disregarded. CEQA does not require elimination of a potential alternative based on cost of construction and operation/maintenance. For the Project, characteristics used to eliminate alternatives from further consideration included:

- Limited effectiveness in reducing environmental impacts;
- Feasibility and safety;
- Permitting feasibility;
- Potential adverse effects on resources;
- Potential effects on public health and safety;
- Potential for inconsistency with adopted agency plans and policies; and
- Feasibility when compared to other alternatives under consideration.

The range of feasible alternatives is selected and discussed in a manner that fosters meaningful public participation and informed decision-making.

4.1.1 Project Objectives

The objectives for the Cannabis Land Use Ordinance and Licensing Program (Project) are presented in Chapter 2, *Project Description*, and reiterated here for reference:

1. Develop a robust and economically viable legal cannabis industry to ensure production and availability of high quality cannabis products to help meet local demands, and, as a public benefit, improve the County's tax base;
2. Provide opportunities for legal commercial cannabis cultivation, testing, packaging, transportation, distribution, manufacturing, and retail sale in appropriate unincorporated areas of the County, consistent with state law and County regulations;
3. Develop a new regulatory program allowing for the orderly development and oversight of commercial cannabis activities and businesses, consistent with state law and existing agricultural industry practices, standards, and regulations;
4. Encourage commercial cannabis businesses to operate legally and secure a license to operate in full compliance with County and state regulations, maximizing the proportion of licensed activities and minimizing unlicensed activities;
5. Provide an efficient, clear, and streamlined commercial cannabis licensing and permit process and attainable regulations and standards to facilitate participation by commercial cannabis businesses in the unincorporated areas of the County;
6. Minimize adverse effects of commercial cannabis activities on the natural environment, natural resources, and wildlife, including riparian corridors, wetlands, sensitive habitats, and water resources;
7. Promote energy and resource efficiency in all cannabis activities, consistent with existing agricultural and other industry practices, standards, and regulations;
8. Establish land use requirements for commercial cannabis activities to minimize the risks associated with criminal activity, degradation of visual resources and neighborhood character, groundwater basin overdraft, obnoxious odors, noise nuisances, hazardous materials, and fire hazards;
9. Develop a regulatory program that protects the public health, safety, and welfare through effective enforcement controls (i.e., ensuring adequate law enforcement and fire protection services) for cannabis activities in compliance with state law, to protect neighborhood character and minimize potential negative effects on people, communities, and other components of the environment; and
10. Limit potential for adverse impacts on children and sensitive populations by ensuring compatibility of commercial cannabis activities with surrounding existing land uses, including residential neighborhoods, agricultural operations, youth facilities, recreational amenities, and educational institutions.

4.1.2 Summary of Potentially Significant and Unavoidable Impacts

Based on the analysis provided in this EIR, the Project would result in potentially significant and unavoidable impacts related to agricultural resources (Section 3.2, *Agricultural Resources*); air quality (Section 3.3, *Air Quality and Greenhouse Gas Emissions*); noise (Section 3.10, *Noise*); and transportation and traffic (Section 3.12, *Transportation and Traffic*). In addition to these project impacts, cumulative significant and unavoidable impacts were identified to aesthetics and visual resources (Section 3.1, *Aesthetics and Visual Resources*). This EIR identifies the following significant and unavoidable project impacts:

- **Agricultural Resources**. The Project may result in the cumulative loss of prime soils due to the eligibility for hard surface building floors to be installed on agriculturally productive soils;
- **Air Quality**. The Project would be potentially inconsistent with the Regional Clean Air Plan, the County Land Use Element Air Quality Supplement, and the Energy and Climate Action Plan; emissions from operations of cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment; cannabis activities could potentially expose sensitive receptors to substantial pollutant concentrations and create objectionable odors affecting a substantial number of people;
- **Noise**. Cannabis activity facilities would have a long-term increase in noise from traffic on vicinity roadways; and
- **Transportation and Traffic**. The Project may result in increases in traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system; cannabis activities may result in adverse changes in the traffic safety environment.

4.1.3 Alternatives Considered and Discarded

As discussed above, Section 15126.6(c) of the CEQA Guidelines requires that an EIR disclose alternatives that were considered and rejected, and provide a brief explanation as to why such alternatives were not fully considered in the EIR. The following alternatives were considered but eliminated from further analysis by the County:

1. **Residential Cultivation (Cottage Industry) Alternative –** Under this alternative, commercial cannabis cultivation would be permitted in selected residential zone districts, particularly those with larger lots where cannabis cultivation could potentially be accommodated while minimizing potential for neighborhood conflicts. This alternative's intent would be to support the cannabis industry in all areas of the County, including residential neighborhoods. Under this potential alternative, cultivation could occur within single-family residential neighborhoods in urban areas, as well as some Residential Ranchette zones within rural areas of the County. These residential neighborhoods would occur within unincorporated communities such as Casmalia, Orcutt, Garey, Sisquoc, and Tepusquet in the Santa Maria Valley; Vandenberg Village and Mission Hills in the Lompoc Valley; Ballard, Los Alamos, Los Olivos, and Santa Ynez in the Santa Ynez area; Cuyama, New Cuyama, and Ventucopa in the Cuyama Valley; and Gaviota, Eastern Goleta Valley, Hope Ranch, Mission Canyon, Toro Canyon, Montecito, and Summerland in the South Coast region. Cannabis cultivation would be licensed within structures such as existing attached garages that

are constructed consistent with the Santa Barbara County Code (County Code). Multiple family zoning districts, such as the two-family residential (R-2) and Design Residential (DR) and Planned Residential Development (PRD) zones would not be considered under such an alternative as these zones permit attached units that could have cultivation in close proximity to, or along the same walls as adjacent units. Further, these zone districts may not have private stand-alone garages, or may have garages which utilize heating, ventilation, and air conditioning (HVAC) units for ventilation, odor control, and cooling that could be proximate to shared walls which would create compatibility issues. To address consistency and compliance with the County Code, this alternative could build on the current Cottage Industry cultivation category to permit a limited level of residential cultivation while balancing environmental, public service, and quality of life concerns.

This alternative was discarded as it could potentially increase land use compatibility impacts and would not meet key Project objectives. This would include Project Objective No. 8, which states: "Establish land use requirements for cannabis activities to minimize the risks associated with criminal activity, degradation of visual resources and neighborhood character, groundwater basin overdraft, obnoxious odors, noise nuisances, hazardous materials, and fire hazards." Permitting cannabis cultivation and manufacturing in residential zones could increase criminal activity and the perception of the potential for increased criminal activity by residential neighbors. Even accounting for potentially well-managed garage grows, allowing cannabis activities in single-family residential neighborhoods could lead to potentially significant land use conflicts, expose children to cannabis activities, and result in an increase in odor and traffic complaints, thereby degrading the neighborhood character of a community. Further, allowing residential "garage grows" could conflict with Project Objective No. 9, which states, "Develop a regulatory program that protects the public health, safety, and welfare through effective enforcement controls (i.e., ensuring adequate law enforcement and fire protection services) for cannabis activities in compliance with state law, to protect neighborhood character and minimize potential negative effects on people, communities, and other components of the environment." It would also conflict with Project Objective No. 10, which states, "Limit potential for adverse impacts on children and sensitive populations by ensuring compatibility of cannabis activities with surrounding existing land uses, including residential neighborhoods, agricultural operations, youth facilities, recreational amenities, and educational institutions." Interspersing cannabis grows within residential zones would result in potential negative effects on the people residing in those communities, and specifically impact children, seniors, and other sensitive populations to cannabis activities and create the possibility of increased potentially significant impacts related to odors. In addition, residential zones typically support many school sites which—even with required setbacks—would incrementally increase exposure of children to cannabis activities.

In permitting larger scale cannabis activities proximate to large concentrations of residential units, this potential alternative could incrementally increase impacts related to safety, noise, air quality, and land use compatibility beyond those of the Project. Additionally, the results of the 2017 Cannabis Registry (Registry) did not indicate a substantial portion of the applicants were located in residential zones. Finally, early public comment on the NOP from residents of neighborhoods indicated strong concerns over the potential impacts of allowing larger grows in such locations. Therefore, this potential alternative was discarded from further consideration.

Eliminate Coastal Zone Alternative – Under this alternative, all cannabis activities would be prohibited within the Coastal Zone. This alternative would preserve existing Coastal Zone agricultural land and developed agricultural infrastructure for production of more traditional

agricultural crops and products; and it would eliminate the need for any future approvals from the California Coastal Commission. Consistent with Ordinance No. 4808 in the Coastal Zone Ordinance (CZO), which currently bans dispensaries in the Coastal Zone, this alternative would continue to disallow all new cannabis cultivation, manufacturing, distribution, retail sales, and testing throughout the Coastal Zone. All other unincorporated regions of the County, except within the Coastal Zone boundary, would be eligible for licensing as proposed under the Project. As such, this alternative would not involve any amendments to the CZO.

This alternative was discarded from further consideration in favor of Alternative 1 – Exclusion of Cannabis Activities from the AG-I Zone District Alternative. Much of the eligible area for cannabis activities in the Coastal Zone is within the AG-I zoning district. Notably, the existing cannabis activities in the Coastal Zone are located almost exclusively on lands with an AG-I designation. As such, the Eliminate Coastal Zone Alternative would essentially be a subset of Alternative 1. Since many of the comments received on the NOP expressed concerns regarding cannabis activities in the coastal and inland AG-I zones, the Exclusion of Cannabis Activities from the AG-I Zone District Alternative was selected for further analysis. Through the screening process described in Section 4.1 above, the alternatives that are analyzed in this EIR were determined to provide the best scenarios to represent the different planning approaches that have been considered thus far in the development of the Project.

Personal Use Licensing Required Alternative – Under state law, Proposition 64 legalizes cannabis for use by adults 21 or older, including the cultivation of up to six cannabis plants for personal use per residential dwelling/property, but also allows local jurisdictions to create "reasonable regulations" to limit personal cultivation. Under this alternative, all other components of the Project would remain as described in Chapter 2, *Project Description*; however, individuals would also be required to obtain a local license to grow the state-allowed six plants for personal use, in order to enable regulatory oversight of all personal cannabis activities and assist in tracking the presence and production of cannabis within the County. While a few stakeholders have requested that the Project include this component, a licensing requirement for personal use was never part of the scope or direction from the County Board of Supervisors (Board). On February 14, 2017, the Board established a temporary Ad Hoc Subcommittee on cannabis which met regularly through August 2017 to, in part, define the scope and objectives of the Project. The Ad Hoc Subcommittee held three public meetings, in addition to the two NOP scoping meetings, to engage the community and receive public input on the Project. With the exception of concerns about the effects of outdoor cultivation, neither members of the Ad Hoc Subcommittee nor members of the public expressed concerns about personal use cultivation. Rather, the focus throughout the planning process has been on commercial cannabis activities. As a result, this alternative would not achieve the objectives of the Project. This alternative would specifically conflict with Project Objective No. 3, which would develop a new regulatory program allowing for the orderly development and oversight of cannabis activities and businesses, consistent with state law and existing agricultural industry practices, standards, and regulations. Should the Board determine that reasonable regulations to limit personal cultivation are needed, then this component could be evaluated as a separate project.

No Cannabis Activities with Enhanced Enforcement Program – This alternative would fully ban all cannabis operations Countywide. Ordinance No. 4954 added Article X, titled "Medical Marijuana Regulations," to Chapter 35, *Zoning,* of the County Code, which prohibited the cultivation and delivery of medical cannabis, except for cultivation for personal medicinal use in accordance with the Medical Marijuana Regulation and Safety Act (MMRSA), the Federal

Controlled Substances Act (CSA), and Medical Marijuana Program Act. However, under this alternative, it is anticipated that Article X would be repealed or replaced with an outright ban on all cannabis activities, including those qualified or designated as legal nonconforming uses, by the year 2019. Under this alternative, no cannabis activities would be allowed after 2019, with the exception of those cannabis activities preempted by state law. In addition, this alternative would involve an expanded law and code enforcement program to attempt to actively terminate unlicensed cannabis operations.

While this alternative would be considered consistent with several of the Project objectives (Objectives No. 8, 9 , and 10) relating to establishing regulations on cannabis activities and reducing impacts to children and sensitive populations, this alternative was discarded as it would directly conflict with and not meet many of the other objectives of the Project. This would include Project Objective No. 2 which states: "Provide opportunities for legal cannabis cultivation, testing, packaging, transportation, distribution, manufacturing, and retail sale in appropriate unincorporated areas of the County, consistent with state law and County regulations." An outright ban on all cannabis activities would directly conflict with this objective through the creation of a prohibition on all cannabis operations. As a likely result of implementation of this alternative, it is reasonable to assume that many operators would relocate existing cannabis operations and continue to seek to operate as unlicensed operations resulting in potential increases in illegal and unlicensed activities within the County with related and exacerbated adverse environmental impacts, such as illegal grading and land clearing, traffic, use of hazardous materials, and unchecked demand for utilities and public services (i.e., fire protection and law enforcement services). Further, increased enforcement appears to be of doubtful effectiveness as more than 30 years of local, state, and federal government enforcement efforts, including the War on Drugs and Campaign Against Marijuana Planting (CAMP), have failed to extinguish or significantly diminish cannabis-related activities. Despite majority public support for legalization, it is doubtful that an increased enforcement campaign, lacking the resources of even past failed efforts, would effectively halt or significantly slow cannabis-related activities, particularly considering the lack of tax revenue generated from the licensing of cannabis operations as under the proposed Project which may help to fund an increased enforcement campaign under this alternative.

Further, prohibiting cannabis could conflict with Project Objectives No. 1, 3, and 4, which are focused on the development of a robust and legal cannabis industry, the establishment of a regulatory program that would produce and meet current market demands for cannabis and improve the County's tax base, and encouraging cannabis businesses to operate legally and secure a license to operate in full compliance with County and state regulations. Under this alternative, unlicensed cannabis businesses may continue to meet some demand for cannabis products locally, but the County would see no fiscal benefit while carrying the burden of related environmental impacts. There would also be no orderly development of cannabis activities, nor oversight of cannabis activities, and may not be feasible under local and state law. Further, demand of cannabis in the County likely would be met by supply from outside of the County, which could exacerbate impacts related to traffic generation and circulation, air quality, and greenhouse gases (GHGs), as well as public health and welfare, as the demands on local public services may increase (e.g., law enforcement and zoning enforcement services). Therefore, this potential alternative was discarded from further consideration.

Retail in Agriculture Zones Alternative – Under this alternative, all other components of the Project would remain as described in Chapter 2, *Project Description*; however, retail activities

would be allowed within agricultural zones Countywide. Similar to existing roadside agricultural produce stands or winery tasting rooms and in support of expanding the potential cannabis industry, this alternative would allow the sale of cannabis products from agriculturally zoned cultivation sites. Due to adherence to state regulations, this alternative may not be feasible and could result in increased traffic, noise, and quality of life concerns in agricultural and rural areas. This alternative would not meet Project Objective No. 9 which states, "Develop a regulatory program that protects the public health, safety, and welfare through effective enforcement controls (i.e., ensuring adequate law enforcement and fire protection services) for cannabis activities in compliance with state law, to protect neighborhood character and minimize potential negative effects on people, communities, and other components of the environment." Allowing cannabis retail activities in agriculture zones may increase public health and safety concerns associated with increased traffic, noise, and air quality impacts. As a result, this alternative was discarded from further consideration.

Existing Registrants Alternative – Under this alternative, in order to limit the extent of the cannabis industry within the County, the number of licenses issued by the County would be limited to the pool of applicants in the 2017 Cannabis Registry. This would place a cap on the total number of licenses administered within the County, in order to procedurally manage the growth of the cannabis industry within the County without restricting existing registrants who have indicated they would like to conduct cannabis activities. In effect, this Alternative would also preclude the option to obtain a Type 5 Unlimited Cultivation license in the future. The goal of this alternative would be to control the licensing, registration, and compliance to a proportion that more closely approximates existing grower demand in the County, and limit the amount of permitted development within the County that has the potential to adversely affect environmental resources. Under this alternative, the Existing Registrants Alternative would cap the total number of licenses allowed within the County at the quantity indicated within the 2017 Cannabis Registry (1,924 licenses total)~~, distributed as follows:~~ This alternative was discarded from further consideration in favor of Alternative 3, described below, which more closely aligns with the amount of indicated existing County operators and greatly limits the amount of potential expansion, instead of relying on the existing demand from growers..

- ~~Type 1: 176~~
- ~~Type 2: 217~~
- ~~Type 3: 382~~
- ~~Type 4: 270~~
- ~~Type 5: none~~
- ~~Type 6: 174~~
- ~~Type 7: 126~~
- ~~Type 8: 64~~
- ~~Type 10: 124~~
- ~~Type 11: 189~~
- ~~Type 12: 202~~

~~It is possible that the Existing Registrants Alternative would reduce some impacts by controlling the total amount of licensed operations that would require more protective measures for environmental resources; however, this alternative would not meet Project objectives including Project Objective No. 1, related to development of a robust and economically viable legal cannabis industry, nor Project Objective No. 4, which encourages businesses to operate legally and secure a license to operate in full compliance with County and state regulations, and maximizes the proportion of licensed activities by minimization of unlicensed activities. Additionally, placing a~~

~~limit on the quantity of licenses may result in future illegal or non-compliant operations once the total number of licenses are issued, and could result in associated detrimental, unregulated indirect impacts from continued unlicensed activities within the County. As a result, this alternative was discarded from further consideration.~~

4.2 Alternatives Considered and Analyzed in this EIR

During the preparation of this EIR, the County considered several alternatives for the Project. The goal for developing possible alternative scenarios under CEQA is to identify other means to attain the Project objectives (Section 2.3.2) while lessening or avoiding potentially significant environmental impacts caused by adopting the Project. A reasonable range of alternatives with the potential to attain the basic objectives of the Project but avoid or substantially lessen significant impacts is analyzed below. Each alternative is discussed in relation to the objectives of the Project. Alternatives selected for analysis include:

- No Project Alternative
- Alternative 1 — Exclusion of Cannabis Activities from the AG-I Zone District Alternative
- Alternative 2 — Preclusion of Cannabis Activities from Williamson Act Land Alternative
- Alternative 3 — Reduced Registrants Alternative

A description of environmental impacts under each alternative is also provided below. Table 4-3 provides a summary of the comparative impacts of each alternative to the Project.

4.2.1 No Project Alternative

In accordance with CEQA, the EIR includes a No Project Alternative. As the Project is long-term regulation of cannabis activities, the No Project Alternative does not mean "no future growth or land uses," but rather that permitted development under existing adopted laws, plans, and policies would occur as if no changes were made. As stated in CEQA Guidelines Section 15126.6(e)(3)(A), “typically this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Thus, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan.” Therefore, the No Project Alternative addresses the potential environmental impacts that could result if the proposed Project is not adopted and the goals, standards, policies, and actions of the Project are not implemented.

Under the No Project Alternative, the Project would not be adopted and cannabis activities administered under a County licensing program would not occur. The County would continue to prohibit new cannabis activities, consistent with the Nonmedical Marijuana Interim Urgency Ordinance (Ordinance No. 4922), which was adopted by the County in April 2017 and imposed a temporary moratorium on any activities that would require a state license under the recently passed Adult Use of Marijuana Act (AUMA). This moratorium is set to expire in March 2019, in which cannabis would then be regulated under the existing Chapter 35 Article X of the County Code. This article prohibits cannabis cultivation businesses; however, it grants certain exceptions for some activities. Per Article X, medical marijuana cultivation locations already existing on January 19, 2016, if they are legal under California state law, would become legal nonconforming uses. Currently, Article X does not set forth a procedure by which staff or a decision-making authority may consider and formally recognize a legal nonconforming use. Therefore, if the existing Article X requirements become

effective after the expiration of the Nonmedical Marijuana Interim Urgency Ordinance in 2019, cannabis activity sites would be able to operate indefinitely, subject to future County decisions. In order to obtain a state license, the operator of the legal nonconforming use location could apply for a state license, and when the state inquires for local approval, the County may choose to provide a non-response. After 60 days, a non-response would become a "non-action" by the local jurisdiction, and the state could issue a state license. Therefore, some existing cannabis activity sites may remain under the No Project Alternative, while some may not be able to continue operating under the state regulations.

As described in Chapter 2, *Project Description*, the County Sheriff currently maintains an enforcement approach to cannabis that responds to calls and complaints for service, but does not actively seek out unlicensed cannabis operations and most cases have occurred in the backcountry involving grows in the national forest; this approach would continue under the No Project Alternative. State agencies, including the California Department of Fish and Wildlife (CDFW) and the Central Coast Regional Water Quality Control Board (RWQCB) would provide some limited additional enforcement services focused on resource protection in the County under pending state programs to support licensed cannabis activities statewide.

Under the No Project Alternative, the direct impacts associated with licensing of an expanded cannabis industry related to traffic, air quality, and agriculture would not necessarily occur. Thus, the No Project Alternative would have potential to avoid a number of direct significant and unavoidable and potentially significant impacts associated with the Project.

However, the No Project Alternative would not address unregulated and illegal cannabis activities, nor offer an avenue for licensing and permitting, and such activities would continue to operate and very likely expand given permissive state laws. Under the No Project Alternative, existing County law enforcement would continue on a primarily response-to-complaints and call-for-service basis. In addition, pending state-level regulations and enforcement programs may also be increased. However, over the more than three decades of local, state and federal law enforcement activities, such as the California Attorney General's CAMP Program[1] and the War on Drugs, cannabis cultivation and related activities have not been eradicated. Even with local, state, and federal participation in cannabis law enforcement, as well as pending state-level regulations and programs developed from the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), the illicit cultivation of cannabis in California and the County would likely continue to be a major business. Therefore, there would be no orderly development, nor oversight of cannabis activities within the County, with potential for expanded illegal activities. As a likely result of implementation of the No Project Alternative, it is reasonable to assume that many existing cannabis operations would continue operating as unlicensed operations.

Potential Impacts to Resource Areas

Under the No Project Alternative, regulations for commercial cannabis operations would not be adopted and licenses and permits would not be issued in the County, thereby preventing local cannabis business from attaining state-level licenses, with the exception of legal nonconforming uses subject to Chapter 35, Article X of the County Code. While many direct Project impacts would thus be avoided, as described in Chapter 2, *Project Description,* and Chapter 3, *Environmental Impact Analysis*,

[1] The CAMP program partners local, state, and federal agencies to eradicate the large scale illegal cannabis cultivations from public and private lands – California Attorney General 2017 - https://oag.ca.gov/bi/camp

unregulated cannabis activities have potentially significant environmental impacts, particularly due to the lack of oversight and regulation and the need to conceal such activities. While it is not known to what extent such illegal activities would continue or expand, the long history of such activities in the County, strong interest in industry expansion, tremendous financial incentive, and lack of strong, credible, and effective enforcement indicate a potential for significant expansion of illegal activities. Such unregulated activities could create impacts related to grading, land clearing, habitat, water resources, odor, traffic, hazards, air pollution, the provision of public services, and utilities, such as energy and water. Under the No Project Alternative, unregulated cannabis activities would continue and likely expand with commensurate impacts to the environment, which would not be required to comply with the policies and development standards of the County's Comprehensive Plan or the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), CZO, or any mitigation measures identified for the Project. Continued and increased impacts to environmental resources from unlicensed or illegal activities could include sensitive habitat degradation, cultural resource disturbances, erosion and sedimentation, and ground and surface water quality issues, given the dynamic nature of intensity, variability, and location of cannabis-related uses. Service demands, including water, wastewater, fire and police, solid waste, and utilities, would also occur. Continuing unlicensed cannabis activities would be expected to result in land use conflicts, and exacerbate land use compatibility and quality of life issues, as well as related code compliance enforcement issues. Impacts to specific resources are discussed further herein.

As existing cannabis operations continue to seek to operate as unlicensed operations, this would result in potential increases in illegal and unlicensed activities within the County with related and exacerbated adverse environmental impacts, such as illegal grading and land clearing, traffic, use of hazardous materials, and unchecked demand for utilities and public services (i.e., fire protection and law enforcement services). Given these factors, successful implementation of cannabis prohibition may not be realistic, would not meet Project objectives, and may create substantially more severe impacts than expansion of the industry under a well-regulated licensing program.

Aesthetics and Visual Resources

Under the No Project Alternative, no locally licensed cannabis activities would occur, and thus direct impacts to aesthetic and visual resources resulting from licensed cannabis activities such as (1) impacts to scenic vistas and scenic resources from clearing, grading, and construction of cannabis-related structures; (2) changes to existing visual character from conversion of land; and (3) creation of new sources of outdoor nighttime lighting, would be avoided.

However, ongoing or expanded unregulated cannabis operations would adversely affect aesthetic resources in new locations and in new ways Countywide. While unregulated cannabis activities would remain subject to existing County enforcement in response to complaints and calls for service, as well as state-level enforcement programs, which may reduce adverse effects over time, the effectiveness of such programs is unknown given past failures to suppress the industry. Although cannabis-related activities within permitted structures may occur, unlicensed activities may also continue and expand in non-permitted structures. However, unlicensed activities generally conceal operations to avoid detection and are located in more remote and/or heavily screened areas. These operations would be difficult to detect and would not significantly degrade scenic resources in publicly visible areas. Therefore, impacts to aesthetics and visual resources under the No Project Alternative would be similar but slightly less adverse than impacts described in Section 3.1, *Aesthetics and Visual Resources.* While some new structural development related to unlicensed cannabis operations could occur in public viewsheds, visual impacts would be less than the proposed Project as there would be less

vegetation clearing, less grading in areas visible to the public, and reduced construction for new licensed structures. Therefore, due to the hidden nature of illegal activities, impacts would likely be relatively less than the proposed Project and would be *less than significant*.

Agricultural Resources

Under the No Project Alternative, no licensed cannabis activities would occur and potentially significant direct impacts to agricultural resources resulting from licensed cannabis activities, such as siting cannabis-related manufacturing and distribution uses on agriculturally zoned lands, and converting or covering agricultural soils with cannabis-related structures and foundations would not occur. Additionally, potential for expansion of greenhouse, processing, and manufacturing structures on prime soils would likely be avoided or minimized.

However, unregulated cannabis operations would adversely affect agricultural resources. Continued and accelerated unlicensed cannabis cultivation Countywide would potentially result in the incremental degradation or loss of some farmland or soils (e.g., loss of top soil through clearing activities, and related unregulated cannabis manufacturing activities upon prime soils), and adverse effects to lands identified as important farmland for the state or local level, and lands that are subject to a Williamson Act contract. The areas with the largest potential for continued adverse impacts would occur in more remote locations, isolated canyons, and more heavily vegetated foothill lands where activities can be most easily concealed. Such lands may include soils in valley bottoms or existing cropland on hillsides often located in or near the Los Padres National Forest (LPNF) and other public lands based on the preponderance of past known unregulated operations in these areas. While indirect impacts of illegal cannabis cultivation associated with agricultural resources under the No Project Alternative could occur, they would likely be substantially less than impacts described in Section 3.2, *Agricultural Resources,* and would be *less than significant*.

Air Quality and Greenhouse Gas Emissions

Under the No Project Alternative, direct impacts to air quality and those associated with GHG generation resulting from licensed cannabis activities, such as exposure of sensitive receptors to substantial pollutant concentrations, construction and operation generated emissions from cannabis activities, and cumulatively considerable increases in criteria pollutants would not occur.

No licensed cannabis activities would occur under the No Project Alternative, and unregulated cannabis operations would continue to emit air pollution and objectionable odors. Potential increased operation of unregulated sites would not comply with County standards and regulations. As such, air pollution and objectionable odor impacts would occur, including the use of diesel or gasoline generators, lack of use of commercial air scrubbers on indoor cultivation or manufacturing operations, and lack of setbacks such that the strong odor associated with cannabis, especially during the flowering phase, does not disturb nearby sensitive receptors. Unregulated manufacturing operations may involve activities that contribute to harmful air emissions from the release of combustion materials or other volatile gases. Other unregulated cultivation and manufacturing activities that would contribute to particulate emissions would likely occur, such as illegal clear-cutting and burning of trees and brush for cannabis-related development, in addition to burning agricultural waste rather than properly disposing in landfill or compost. Further, vehicle trips associated with cannabis activities would contribute significant amounts of nitrogen oxide (NO_x) on an ongoing basis, similar to the proposed Project. As these unregulated operations would be ongoing,

operational impacts related to air emissions and objectionable odors would be greater than the proposed Project and *significant and unavoidable* under the No Project Alternative.

Construction-related impacts may be comparable to the proposed Project related to site clearing for cannabis operations, such as greenhouse and outdoor cultivation; however, such impacts would not involve required site improvements for roads and water infrastructure. Therefore, the No Project Alternative is expected to generate fewer construction-related emissions, including dust (particulate matter), diesel emissions, and volatile organic compounds. Construction-related impacts would be expected to be less severe than the proposed Project and *less than significant*.

Potential unlicensed cannabis activities would also contribute to increased GHG emissions from high energy demand, including both from public utilities energy providers and the use of portable diesel and gasoline generators on a stationary basis for extended periods of time as a site's main energy source. Vehicles and water demand would further contribute to GHGs from unregulated cannabis activities. Therefore, impacts related to GHG emissions and produced by the construction and operation of future unregulated cannabis cultivation and/or manufacturing sites, and their associated infrastructure would be substantial and adverse, and similar to the impacts discussed in Section 3.3, *Air Quality and Greenhouse Gas Emissions*. While construction-related GHG emissions may be less than the proposed Project due to fewer site improvements, because the locations and nature of unregulated and unlicensed cannabis activities throughout the County would remain largely unknown and have no potential for mitigation, operational GHG impacts would be greater than the proposed Project and *significant and unavoidable*.

Biological Resources

Potentially significant direct impacts to biological resources resulting from licensed cannabis activities, such as expansion of cannabis-related development that would destroy, disturb, or otherwise interfere with special-status species and sensitive habitats; conversion of existing crops on agricultural land for cannabis cultivation use; and, potentially significant cumulative impacts to biological resources associated with waste discharge from cannabis activities would not occur.

Under the No Project Alternative, impacts of unregulated cannabis operations on biological resources would be more adverse compared to the proposed Project because unlicensed cannabis activities would not be subject to the County Code, including LUDC, MLUDC, or CZO standards, or proposed mitigation measures protecting sensitive biological resources. Existing and future cannabis activity operators may continue to clear-cut forests, remove or degrade sensitive habitats, expose such habitats to hazardous materials, adversely affect stream habitats, and engage in other non-permitted development activities that prevent the passage of wildlife or divert streams crucial to the life cycle of aquatic or riparian species. Therefore, because unregulated cannabis activities would continue under the No Project Alternative and not comply with existing regulations regarding biological resources, unlicensed cannabis activities would result in *significant and unavoidable* impacts that would be greater than the proposed Project.

Cultural Resources

Potentially significant impacts to cultural resources resulting from licensed cannabis activities, such as (1) physical demolition, destruction, relocation, or alteration of historical resources on previously unevaluated historic properties, and (2) disruption, alteration, destruction, or adverse effects on significant archaeological resources, tribal cultural resources, human remains, or paleontological resources, would not occur.

Under the No Project Alternative, impacts of unregulated cannabis operations on cultural resources would be greater compared to the proposed Project. The location of unregulated cannabis activities under this alternative would be variable and would occur throughout the County, including areas with known or unknown historical resources, archaeological resources, tribal cultural resources, human remains, or paleontological resources. Cannabis activities could also potentially involve reuse of historic structures for cannabis operations. Unregulated cannabis activities would not comply with state and County guidelines and regulations pertaining to cultural resources, and would not involve mitigation measures identified for the proposed Project to protect potentially significant cultural resources. Therefore, unregulated cannabis activities could have a potentially adverse effect on archaeological resources, tribal cultural resources, human remains, and paleontological resources from unpermitted ground disturbance, site development, and reuse of existing structures. Because no cannabis operations would be regulated by adopted standards, potential adverse impacts would be greater than the proposed Project and would be considered *significant and unavoidable*.

Geology and Soils

Direct impacts related to geology and soils resulting from licensed cannabis activities, such as potential adverse effects from clearing and grading for cannabis activities that would result in exposure to unstable earth conditions, particularly erosion, landslides, and other geologic hazards, would not occur.

Given that much would be unknown regarding unregulated sites and associated cannabis activities under the No Project Alternative, it is difficult to determine where cannabis activities would occur. However, it is likely that unregulated cannabis activity sites would be located in remote areas screened from public view, such as in steep-sloped mountainous areas and densely forested areas. Cannabis operations would continue to operate without adherence to County policies, as well as LUDC, MLUDC, or CZO regulations pertaining to siting, grading, and erosion control. Therefore, unlicensed cannabis activities would likely contribute to increases in geological hazards associated with extensive grading or clear cutting, which would result in soil erosion, sedimentation, alterations of site topography, and exacerbated erosion. Potential adverse impacts to soils and geologic resources would be greater than the proposed Project due to increased amounts of unregulated activities and lack of compliance with LUDC, MLUDC, or CZO regulations. Potential unregulated site grading and soil disturbance would have adverse effects on erosion and slope stability. Therefore, impacts would be greater than the proposed Project and would be *significant and unavoidable*.

Hazards and Hazardous Materials

Direct impacts to hazards and hazardous materials resulting from licensed cannabis activities, such as potential impacts resulting from prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities would not occur.

No licensed cannabis activities would occur under the No Project Alternative, and impacts to hazards and hazardous materials would result from ongoing unregulated cannabis operations Countywide. Unlicensed cannabis activity sites have the potential to store or discharge hazardous materials, including fuels, oils, pesticides, and fertilizers. Unlicensed cannabis activity sites also have a high potential to involve operations that increase fire hazards, including use of machinery, faulty electric power, and increased human presence onsite in remote and heavily vegetated areas. As compared to the Project, unregulated cannabis activity sites have a higher likelihood to be located on contaminated sites, such as former oil and gas pipelines or above underground storage tanks that may release

contamination during soil disturbance or excavation. Additionally, some types of cannabis product manufacturing involve storage and use of flammable and explosive materials (e.g., compressed liquefied petroleum gases) that would continue to occur unregulated under the No Project Alternative. Further, risky butane honey oil (BHO) extraction labs within the rural mountainous regions (e.g., rural Santa Ynez Valley and LPNF) where operations are less prone to be discovered may be concentrated in areas that are not subject to adequate emergency response services or evacuation plans. These sites pose increased risk to workers and residents in the event of wildfires. Unregulated facilities operating near sensitive receptors would also have the potential to expose significant populations to hazards or hazardous materials. Given the uncertainty of the locations and nature of unlicensed cannabis activities, as well as the inability to effectively ensure compliance with existing safety-related policies and regulations, adverse impacts to hazards and hazardous materials would be greater than the proposed Project and would be *significant and unavoidable*.

Hydrology and Water Resources

Direct impacts to surface and groundwater quality, surface water runoff, and groundwater levels would be avoided.

However, indirect impacts under the No Project Alternative related to unregulated cannabis operations in remote areas of the County could occur related to inappropriate siting, grading, use of pesticides, runoff control, rights to water, and erosion control that would adversely affect water resources, including streams and groundwater. Unlicensed sites may rely on existing and new wells that could draw groundwater at rates such that water resources would be adversely affected. Unlicensed sites may also rely on illegal stream diversions due to the lower expense of operating a portable pump compared to drilling a new well, or be sited in areas of inundation or mudflows. Further, unlicensed cannabis-related activities may not adhere to existing state regulations, County policies, the County Code, including LUDC, MLUDC, or CZO regulations intended to protect water quality, nor would these sites go through a licensing process to ensure water quality is considered in site development. Hydrologic impacts related to site disturbance and runoff from unregulated operations would remain. As a result, potential adverse impacts to hydrology and water resources within the County would be greater than the proposed Project and impacts would be *significant and unavoidable*.

Land Use and Planning

Direct impacts from the potential for licensing of cannabis activities on publicly owned lands (e.g., Gaviota, El Capitan, and Refugio State Parks) would be avoided.

However, impacts related to land use and planning policy consistency under the No Project Alternative would indirectly result from land use conflicts related to unregulated cannabis activities. With continued and future unlicensed cannabis activities, impacts to surrounding land uses, neighborhood character, and quality of life issues would likely expand under this alternative. Such impacts may involve but are not limited to non-residential activities within a residentially zoned neighborhood; high intensity commercial and manufacturing uses in low density or rural areas; nighttime activities generating light, noise, and traffic impacts in an area with sensitive populations; and intrusion of cannabis-related activities in recreational or educational areas heavily populated by children. Such neighborhood compatibility issues would also conflict with the County Code, including LUDC, MLUDC, and CZO standards. Without a cannabis permitting and licensing program, as proposed within the proposed Project, standards to ensure land use compatibility would not be implemented

and therefore, impacts would be greater than the proposed Project and would be *significant and unavoidable*.

Noise

Direct impacts associated with site construction and operation would not occur under this alternative.

However, ongoing and expanded unregulated cannabis activities would occur unlicensed throughout the County. Impacts would be less than the Project, as those activity sites which conduct operations at noise levels that exceed County thresholds on sensitive receptors would likely be discovered and shut down. Nevertheless, the unregulated operation of activity sites would not be required to comply with County thresholds for protections for sensitive noise receptors or ensuring that noise levels from generated traffic or similar operations are not exceeded. Therefore, though noise impacts from construction and operation would be less than the Project, impacts would remain *significant and unavoidable*.

Public Services

Direct impacts from the increased demand for public services, such as police, fire, and emergency services would be avoided.

However, ongoing and expanded unregulated cannabis activities would occur unlicensed throughout the County and particularly in inaccessible rural areas, where the availability of public services may be limited. The potential impacts on public services would depend on the location and uses involved in cannabis operations, as well as the availability of public services in the area. Unlicensed cannabis development would not be subject to LUDC, MLUDC, or CZO regulations or County policies addressing emergency services. Enforcement and management of illegal cannabis operations would place increased demands upon police- and fire-related services. For example, since the Sheriff responds to cannabis cases on a complaints-driven basis, it is expected that calls for service would increase commensurate with increased unregulated activities which many adversely affect neighborhoods throughout the County. Unregulated cannabis manufacturing, including volatile extraction processes, could continue or expand in remote areas unsuitable for manufacturing, such as in rural areas of the County subject to increased threat from wildfire for fire hazards, increasing fire, police, and emergency response times with unknown adequacy of fire suppression services. These activities could also increase fire and hazards risks for both residents and emergency response personnel. Such increases in demand associated with operation of unlicensed cannabis activities throughout the County may require the physical construction of new or expanded governmental facilities necessary to maintain standards for adequate service ratios, response times, or other performance objectives, the construction of which may result in adverse impacts to the environment. The population associated with unregulated cannabis would also demand other services, such as schools, libraries, and recreation, though these demands are expected to be similar to the proposed Project. Given unlicensed cannabis cultivation would not be in compliance with LUDC, MLUDC, or CZO regulations that address public service adequacy including acceptable emergency access, impacts related to public services under this alternative would be greater than the proposed Project and *significant and unavoidable*.

Transportation and Traffic

Direct impacts from the generation of new employee and commercial vehicle trips resulting from licensed cannabis activities such as (1) impacts related to traffic and daily vehicle miles travelled

(VMT); (2) inconsistency with plans and policies regarding public transit, bicycle, and pedestrian facilities; and (3) generation or exacerbation of circulation safety hazards, would be avoided.

However, ongoing or expanded unregulated and unlicensed cannabis operations would adversely affect the circulation network throughout the County. For instance, to avoid enforcement and incrimination, implementation of the No Project Alternative may increase the number of cannabis sites which may operate in areas with inadequate emergency access or in areas with unsafe roadway features or potential traffic hazards compared to the proposed Project. Operations that generate traffic from employees and operations that use private undeveloped roads or access rural roads within the County may introduce or exacerbate traffic safety hazards and conflict with users of the same roadways, without standards to ensure adequate access for all users of these roadways. Trips generated from unlicensed cannabis operations would also have the potential to exacerbate traffic congestion on local roads and highways already operating at or near unacceptable levels. Therefore, unlicensed operations have the potential to exacerbate impacts related to transportation and traffic more than the proposed Project, due to the lack of ability to identify and mitigate or address potential adverse effects, and impacts would be similar to the proposed Project and would be *significant and unavoidable*.

Utilities and Energy Conservation

Direct impacts to utilities and energy conservation resulting from licensed cannabis activities such as impacts related to (1) demand for water supplies and services, wastewater treatment, solid waste disposal services, and energy supplies, and (2) inconsistency with existing energy standards and conservation policies from the County Comprehensive Plan and Energy and Climate Action Plan, would be avoided.

However, the No Project Alternative likely would result in a greater number of unlicensed cannabis activities than under the proposed Project, which would result in greater adverse indirect impacts to water, wastewater, and solid waste services or infrastructure. While the cannabis industry may not reach a level that is anticipated under the proposed Project, and would likely result in reduced overall demand for utility services and supplies, illegal operations would occur without County Code or County policy compliance, and could include unregulated groundwater or surface water diversion, improper disposal and treatment/non-treatment of wastewater generated onsite, or the improper storage, handling, and disposal of municipal solid waste, as well as cannabis plant waste products. Unregulated cannabis operations also have the increased potential to result in the use and consumption of high levels of nonrenewable energy resources due to the lack of enforcement with regulations which would reduce energy demands of the proposed Project, particularly related to electrical supplies. Therefore, the No Project Alternative would result in greater impacts to utilities and energy conservation than the proposed Project, and impacts are considered *significant and unavoidable*.

Population, Employment, and Housing

Under the No Project Alternative, the County would not develop a licensing program that would allow for the expansion of a previously illegal business sector and the potential for the generation of a substantial new number of jobs, demand for housing, and associated increases in Countywide population. Thus, direct impacts to population, employment, and housing would be reduced.

However, the No Project Alternative would result in ongoing or expanded unregulated cannabis operations which may result in the generation of new employment opportunities. Increases in

employment under the No Project Alternative would likely be met by existing County workforce populations, and indirect increases in demand for housing and subsequent increases in countywide population is not anticipated to increase at a rate that would exceed local and regional growth forecasts. Because such operations would be unregulated, increases in cannabis-related jobs and demand for housing could not accurately be identified at the local or regional level, and such operations would not be considered under existing growth projections. Therefore, impacts would likely be less than the proposed Project and would be *less than significant.*

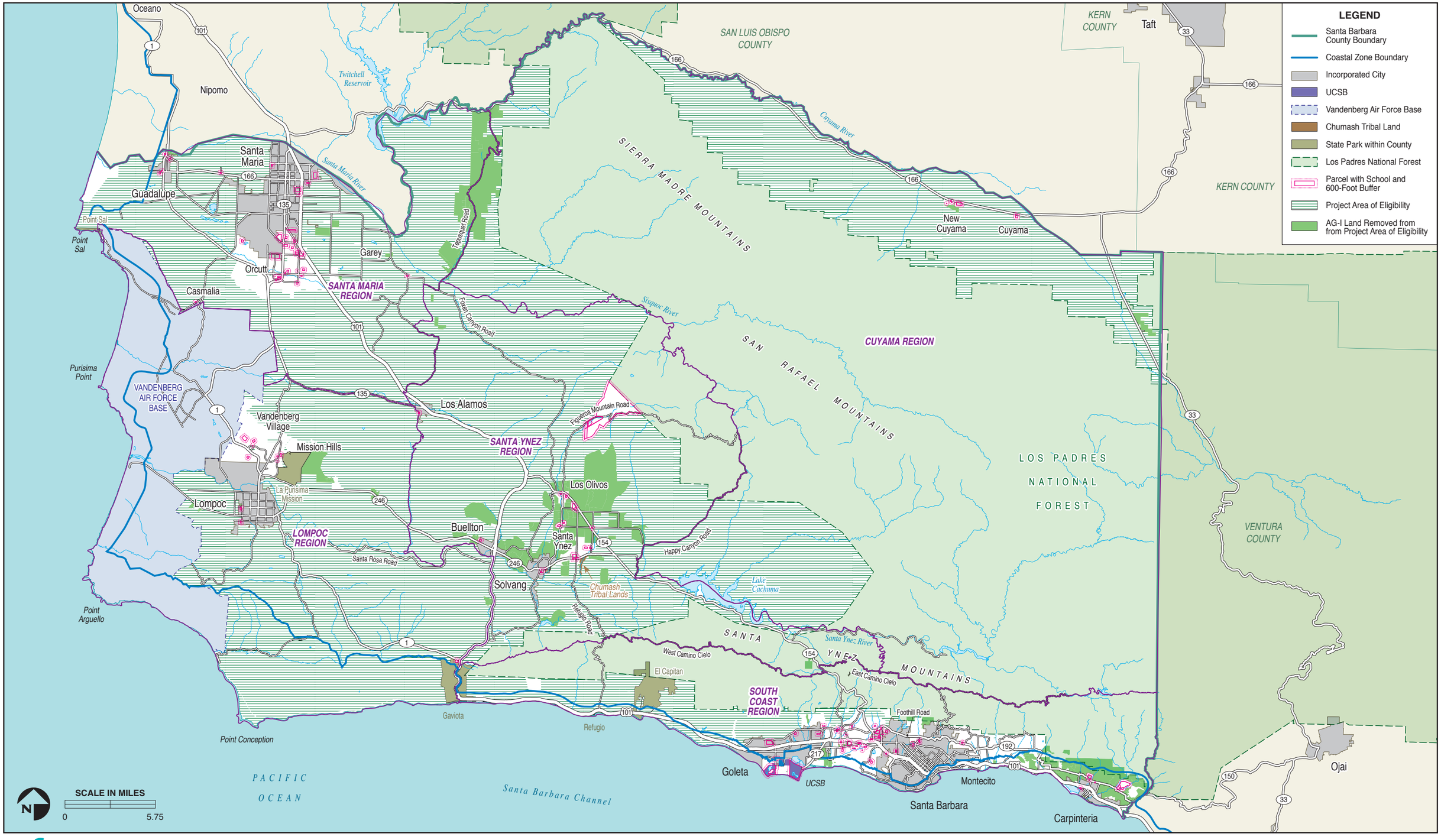
Conclusion and Relationship to Project Objectives

This alternative would not reduce significant direct impacts of the proposed Project to a less than significant level, with the exception of aesthetic/visual and agricultural resource impacts. Essentially, this alternative would perpetuate unlicensed cannabis activities which would have impacts that are similar to—but would be greater than—the impacts of the proposed Project, since all existing and future commercial cannabis activities would occur without the benefit of the licenses. As such, adoption of the No Project Alternative could result in greater impacts related to all other resources described above and would not reduce construction-related air quality and GHG emission impacts. Similarly, significant and unavoidable impacts associated with unlicensed cannabis activities under the proposed Project would be similar to this alternative for nearly all resources.

Additionally, while this alternative would achieve a select few of the Project objectives, Alternative 1 would directly conflict with or not achieve the majority of the Project objectives. (See Chapter 2, *Project Description*.) This alternative would not develop any program to encourage cannabis cultivators and cannabis product manufacturers to operate legally, would not ensure compatibility of commercial cannabis activities with surrounding land uses, would not minimize adverse effects on natural resources or wildlife, and would not facilitate participation within the County or in accordance with recently adopted state regulations.

4.2.2 Alternative 1 – Exclusion of Cannabis Activities from the AG-I Zone District Alternative

Under the Exclusion of Cannabis Activities from the AG-~~1~~I Zone District Alternative (Alternative 1), cannabis-related activities would not be allowed within the AG-I zone districts throughout the County and cannabis licensing regulations would be modified to reduce the areas of eligibility in the County to reflect this change, particularly within the Carpinteria Valley and the Santa Ynez Valley (Figure 4-1). The intent of this alternative would be to reduce ~~perceived~~ potential environmental and land use compatibility ~~impact~~ concerns associated with the Project that were identified during the NOP scoping and DEIR public comment processes as well as from ~~and from g~~general public interest, specifically those related to odor and land use compatibility. Under this Alternative, cannabis cultivation, manufacturing, and distribution activities would be prohibited within the AG-I zone district Countywide. Under this Alternative, similar to the Project, licensed cannabis activities would continue to be allowed in rural agricultural areas (AG-II zone district only), commercial, and industrial zone districts.



amec foster wheeler

Alternative 1 – Exclusion of Cannabis Activities from the AG-I Zone District Alternative

FIGURE 4-1

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Under this Alternative, exclusion of cannabis activities from the AG-I zone district would be implemented through development standards and zoning regulations to reduce the area of eligibility compared to the proposed Project (Figure 4-1). Under this alternative, opportunities for the cannabis industry would be substantially reduced, as areas of major current and proposed cultivation and other cannabis activities within AG-I zoned land, such as within the Carpinteria Valley, Santa Ynez Valley, and Tepusquet Canyon, would be excluded from the cannabis licensing program (Table 4-1). For instance, within the Carpinteria Valley, there is a total of approximately 400 acres of greenhouse-type structures, including greenhouses, hoop structures, and shade structures on AG-I zoned parcels.

Under the Alternative 1, approximately 41,368 acres of AG-I zoned land would be removed from eligibility compared to the Project, primarily within the Carpinteria, Santa Ynez, and Tepusquet areas of the County. Out of the 671,023 acres eligible under the proposed Project for License Types 1 through 5, related to cultivation, this would result in an approximately 6 percent reduction of eligible land. This Alternative would also reduce the amount of land available for License Types 6, 7, 11, and 12 related to manufacturing, distribution, and microbusinesses by approximately 6 percent. While this alternative restricts all cannabis activities on all AG-I zoned lands, licensees may still locate anywhere within the reduced areas of eligibility in AG-II, commercial-, and industrial-zoned lands.

As described in Chapter 2, *Project Description,* existing cannabis cultivation in Santa Barbara County includes 134 unique, known cannabis activity sites, as identified in the 2017 Cannabis Registry data. Of the data collected, 216 registry respondents indicated that they are currently cultivating on an existing 396 acres of cannabis canopy. Under this Alternative, registry data indicates that only 74 of 134 existing program registrants (55 percent) would be eligible for licensing (Table 4-1). For example, the Carpinteria Valley is entirely within the AG-I zone district and currently supports at least 37 acres, which is 20 percent of all cannabis cultivation from known addresses (186 acres) and is proposed for 61 additional acres, or 9 percent of all potential future demand (730 acres). The Santa Ynez Region currently supports 12 cultivation sites within the AG-I zone district, which is 40 percent of known cannabis cultivation sites in that region. While the acreages of AG-I land excluded is not large (only 41,368 acres) and is only 6 percent of the 671,023 acres of Countywide acreage eligible for cultivation, manufacturing, and distribution, this Alternative would exclude the County's most highly developed and sophisticated agricultural areas, namely the Carpinteria Valley, from the program.

Table 4-1. Comparison of Registrant-Provided Cultivation Sites Eligibility under the Proposed Project and Alternative 1

	Proposed Project	Alternative 1
Total Registrant-Provided Sites	134	134
Potentially Eligible Sites after Regulatory Constraints are Considered	134 (100%)	74 (55%)
Potentially Ineligible Sites	0 (0%)	60 (45%)

In summary, Alternative 1 would reduce the total amount of eligible area and sites as compared to the proposed Project, and would require substantial relocation or abandonment of existing cannabis operations. This alternative would also reduce the concentration of the current cannabis businesses found in the County in areas like Carpinteria and the Santa Ynez Valley to more dispersed and scattered locations throughout the AG-II-zoned lands, potentially in areas such as the Santa Maria and Santa Ynez valleys, and the Cuyama region. Existing registrants would need to find locations within the reduced area of eligibility as depicted in Figure 4.1. As a result, this alternative may result in a

decrease in total number of cannabis operators in the County, and also limit the opportunity for businesses to secure a license in the County.

Under Alternative 1, cannabis activity sites currently operating within the AG-I zone district would potentially become legal nonconforming uses upon adoption. An unknown number of these sites would be able to remain at their current location, while others may need to relocate. Medical cannabis cultivation sites that are considered to be legal nonconforming uses pursuant to Article X zoning regulations and which would remain within the AG-I zone district, could not be expanded or substantially changed with regard to use, without risk of becoming an illegal operation. For example, under this Alternative, if all sites do not qualify as legal nonconforming sites, approximately 60 existing cannabis cultivation sites that are located within in the AG-I zoning district would need to be relocated to eligible areas, be abandoned, or convert to other allowed agricultural activities or uses.

Additionally, although restrictions could drive some growers into conducting illegal cultivation operations, in areas such as LPNF, places with dense vegetation, or are otherwise readily concealed, the existing industry in the County is primarily that of major agricultural operations (including use of hoop structures and greenhouses). These types of operations are unlikely to relocate to illegal areas that are screened or within more rural, removed areas. Instead, it is anticipated that these operations which cannot obtain licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Nevertheless, precluding cannabis activities from AG-I areas that have well developed and sophisticated existing agricultural infrastructure such as state of the art greenhouse, packing, and shipping facilities may increase new development in less developed rural areas of the County on AG-II lands to support permitted cultivation, for those operations which continue within the County. While the reduction of current and future cultivation sites under this Alternative may result in fewer environmental impacts in some areas of the County due to reduced land use compatibility and odor concerns, other environmental impacts such as loss of habitat, visual intrusion into sensitive viewshed, and water quality impacts may increase in these areas. Cultivation uses may also result in grazing land conversion to cultivation construction of processing, packaging, distribution, and manufacturing uses with associated impacts (e.g., increased water demand).

As compared to the proposed Project, the approximate total area of eligibility for cannabis product retail sales and testing under this alternative would remain the same, although there may be a greater concentration of certain cannabis cultivation, manufacturing, and distribution sites within commercially- and industrially-zoned properties for those operators who remain within the County.

Indirect impacts of illegal cultivation and other activities may result because many potential licensees may abandon the Project if the proposed site of licensing is not eligible. Such operations would not be subject to licensing criteria requirements, development standards, and regulations associated with licensed facilities and could result in continued or increased adverse effects upon the environment, such as clearing of woodland and sensitive habitats, unregulated volatile manufacturing, water diversions, non-regulated waste water effluence, sedimentation and erosion concerns, greater fire safety and security risks, degradation of neighborhood quality of life, as further described herein. By not accommodating a substantial proportion of existing cannabis activities and proposed expansion area as represented in the License Registration data, this Alternative may result in greater environmental impacts than the proposed Project as further analyzed below.

Precluding the AG-I agricultural areas with substantial existing cannabis activity and well developed agricultural infrastructure could increase pressure for cannabis development on more undeveloped areas of the County, primarily within AG-II areas in order to support projected demand for permitted cultivation and other activities.

Potential Impacts to Resource Areas

Prohibiting use of more than at least 50 acres of existing greenhouses and other existing infrastructure (e.g., packing houses) in the Carpinteria Valley and other AG-I areas, which are currently utilized or proposed for cannabis cultivation, processing, packing and potentially manufacturing could cause substantial growth inducement in the County's rural AG-II agricultural areas. Under Alternative 1, cannabis activity sites currently operating within the AG-I zone district would potentially become legal nonconforming uses upon adoption. An unknown number of these sites would be able to remain at their current location, while others may need to relocate. Those sites which remain within the AG-I zone district would not be able to expand or substantially change use, or risk becoming an illegal operation. For future cannabis activities development, construction of new greenhouses, hoop houses, and packing/processing facilities in the County's scenic rural areas potentially visible from State Scenic Highways 101 through Gaviota, and 154 through Santa Ynez as well as Highway 135 through Los Alamos, Highway 246 through the Santa Rita Hills and other scenic roads, could be highly visible. Displaced growers from AG-I areas who decide to remain within the County and are financially able could pursue construction of new concrete floor greenhouses, and packing/processing and manufacturing facilities in the County's scenic rural areas creating impacts to aesthetic and visual resources. Changes in specific impacts are discussed below.

Aesthetics and Visual Resources

Under Alternative 1, impacts to aesthetics and visual resources could be similar to the Project.

Impacts AV-1 and AV-2: Under Alternative 1, cultivation, manufacturing, and distribution activities would be prohibited in all areas of the County zoned AG-I, where hundreds of thousands of square feet of greenhouse and other structures are currently used or planned for cannabis activities. Demand for space for cannabis cultivation, processing, packaging, and manufacturing could stimulate construction of new greenhouses, hoop houses and other structures that could result in grading, vegetation clearing, and construction on publicly visible slopes that could have adverse impacts on scenic resources. Given that a portion of the existing registrants may seek to relocate ineligible cannabis sites on AG-I zoned lands to eligible cannabis sites on AG-II zoned lands or commercially-zoned lands, a higher density of both indoor and greenhouse cannabis development may occur within eligible zones under Alternative 1 (i.e. AG-II zone). In addition, under this Alternative, more licensed cultivation would occur in rural areas within AG-II zoned lands given the exclusion of cannabis activities on AG-I zoned lands. Given the potential for additional greenhouse and structural development to alter the visual character of scenic rural areas of the County where AG-II zoned lands are located, impacts would be considered *potentially significant*. However, similar to the proposed Project, proposed development criteria and restrictions would assist in the protection of visual resources and scenic views. The regulations require proposed sites in scenic areas to be evaluated against the context of their unique environment with criteria for structure height, setbacks, and design to protect scenic resources in the surrounding area. Cultivation, manufacturing, and distribution activities under Alternative 1 would also be subject to a case-by-case review by the County. Additionally, Alternative 1 would be subject to the goals and policies of the County's Comprehensive Plan and the provisions of the LUDC, MLUDC, and CZO, include siting requirements

that address preservation of scenic views to ensure development is compatible with existing aesthetic and visual resources. Taken together, these standards and review processes would ensure compatibility with the surrounding landscape and reduce the visual impacts associated with cannabis activities so that the Alternative 1 would not substantially degrade the visual character in the County's rural areas.

Under Alternative 1, impacts to aesthetic resources in rural areas would be substantially more severe than under the proposed Project, because cannabis related development would be precluded from AG-I zoned lands and would therefore likely occur in rural areas outside of AG-I zoned lands. The proposed Project would involve initially licensing more eligible sites than Alternative 1 due to the exclusion of 60 sites in the AG-1 zoned lands. Because Alternative 1 would potentially induce substantially more cannabis industry related growth and development in the rural areas with increased potential for visual impacts on AG-II zoned lands. Specifically, these increased visual impacts could occur in the Cuyama region, in the Gaviota and Goleta and Carpinteria Foothill areas of the South Coast region, the Lompoc Valley, and the rural areas of the Santa Ynez and Santa Maria regions. Alternative 1 would result in greater visual impacts in these rural areas due to grading, land clearing, and other site improvements, sometimes in areas where there is little to no existing agricultural development, such as along the perimeters of the LPNF. With implementation of **MM AV-1**, *Screening Requirements*, impacts would be reduced. The combination of the project regulations, County's development criteria, implementation of mitigation measures and case-by-case review would ensure impacts are *less than significant with mitigation*.

Agricultural Resources

Under Alternative 1, impacts to agricultural resources could be similar to the Project.

Impacts AG-1: Impacts under Alternative 1 from cannabis manufacturing and distribution would be somewhat greater than the Project. Under Alternative 1, manufacturing and distribution uses could be concentrated on primarily AG-II zoned lands with some potential to conflict with agricultural production. Because cannabis has been considered an agricultural product, as discussed in Section 2.2.3, *Agricultural Context of Cannabis*, and Section 3.2, *Agricultural Resources*, conversion of outdoor cultivation to indoor or greenhouse cultivation would not conflict with existing agricultural zoning or Williamson Act contracts. Under Alternative 1, incrementally greater land use compatibility impacts with agriculturally zoned lands could occur with the introduction of a range of cannabis related structures for manufacturing, packaging, and processing with associated traffic, construction, and other activities that may have potential to disrupt proximate agricultural activities. Implementation of **MM AG-1**, *Cultivation Prerequisite to Ancillary Use Licenses*, would ensure manufacturing and distributing activities are subsidiary uses to support the agricultural use of agriculturally-designated County lands. As a result, Alternative 1 would result in a *less than significant impact with mitigation.*

Impacts AG-2: Under Alternative 1, expansion of cannabis related concrete floor greenhouse, packing sheds, and processing and manufacturing structures could lead to increased conversion or over-covering of prime agricultural soils or could impair agricultural land productivity. For instance, under Alternative 1, if operators decide to remain within the County, projected growth under the Project could be combined with more than 37 acres of existing canopy and associated greenhouse structures from growers displaced from Carpinteria Valley, in addition to 67 additional acres of potential demand for conversion, creating a potential need for nearly 100 acres of corresponding agricultural structure space in rural areas, though may be reduced due to sometimes prohibitive costs associated with agricultural infrastructure development. Although the precise location of such development is

not known, the potential exists for over-covering prime soils with concrete floors, roads, and parking areas, which would result in permanent or long term loss of such soils. Therefore, while potential demand for such land would comprise only 0.2 percent of eligible land area designated by the County for agricultural uses, impacts from loss of prime soils would remain potentially significant and would be more severe than under the Project. Although conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland would be related to agricultural use or support facilities, these soils would still be over-covered, subject to damage and long term or permeant loss to production. Mitigation measures to minimize impacts would include development standards to require avoidance of prime soils and productive agricultural land to the maximum extent feasible. Individual projects would be subject to case-by-case environmental review in order to minimize impacts to agricultural resources. However, because concrete floor greenhouse, packing sheds, processing outbuildings, and road and parking areas are all allowable for agricultural uses or to support such uses, it would not be possible to completely avoid loss of prime soils, and implementation of **MM AG-2**, *New Structure Avoidance of Prime Soils*, would remain necessary to reduce impacts. Therefore, conversion of agricultural lands from future cannabis activity development under Alternative I would be incrementally more severe than the Project and *significant and unavoidable*.

Air Quality and Greenhouse Gas Emissions

Under Alternative 1, construction impacts would be greater than the Project, while operational impacts to air quality and associated impacts to greenhouse gas emissions could be less adverse than under the Project.

Impact AQ-1: Impacts would be similar to those discussed in Section 3.3, *Air Quality and Greenhouse Gas Emissions*, however, incrementally increased from the proposed Project. Limiting all cultivation, manufacturing, and distribution activities from the AG-I zoning district under Alternative 1 would lessen pollutant concentrations and objectionable odors on nearby sensitive receptors and residences. However, promoting cannabis cultivation and manufacturing facilities to rural areas, where the AG-II zoned lands are located primarily within the Cuyama region, the coastal areas of Lompoc Valley, and the rural areas of the Santa Ynez and Santa Maria regions of the County would increase the cumulative effect of these pollutants and odors within these regions. Additionally, existing cannabis cultivation development in AG-I lands would be required to shut down or relocate, which would cause increased construction emissions as compared to the Project. Taken together, impacts would remain *significant and unavoidable* given there is not feasible mitigation to lessen the impact associated with the inconsistencies between the proposed Project and Alternative 1 and the County's Clean Air Plan.

Impacts AQ-2: Air quality impacts of cannabis cultivation, manufacturing, and distribution under Alternative 1 would be similar to construction generated and operation generated emissions from cannabis activities under the Project. Similar to the Project, short-term construction emissions, which includes PM_{10} and NO_x pollutants associated with cannabis activities are not expected to violate an air quality standard and would be *less than significant*,

Impact AQ-3: Long-term operation emissions would occur due to the increased vehicle mobile emissions generated by vehicle trips from employees and customers of new or expanded cannabis activities sites, as well as from the transportation of cannabis products to and from these sites. Programmatically, the long-term operation emissions are considered *potentially significant* for the proposed Project, and impacts under Alternative 1 would be slightly greater. Because Alternative 1

would restrict cannabis activities on AG-I zoned lands, which are typically closer to urban areas, this alternative would result in slightly increased vehicle mobile emissions generated from increased and longer vehicle trips to cultivation sites on AG-II zoned lands, often located in rural areas. Similar to the Project, despite implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, which would reduce air quality emissions from vehicle trips, impacts under Alternative 1 resulting from air pollutant emissions generated by mobile sources would remain *significant and unavoidable*.

Impact AQ-4: Impacts from cannabis activities under Alternative 1 could be potentially inconsistent with the Energy and Climate Action Plan. While the proposed Project and Alternative 1 both promote an orderly, efficient, and defined licensing and permit process for cannabis activities, this would nevertheless result in growth in the agricultural and manufacturing industry beyond what is forecasted in the CAP. As such, implementation of the Alternative 1 would be inconsistent with the CAP, and in turn, also with the ECAP. Therefore, Alternative 1 would result in *potentially significant* impacts related to GHG emissions and climate change that would be similar to the proposed Project. Similar to the proposed Project, because there is no feasible mitigation, this impact would be *significant and unavoidable*.

Impact AQ-5: Impacts from odors and site emissions would occur under Alternative 1, but they would be reduced compared to the proposed Project. Because all AG-I-zoned lands would no longer be eligible for cannabis cultivation, manufacturing, and distribution, this would reduce potential odors and site emissions that would originate from cannabis activities sited on AG-I zoned lands, which are typically located closer to sensitive receptors, a higher concentration of people, and residential neighborhoods. Cultivation, manufacturing, and distribution operations located on agricultural parcels in the rural areas of the County may be several miles to hundreds of miles from sensitive receptors. As a result, Alternative 1 would minimize odor and site emission impacts. Nevertheless, some cultivation sites may be located within proximity to a sensitive receptor, and similar to the Project, implementation of **MM AQ-5**, *Odor Abatement Plan (OAP)*, would ensure that impacts under Alternative 1 resulting from potential nuisance odors would be reduced. However, because nuisance odors may not be substantially reduced due to the mitigation, impacts would remain *significant and unavoidable*.

Biological Resources

Under Alternative 1, impacts to biological resources could be similar to the Project.

Impacts BIO-1 and BIO-2: Under Alternative 1, licensed cannabis activities would occur on non-AG-I zoned areas of the County, primarily AG-II zoned lands, and some commercial and industrial zoned lands. While concentrating cannabis activities on AG-II zoned lands would limit the extent of the impacts to unique, rare, threatened, and endangered species and sensitive habitats, Alternative 1 may increase the severity of impacts on agricultural lands in rural areas of the County. While some eligible agricultural areas may have lower habitat values, particularly in areas with existing urban development, other areas that border mountainous and coastal areas near federal and state lands, may have higher habitat values due to less habitat fragmentation. As a result, because the range of eligible Project area would likely be pushed to rural areas of the County under Alternative 1, associated biological impacts would likely increase in comparison to the proposed Project. However, the implementation of **MM BIO-1a**, *Tree Protection Plan*, **MM BIO-1b**, *Habitat Protection Plan,* and **MM HWR-1,** *Cannabis Waste Discharge Requirements Draft General Order,* would ensure that impacts would be *less than significant with mitigation*.

Impact BIO-3: Impacts under Alternative 1 associated with the movement of any native resident or migratory species would be more than the proposed Project, because of the increased amount of cannabis activities that would occur on or adjacent to wildlife areas located near rural AG-II zoned lands. However, compliance with County conservation policies and development standards would be required by each licensee applicant, which would reduce potential biological impacts. Additionally, the implementation of **MM BIO-3**, *Wildlife Fencing*, would ensure biological impacts remain *less than significant with mitigation*.

Impact BIO-4: Impacts under Alternative 1 would remain similar to the proposed Project related to consistency with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources. Because Alternative 1 would require projects to demonstrate consistency with applicable policies and development standards, and projects would be reviewed on a case-by-case basis, impacts associated with the protection and conservation of biological resources would be considered *less than significant.*

Cultural Resources

Under Alternative 1, impacts to cultural resources would be incrementally less severe in some instances, but incrementally more severe in others when compared to the Project.

Impacts CR-1 and CR-2: Alternative 1 would involve licensing of a smaller potential impact area than the proposed Project, which would result in more focused areas of cannabis activities. However, because cannabis-related development would not occur on AG-I zoned lands, it is likely that such development would occur in rural areas, which would increase the potential for disturbance of undiscovered historical, archaeological, or paleontological resources. Land clearing and modifications to existing structures near properties that are known to include significant resources would have an adverse effect on the physical context of the historic structures and may potentially diminish its historic value. Site preparation and grading activities for new developments under Alternative 1 could inadvertently uncover significant cultural resources which would result in more adverse impacts when compared to the Project. However, similar to the Project, proposed cannabis activities would be subject to LUDC, MLUDC, County Comprehensive Plan, and County Coastal Land Use Plan policies and regulations, which require avoidance of impacts to historic resources. Compliance with existing regulations, policies, and guidelines would reduce impacts of Alternative 1 to cultural resources. Additionally, implementation of **MM CR-1** ***(CSMM CulRes-10)****, Preservation*, would reduce impacts to structures that may be eligible historic resources. As a result, impacts to historic resources, archaeological resources, tribal cultural resources, human remains, and paleontological resources under Alternative 1 would balance to be similar to the Project, and would remain *less than significant with mitigation*.

Geology and Soils

Under Alternative 1, impacts related to geology and soils could be similar to the Project.

Impacts GEO-1 and GEO-2: Impacts of cannabis cultivation under Alternative 1 involving exposure to landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards would be greater than the proposed Project due to the expansion of cannabis activities into rural areas of the County. Manufacturing and distribution facilities would be anticipated to be spread across AG-II lands in the rural areas of the County. While some of these rural areas may be flatter in the agricultural areas near Cuyama Valley and have fewer geological hazards as compared to other areas, while other areas may contain greater geological hazard risks due to their proximity to

mountainous terrain with steeper slopes and soil erosion potential. Compliance with the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance, County Building Code, the LUDC, MLUDC, Coastal Zoning Ordinance, and application of the CBC standards would address potential impacts to structures related to seismic events and soil-related hazards. Compliance with these existing policies and regulations would reduce impacts under Alternative 1 associated with geologic hazards, and impacts would be considered *less than significant* and similar to the Project.

Hazards and Hazardous Materials

Under Alternative 1, impacts to hazards and hazardous materials would be incrementally less severe in some instances, but incrementally more severe in others when compared to the Project.

Impact HAZ-1: Under Alternative 1, cannabis activities would be consolidated into a smaller area of the County, primarily on AG-II zoned lands, and other commercial and industrial zoned properties, which could increase risks of upset in some areas but reduce risk in others. Cannabis cultivation would be subject to existing laws and regulations governing the cultivation of commercial food products and associated hazardous activities. Therefore, impacts would be similar to the proposed Project and remain *less than significant*.

Impacts HAZ-2: Similar to the Project, impacts from former oil or gas pipelines or well facilities on lands subject to cannabis activities may occur under Alternative 1. However, compliance with federal and state regulations, County policies and regulations, and permit review processes would reduce impacts. Therefore, impacts related to hazards and hazardous materials associated with cannabis activities would be similar to the Project and *less than significant.*

Impacts HAZ-3: Similar to the Project, under Alternative 1, impacts may also occur from the use, storage, or distribution of hazardous or toxic materials for cannabis activities, similar to the Project. Despite the federal, state, and local regulations which must be adhered to, volatile components of cannabis processing and manufacturing could still lead to a *potentially significant impact*. Therefore, mitigation measure **MM HAZ-3,** *Volatile Manufacturing Employee Training Plan*, would be required, and impacts would remain *less than significant with mitigation*.

Impact HAZ-4: While cannabis activities on eligible parcels would be subject to various levels of fire hazards, the level of impacts under Alternative 1 would be greater than the proposed Project. Under Alternative 1 cannabis activities would be sited in more remote and rural areas of the County where AG-II zoned lands are situated and where the emergency access and evaluation may be more limited and more timely (e.g., Tepusquet Canyon, Gaviota Coast, Cuyama Valley), which could expose cannabis cultivators, manufacturers, retailers, distributers, testers, and employees, neighboring populations, as well as wildlife to greater fire hazards. Cannabis activities would be subject to CalFire defensible space requirements, County Building Code requirements, and County Fire Code regulations to ensure protection of proposed facilities from wildfire hazards. Therefore, impacts associated with wildfire hazards of siting new facilities and operations would be *less than significant.*

Hydrology and Water Quality

Under Alternative 1, impacts to hydrology and water quality could be similar to the Project.

Impact HWR-1: Alternative 1 would prohibit all cannabis activities on AG-I zoned lands, which would greatly limit the lands eligible for cannabis activities within the County, but would not significant

affect the potential for introduction of sediments or pollutants into surface runoff or stormwater flows. Compliance with federal, state, and County regulations would minimize most impacts to surface waters. Similar to the Project, Alternative 1 would include project requirements to protect water quality, such as prohibiting cultivation within proximity to streams or within the high-water mark (HWM) of a water body. Implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, would reduce impacts to *less than significant with mitigation* and would be similar to the Project.

Impact HWR-2: Under Alternative 1, impacts to groundwater supplies from cannabis cultivation would be similar to impacts under the Project. Compliance with state and local regulations governing water quality would ensure that cannabis cultivation use BMPs that would limit impacts where the aquifers intersect with the ground surface. Expansive cannabis activities in locations that are especially vulnerable to surface pollutants could result in potentially significant impacts. With implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, impacts would be *less than significant with mitigation* and similar to the Project.

Impact HWR-3: Alternative 1 would result in greater impacts than the Project, particularly when cannabis cultivation is directed to AG-II zoned lands where any increase in groundwater extraction would impact the level of supply available in the aquifers. Higher groundwater impacts may occur in rural areas where there are AG-II zoned lands, and where there may be scarcer groundwater supplies, and overdrafted groundwater basins, including the Goleta, Buellton Uplands, Santa Ynez Uplands, Lompoc, San Antonio, Santa Maria, and Cuyama Groundwater Basins. However, concentration of cannabis activities to AG-II lands is not anticipated to substantially increase impacts to groundwater resources beyond those identified under the Project, and impacts would be similar. Implementation of the modified County standard condition of approval WatCons-01 *Water Conservation-Outdoor*, **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Cultivation* would further reduce impacts under Alternative 1 to *less than significant with mitigation*.

Impact HWR-4 and HWR-6: While the lands eligible under Alternative 1 are limited and located in more rural areas of the County compared to the AG-I zoned lands, impacts related to existing drainage patterns are expected to be similar to the Project. New greenhouses, buildings, or other cannabis-related structures would have the potential to increase concentrated runoff, but this development would be subject to existing County regulation and permitting, which would minimize adverse effects of runoff through adherence to applicable regulations, including the County's Grading Code. With adherence to design features and applicable regulations that would apply under Alternative 1, impacts would be considered *less than significant*.

Impact HWR-5: While the lands eligible under Alternative 1 are limited and the alternative may direct cannabis activities to AG-II zoned lands located in rural areas of the County, impacts related to surface and groundwater quality are expected to be similar to the proposed Project. Similar to the Project, all new cannabis activity operations under Alternative 1 would be required to be designed and constructed in accordance with state and County codes regulating water efficiency. Additionally, grading required to construct new site buildings would occur in accordance with the County's Grading Ordinance. Further, compliance with state and local regulations governing water quality, would ensure that cannabis cultivation use BMPs that would limit impacts where the aquifers intersect with the ground surface and are especially vulnerable to surface pollutants. Compliance with existing regulations and requirements would ensure surface and groundwater quality impacts are *less than significant.*

Land Use and Planning

Under Alternative 1, impacts to land use and planning could be incrementally less severe than under the Project.

Impact LU-1 and LU-2: Similar to the proposed Project, where lands would be eligible for licenses under Alternative 1, there is a potential for land use inconsistency. Cannabis activities would not be allowed within AG-I zoning districts, reducing potential neighborhood compatibility issues or perceived change in quality of life in the areas, particularly in neighborhoods where the AG-I zoning districts abut residential uses (e.g. Carpinteria and Lompoc Valley). While some land use conflicts may increase in AG-II zoning districts near sensitive receptors and nearby residences, potential adverse impacts on the surrounding existing communities would be reduced compared to the proposed Project. Also, because the regulations, restrictions, and development standards under Alternative 1 would be the same as the proposed Project, these would regulate cannabis activities and restrict potential neighborhood incompatibility. Implementation of **MM LU-1**, *Public Lands Restriction*, would reduce impacts to *less than significant with mitigation.*

Noise

Under Alternative 1, impacts to noise would be similar to the proposed Project.

Impacts NOI-1 and NOI-2: Construction and operation of cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities allowed under Alternative 1 would result in similar noise impacts as under the proposed Project. Construction noise increases would be temporary and existing County policies and proposed development standards would minimize short-term and long-term operational noise impacts. Proposed cannabis activity projects would be subject to the policies and standards contained within the proposed County's Comprehensive Plan that aim to reduce both construction-related and operational noise impacts. Therefore, short-term impacts from construction would be *less than significant*. Nevertheless, while implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would ensure that potentially significant impacts resulting from roadway noise and congestion under long-term Project operations are reduced, similar to the Project, there is no feasible way to ensure vehicle noise increase from Project traffic would not exceed County thresholds, and impacts under Alternative 2 associated with operational noise would remain *significant and unavoidable*.

Public Services

Under Alternative 1, impacts to public services could be incrementally more severe than under the Project.

Impacts PS-1 and PS-2: Impacts from cannabis activities under Alternative 1 would increase demand for fire protection and police protection, as compared to the proposed Project. Impacts to Alternative 1 would result in similar impacts to parks, schools, libraries, and other public services when compared to the Project. Under Alternative 1, cannabis activities would be directed towards the more rural areas of the County as compared to the urban areas near Carpinteria and Lompoc Valley under the proposed Project.

Fire Protection: Alternative 1 restricts cannabis activities in the AG-I zoning district and reduces the amount of eligible land in already established agricultural areas of the County; therefore, the potential for future cannabis related development to be located in rural areas containing high fire risk zones

would be increased. Implementation of this alternative would also likely result in related increases in employee populations in high fire risk zones, which would increase demand on fire protection services in rural areas as compared to the Project. As a result, the increase of licensed cannabis-related activities in remote areas under Alternative 1 could exacerbate demand for fire protection and emergency response services during wildfires, particularly along narrow rural roads, which are common in the AG-II zoning district. Cannabis activity sites that would likely be located in remote areas of the County also potentially would result in longer response times and limited emergency access, increasing impacts on fire protection and emergency services as compared to the Project. However, compliance with the County Comprehensive Plan goals and policies and County Code, among other state requirements, would reduce the overall risk of wildfires and impacts would be *less than significant*, but incrementally greater than the proposed Project.

Police Protection: Cannabis activities in the County under Alternative 1 would have the potential to incrementally increase demand for police and emergency services in rural areas of the County. Under Alternative 1, cannabis activities could be sited in more remote and rural areas of the County where emergency access may be more limited, resulting in longer response times. Because Alternative 1 disallows cannabis activities in the AG-I zoning district, which is usually closer to established residential neighborhoods and existing police services, potential new police service facilities may be required under Alternative 1, which would increase impacts as compared to the Project. Compliance with the County Comprehensive Plan goals and policies, County LUDC, and the County Code, among other state requirements, would ensure that police protection service demands are met. As a result, impacts under Alternative 1 would be greater than the proposed Project, but would remain *less than significant*.

Parks, Schools, Libraries and Other Public Services: Similar to the proposed Project, Alternative 1 would generate additional cannabis-related jobs, which would increase the employee population of the County and therefore contribute to increased demand for housing, as well as increased demand on parks, schools, libraries, and other public services. Over time, Alternative 1 would likely result in a higher concentration of population in rural areas of the County associated with the industry, as compared to the urban areas near Carpinteria and Lompoc Valley under the proposed Project. Increased demand for parks, schools, libraries, and other public services in rural areas of the County may result in the need to develop new public facilities to meet increased demand. However, as discussed in Section 3.11, *Public Services*, an increase in employment and associated population increase would not represent a significant increase in demand for these public services. Ultimately, impacts would remain *less than significant*, and similar to Alternative 1.

Transportation and Traffic

Under Alternative 1, impacts to transportation and traffic could be incrementally more severe than under the Project.

Impact TRA-1: Similar to the proposed Project, impacts of cannabis cultivation under Alternative 1 could result in increases in traffic and daily vehicle miles of travel affecting the performance of the existing and planned circulation system. For Alternative 1, impacts associated with consistency with transportation plans and programs, traffic increases, and consistency with plans and policies regarding public transit, bicycle, and pedestrian facilities would be *significant and unavoidable*.

Consistency with Transportation Plans and Programs

Like the proposed Project, Alternative 1 has a reasonable potential to result in exceedance of growth projections for the agricultural and manufacturing industries within the County. As such, employment and population growth and associated vehicle trips and VMT from cannabis activities may exceed forecasted conditions, and therefore would be inconsistent with SBCAG's RTP/SCS. Therefore, these impacts under Alternative 1 are similar to those under the proposed Project.

Increases in Traffic

Similar to the Project, while there is some uncertainty and variability regarding future cannabis operations, due to estimated increases in traffic, implementation of Alternative 1 has the potential to introduce new vehicle traffic to County roadways and intersections, such that the County's thresholds for traffic related impacts are exceeded. These impacts are expected to be greater under Alternative 1, as trips may be more dispersed throughout the rural areas of the County, rather than concentrated in urban areas, and agricultural districts, like Carpinteria. As result, implementation of Alternative 1 is considered to have a potentially significant impact with regard to traffic, traffic volumes, and consistency with the CMP. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would be required to reduce impacts to roadways and intersections under the jurisdiction of the County. Traffic impacts under Alternative 1 would be similar to those under the proposed Project.

Consistency with Plans or Policies Regarding Public Transit, Bicycle, or Pedestrian Facilities

While Alternative 1 does not include features which would directly affect the performance or safety of transit, bicycle, or pedestrian facilities, it would allow new cannabis uses in existing compatible zoned areas, which may induce employment industry growth, and subsequent demand for such facilities. As Alternative 1 does not include changes in existing land use or zoning patterns, or new development which would directly affect current or proposed transit, bicycle, or pedestrian facilities, Alternative 1, like the proposed Project, is not considered to conflict with applicable plans, policies, or programs for these facilities. As a result, impacts would be *less than significant.* Impacts under Alternative 1 would also be greater than the proposed Project, because at a programmatic level this alternative directs cannabis cultivation to AG-II zoning districts located in rural areas of the County, which would result in fewer work trips using alternative modes of transportation, mainly because fewer facilities are located in the rural areas of the County.

Impact TRA-2: Licensed cannabis operations could be located within areas of the County or along roadways currently subject to hazardous road conditions. In particular, Alternative 1 would have the potential to reduce roadway safety or introduce new roadway hazards, such that the County's adopted significance criteria for traffic and roadway safety are exceeded, particularly within areas with known hazardous roadway conditions, such as the rural winding roads of Tepusquet Canyon and SR 192 where existing agricultural operations may result in roadway compatibility issues with nearby urban residential development. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would reduce impacts to roadways safety and emergency access, but they would remain *significant and unavoidable*. These road safety impacts would be slightly greater under Alternative 1, as it directs cannabis activities to the AG-II zoning districts, which are spread across the County in rural areas, and where more narrow and winding roads may be present when compared to the urban areas of the County.

Utilities and Energy Conservation

Under Alternative 1, impacts to utilities and energy conservation could similar to the Project.

Impact UE-1: As total water use, wastewater, and solid waste is expected to be consistent between Alternative 1 and the proposed Project, the resulting impacts on new demand for water, wastewater, and solid waste utility services, supplies, and infrastructure would be similar due to a comparable amount of anticipated future operations. Therefore, impacts on water supply, wastewater services, and existing infrastructure for Alternative 1 similar to the Project and remain *less than significant*.

It is not anticipated that Alternative 1, like the proposed Project, would result in substantial new wastewater generation, as cannabis cultivation typically results only in the generation of agricultural runoff from outdoor cultivation sites and the disposal of mineral-nutrient rich water used in hydroponic operations is regulated separately from municipal wastewater. Similarly, Alternative 1 would generate solid waste both during construction of new cannabis sites and during operation of such facilities, but because operations would comply with federal, state, and local regulations, impacts associated with the disposal of solid waste generated from cannabis activities are considered *less than significant.* Both wastewater and solid waste impacts under Alternative 1 are expected to be similar to the proposed Project.

Impact UE-2: Under Alternative 1, cannabis cultivation would not be permitted in the AG-I zoning district, but other eligible areas within the County are located entirely within the PG&E and SCE service territories, and these utilities providers have supplies available to meet existing and future utilities demands. While the proposed project may have the potential to result in the wasteful or inefficient use of electricity through the operation and powering of facilities and equipment, the implementation of **MM UE-2a**, *Energy Conservation*, **MM UE-2b**, *Participation in a Renewable Energy Choice Program*, and **MM UE-2c**, *Licensing by the County Green Building Committee*, would reduce impacts to *less than significant with mitigation.*

While Alternative 1 may result in additional demand for electricity, this alternative is not anticipated to result in the substantial new demand for natural gas supplies, as natural gas is not typically required as part of cannabis cultivation or manufacturing operations. As such, energy impacts related to natural gas usage would be *less than significant.* Similarly, given there would be a foreseeable, but negligible increase in regional and statewide demand and use of vehicle fuels under Alternative 1, this increase is not anticipated to constrain available supplies or result in the wasteful use of such resources to a substantial degree. As a result, energy impacts related to fuels would be *less than significant.*

Impact UE-3: Similar to the Project, under Alternative 1, licensees would be required to submit applications, including detailed site plans, if necessary, that would be subject to discretionary review by the County Planning and Development Department and would be subject to similar review requirements at the state level, which would ensure further consistency with standards for energy and building design. Therefore, impacts are *less than significant* and anticipated to be similar to the proposed Project.

Population, Employment, and Housing

Under Alternative 1, impacts to population, housing, and employment would be similar to the Project.

Impact PEH-1: Similar to the Project, impacts of Alternative 1 could induce population growth from an increase of full-time cannabis employees Countywide, yet is not expected to exceed total local and

regional growth estimates under the County Comprehensive Plan. Alternative 1 would disallow cannabis activities in the AG-I zoning district, which may direct more activities to the AG-II zoning district and as a result incrementally increase new employee housing demand in more remote, rural areas of the County. However, demand for housing under this alternative, like the Project, would be dispersed throughout the County and would not occur at a rate which would exceed local or regional growth projections. With implementation of **MM PEH-1**, *In Lieu Fees*, impacts associated with demand for housing would be similar to the Project and remain *less than significant with mitigation*.

Conclusion and Relationship to Project Objectives

Alternative 1 would not reduce any significant impacts to a less than significant level. This alternative would primarily result in similar environmental impacts to the majority of resource areas. Impacts to air quality and GHG emissions and land use and planning would be incrementally less than the proposed Project. Impacts to public services and transportation and traffic would be incrementally more adverse than the Project. Similar to the proposed Project, impacts to aesthetics and visual resources; agricultural resources; biological resources; cultural resources; hydrology and water quality; noise; utilities and energy conservation; and population, employment, and housing would result in a similar degree of impacts. Additionally, aesthetics and visual resources; agricultural resources; air quality and greenhouse gas; biological resources; cultural resources; hydrology and water quality; land use and planning; noise; transportation and traffic; utilities and energy conservation; and population, employment, and housing would be subject to feasible mitigation. Further, the classification of all impacts under Alternative 1 would be the same as those under the proposed Project, including significant and unavoidable impacts to agricultural resources; air quality and greenhouse gas emissions; noise, and transportation and traffic.

Adoption of Alternative 1 would achieve most of the Project objectives which include regulating cannabis activities within the County; providing an efficient and clear cultivation and manufacturing permit process and regulations; and regulating sites and premises to avoid degradation of the visual setting and neighborhood character, odors, hazardous materials, and fire hazards. However, adoption of Alternative 1 would not achieve some of Project objectives, including those related to development of a robust and economically viable legal cannabis industry; encouraging businesses to operate legally and secure a license to operate in full compliance with County and state regulations; minimization of adverse effects of cultivation and manufacturing and distribution activities on the natural environment; and maximization of the proportion of licensed activities by minimization of unlicensed activities. Because this alternative would make numerous existing cannabis activity sites ineligible in the AG-I zoning district, implementation of this alternative may result in existing cannabis cultivators and product manufacturers to continue to operate illegally without obtaining a license to operate in full compliance with County regulations.

4.2.3 Alternative 2 — Preclusion of Cannabis Activities from Williamson Act Land Alternative

This alternative considers environmental impacts under a modified set of licensing regulations that would reduce the area of eligibility on lands that are subject to a Williamson Act contract in the County where licenses may be issued for cannabis cultivation activities.

Under the Preclusion of Cannabis Activities from Williamson Act Land Alternative (Alternative 2), cannabis activities would be precluded from Williamson Act provisions that govern agricultural

preserve contracted lands, and instead would be considered a compatible use. Cannabis cultivation activities would be prohibited on all Williamson Act lands with the exception of a maximum of 22,000 sf cannabis canopy cover for each Williamson Act contract. Cannabis would not be considered an agricultural commodity, and lands used for the purpose of cultivating, producing, or manufacturing would not be considered an agricultural use. "Cannabis" and "cannabis products" would be provided with their own definitions and requirements. Agricultural use data for commercial production and reporting that would be used to determine compliance with minimum productive acreage and annual production value requirements would not include cannabis activities. Additionally, the following provisions would be included as amendments to the County Uniform Rules:

- The cultivation of cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, as may be permitted by the County, may be considered compatible on agricultural preserve contracted land if the activity is consistent with the compatibility guidelines of the established Uniform Rules and does not hinder or impair the short-term or the long-term agricultural uses and activities on the premises or on other properties in the vicinity;
- The following cannabis related uses and activities are expressly deemed incompatible uses on agricultural preserve contracted land: manufacturing, testing of cannabis grown off-premises, retail sales, distributing, dispensing, and marketing of cannabis or cannabis products; and
- Only one land use entitlement, one State license, and one local license (Type 3) for cannabis cultivation may be issued for the premises.

This alternative would result in limiting the potential for cannabis activities on over 50 percent of eligible County area, and eliminate hundreds of potential license applications from occurring on Williamson Act lands.

The intent of this alternative is to reduce impacts on lands subject to Williamson Act contracts by reducing the level of licensed cannabis activities on Williamson Act lands, thus potentially increasing cannabis activities on non-Williamson Act lands, as well as within commercial and manufacturing zone districts. The Williamson Act lands restrictions would be implemented through development standards and zoning regulations included under this alternative to reduce the area of eligibility compared to the proposed Project (Figure 4-2). Under Alternative 2, the opportunities for the cannabis industry could become limited, as the most developed agricultural areas are within Williamson Act lands, including a majority of agricultural lands within the Santa Maria, Lompoc, and Santa Ynez Valley regions, in addition to approximately half of Carpinteria Valley.

Williamson Act lands make up approximately 513,470 acres, which comprises approximately 62 percent of all County land. Compared to the 671,023 acres eligible under the Project for cultivation, this would result in an approximate 77 percent reduction of land availability to 157,553 acres (not including the eligibility for one license permitted per Williamson Act contract, which would comprise a maximum of 22,000 square feet of cannabis canopy per contract, or 0.51 acre, per contract). Under the Project, total future demand of cannabis canopy size within Williamson Act parcels is approximately 176 acres, according to 2017 Cannabis Registry data. Under Alternative 2, all contract lands would be eliminated from eligibility (except for up to 22,000 square feet per Williamson Act contract), although licensees may still locate anywhere within the reduced areas of eligibility in AG-I, AG-II, commercial, and manufacturing zoned lands.

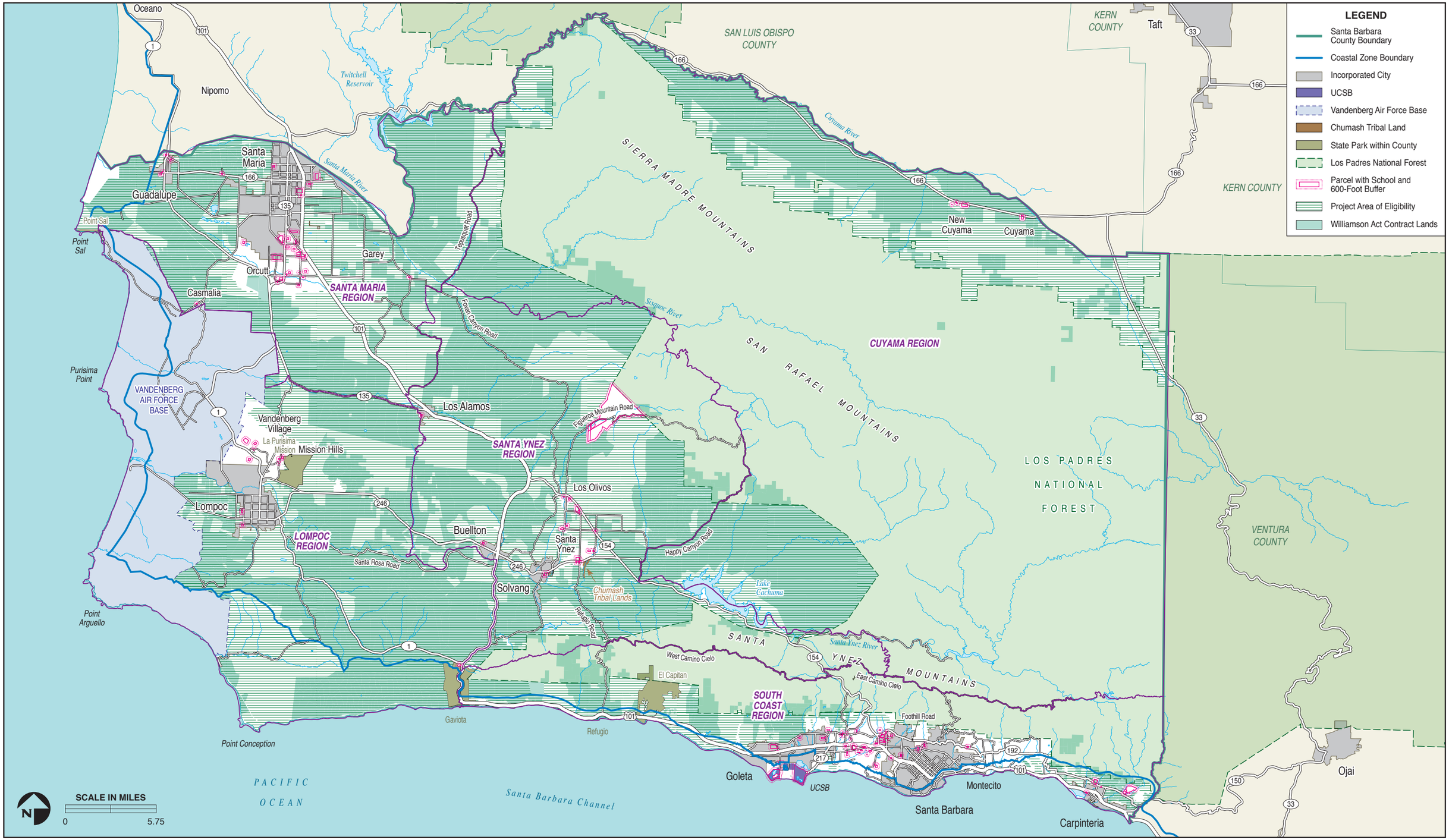
As identified in the 2017 Cannabis Registry data, 39 registry respondents indicated they are currently cultivating on Williamson Act lands, with at least 166 acres of cannabis canopy, representing approximately 44 percent of the total existing acreage. Although the number of known cultivation sites only accounts for approximately 29 percent of known locations, these sites on Williamson Act contract lands may comprise nearly half of all existing cannabis production in the County. (See Table 4-2.) The distribution and quantity of known cannabis cultivation sites enable a representative comparison of the portion of lands for which the registrants may qualify under Alternative 2, compared to the Project. Considering that a Williamson Act contract location could be subject to one license, and the largest available license type is Type 3 with up to 22,000 square feet of cannabis canopy, the 39 Registry respondents at known locations could utilize up to 19.7 acres, resulting in an 88 percent decrease of existing cannabis canopy area within these lands. Because nearly half of existing cannabis canopy acreage occurs within Williamson Act lands, this alternative may result in the relocation of existing operators if production of 0.51 acres of cannabis canopy hinders existing operations. If the total acreage of cannabis canopy remains the same as the Project, this could result in the relocation of the remaining approximate 146 acres of cannabis canopy on Williamson Act lands to other eligible areas of the County. Additionally, within the Carpinteria Valley, there are a total of 122 acres of greenhouse-type structures within Williamson Act land, representing 27 percent of total Carpinteria greenhouses. Of those, 52 acres are greenhouses, 45 acres are hoop structures, and 26 acres are shade structures.

Table 4-2. Comparison of Registrant-Provided Cultivation Sites under the Project and Alternative 2

	Proposed Project (activity sites)	Cannabis Canopy (acres)	Alternative 2 (activity sites)	Cannabis Canopy (acres)
Total Known Cultivation Sites	**134**		**134**	
Unaffected by Williamson Act Lands	134 (100%)	376 (100%)	95 (71%)	210 (56%)
Potentially Affected by Williamson Act Lands	0 (0%)	--	39 (29%)	166 (44%)

Alternative 3 would reduce the total amount of area available to support cannabis cultivation compared to the proposed Project. This Alternative could involve relocation or abandonment of major known cannabis operations located on Williamson Act Lands, potentially leading to their relocation to currently undeveloped areas. This alternative could redistribute the concentration of the current cannabis cultivation businesses from Williamson Act AG-I and AG-II commercial agricultural areas to AG-I and AG-II-zoned lands not under Williamson Act contracts.

For this alternative, existing registrants may need to relocate manufacturing and distribution operations to within the reduced area of eligibility, potentially limiting the opportunity for businesses to secure a license in the County. As compared to the proposed Project, the approximate total area of eligibility for cannabis product retail sales and testing under this alternative would remain the same. Under Alternative 2, cannabis activity sites currently operating within the AG-I zone district would potentially become legal nonconforming uses upon adoption. An unknown number of these sites would be able to remain at their current location, while others may need to relocate. Those sites which remain within the AG-I zone district would not be able to expand or substantially change use, or risk becoming an illegal operation.



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Alternative 2 – Preclusion of Cannabis Activities from Williamson Act Land Alternative

FIGURE 4-2

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With the restriction under this Alternative of one license per existing Williamson Act contract, registrants with more than one parcel under a Williamson Act contract may attempt to split their contract into multiple contracts between their respective parcels, in order to acquire more licenses within a proximate area and retain profitability. For those with larger parcels, they may pursue parcel maps or tract maps to enable the creation of additional eligible parcels under additional Williamson Act contracts, thus increasing the number of cannabis licenses to hold. These options would involve a difficult approval process, including a potentially costly investment and time commitment, which may also result in the relocation of the registrant.

Under this alternative, unlike the Project, registrants would not be able to utilize growing the cannabis crop to fulfill Williamson Act requirements. Considering this, the registrant may decide to non-renew a land's enrollment in its Williamson Act contract in order to obtain multiple licenses on the property. Due to requirements under the Williamson Act, this would take ten years to complete, not including the time put towards fulfilling application requirements and approval. By that time, the unlimited cultivation licenses (Type 5) which become available in 2023, would already be available, and potential parcel maps or tract maps would not be beneficial to the registrant. Therefore, under Alternative 3, it may also be assumed that larger lands under a Williamson Act contract may experience a higher amount of development after 2023, though without manufacturing or distribution facilities disallowed under this Alternative, and remain primarily used for other soil crops which contribute to land eligibility for Williamson Act contracts.

As discussed above, although restrictions could drive some growers into conducting illegal cultivation operations, in areas such as LPNF, places with dense vegetation, or are otherwise readily concealed, the existing industry in the County is primarily that of major agricultural operations (including use of hoop structures and greenhouses). These types of operations are unlikely to relocate to illegal areas that are screened or within more rural, removed areas. Instead, it is anticipated that these operations which cannot obtain licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Potential Impacts to Resource Areas

Limiting use of more than half of the existing agricultural lands in the County, including greenhouses and other existing infrastructure, for cannabis activity use, which are currently utilized or proposed for cannabis cultivation, processing, packing, and potentially manufacturing could cause growth inducement in dispersed rural areas and near urban boundary areas away from commercial agriculture areas. Under Alternative 2, cannabis activity sites currently operating within Williamson Act lands would potentially become legal nonconforming uses upon adoption. An unknown number of these sites would be able to remain at their current location, while others may need to relocate. Those sites which remain within Williamson Act contract lands may need to reduce in size and would not be able to expand or substantially change use, or risk becoming an illegal operation.

Aesthetics and Visual Resources

Under Alternative 2, impacts to aesthetics and visual resources could be similar to the Project. Preclusion of cannabis activities from 513,00 acres of Williamson Act lands (73 percent of eligible area Countywide) would redirect cannabis related growth to less developed agricultural areas and areas more suited to urban services. Development of cannabis facilities on undeveloped lands may involve vegetation clearing and grading or construction of new agricultural structures with resultant

visual changes. Such areas may be located proximate to State Scenic Highways such as US Hwy 101 through the Gaviota Coast, Highway 154 through the Santa Ynez Valley, or other local scenic rural County roads.

Impact AV-1 and AV-2: Under Alternative 2, a portion of the existing registrants may seek to relocate ineligible cannabis sites on Williamson Act lands to eligible cannabis sites on other AG-I and AG-II zoned lands or commercially-zoned lands, and a higher density of indoor, outdoor, and greenhouse cannabis development may occur within the reduced eligible zones. Given the potential for additional greenhouse and structural development to alter the visual character of more visible scenic rural areas of the County where some non-Williamson Act agricultural lands are located, impacts would be considered *potentially significant*. However, similar to the Project, proposed development criteria and restrictions would assist in the protection of visual resources and scenic views. The Comprehensive Plan, LUDC, MLUDC, and CZO, include siting requirements and design standards that address preservation of scenic views and ensure development is compatible with existing aesthetic and visual resources would ensure compatibility with the surrounding landscape and reduce the visual impacts associated with cannabis activities so that the Alternative 2 would not substantially degrade the visual character of the County's rural areas.

Under Alternative 2, impacts to scenic resources in rural areas would be greater than under the proposed Project because greater amounts of grading, vegetation clearing, and construction on undeveloped and publicly visible slopes would occur than in areas subject to Williamson Act contracts, with a similar range of impacts for all other aesthetic resources. These increased visual impacts serve to preserve scenic views less than under the proposed Project, including those of the San Rafael Mountains in the Cuyama region, coastal scenic vistas and views of the Pacific Ocean in the Santa Maria, Lompoc Valley, and South Coast regions, and the rural areas of the Santa Ynez and Santa Maria regions. Further, site locations within the County on Williamson Act contract lands which continue to engage in cannabis activities, both known and unknown, may be unwilling to enroll in the proposed Project. Such operations would not be subject to licensing criteria requirements, development standards, and regulations that serve to protect scenic vistas and visual character. The degree of impacts in rural areas would continue to be heavily reliant on the siting and design relative to viewsheds and visual resources within that area. Therefore, in combination with implementation of **MM AV-1**, *Screening Requirements*, impacts would still be reduced to *less than significant with mitigation*.

Agricultural Resources

Under Alternative 2, impacts to agricultural resources would be incrementally reduced compared to the Project.

Impact AG-1: Agricultural resources impacts under Alternative 2 from cannabis cultivation activities would be similar to the proposed Project in regards to agricultural land use compatibility, and incrementally greater in regards to the potential for some operators within Williamson Act contract lands to discontinue contract renewal over the next ten years. Because cannabis would not be permitted in areas greater than 22,000 square feet under each Williamson Act contract and would not be identified as an "agricultural product" for Alternative 2, preclusions on cannabis cultivation would not necessarily conflict with the other agricultural uses for agriculturally zoned lands to produce agricultural products. Limiting the amount of cannabis cultivation on existing Williamson Act agricultural lands would not lead to a conversion of agricultural soils or conflict with existing agricultural zoning or Williamson Act contracts. Further, existing cannabis cultivation activities

exceeding 22,000 square feet in area on Williamson Act lands may be scaled back in size or relocated to lands not under a Williamson Act contract. While this may reduce the area of Williamson Act lands cultivated with cannabis crops, it may also result in a reduced number of people who would enroll in the licensing program, due to the potential that they may be required to reduce the profitability of their current operations by scaling back production under this alternative. Therefore, unlicensed cannabis operations on lands under a Williamson Act contract would likely continue.

When licensed, cultivation activities would be permitted as a compatible use within AG-I and AG-II zoned lands to avoid conflicts with the established integrity of the agriculturally zoned lands. Cannabis cultivation activities would be allowed on AG-I and AG-II zoned lands as a compatible use, therefore there would not be conflicts with established uses for agriculturally zoned lands. Because it is anticipated that the majority of cannabis cultivation activities would register under the proposed Project, Alternative 2 would result in less impacts towards the established integrity of agriculturally zoned lands. Additionally, implementation of **MM AG-1**, *Cultivation Prerequisite to Ancillary Use Licenses* would ensure manufacturing and distributing activities are subsidiary uses to support the agricultural use of agriculturally-designated County lands. As a result, Alternative 2 would result in a *less than significant impact with mitigation.*

Impact AG-2: Cannabis cultivation activities under Alternative 2 could impair the production of other agricultural products; however, given that cultivation demand by Project registrants would be reduced under Alternative 2, impacts from the cultivation of cannabis pursuant to Alternative 2 would not result in substantial conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to non-agricultural use. Similarly, cannabis cultivation is unlikely to lead to conversions of prime soils as identified by the NRCS, as cannabis requires the use of soil, water, and environment control similar to agricultural crops of the cut flower industry. While existing cannabis operations may not obtain the requisite licenses and entitlements to operate in the program, or relocate to other areas because their existing operations exceed the area standards of Alternative 2, it is anticipated that the majority of cannabis cultivation activities would comply with the adopted development standards. Because Alternative 2 reduces cannabis cultivation activities on Williamson Act lands to 22,000 square feet per contract, this alternative would be expected to result in 166-acre reduction in cannabis cultivation on Williamson Act lands if all existing and proposed cannabis operations comply with the proposed standards, resulting in fewer impacts associated with the loss of other agricultural resources specifically on Williamson Act lands, based on the preclusion of cannabis as an agricultural use under this alternative. However, this quantity of cultivation may relocate to other eligible areas of the County within agriculturally-zoned lands not fully supported by lands and infrastructure contracted under the Williamson Act, including level agricultural fields, ancillary agricultural structures, roads, and additional agricultural buildings. Therefore, areas of the County within eligible areas outside of Williamson Act contracts designated for prime farmland or farmland of statewide importance, such as east of Santa Maria, southwest of New Cuyama, or northwest and south of Santa Ynez, may experience heightened development and associated loss of soil for infrastructure installation for cannabis activities. Nevertheless, most prime soil would be protected by Williamson Act contract land provisions. For instance, this alternative may reduce impacts of the loss of tens of acres of prime soils from the construction of concrete floor greenhouses, packing sheds, and similar infrastructure. Mitigation measures to minimize impacts would include development standards to require avoidance of prime soils and productive agricultural land to the maximum extent feasible. Because concrete floor greenhouse, packing sheds, processing outbuildings, and road and parking areas are all allowable for agricultural uses or to support such uses, it would not be possible to completely avoid loss of prime soils, and implementation of **MM AG-2**, *New Structure Avoidance of*

Prime Soils, would remain necessary to reduce impacts. Therefore, conversion of agricultural lands from future cannabis activity development under Alternative 2 would be less severe than the Project and *significant and unavoidable*.

Air Quality and Greenhouse Gas Emissions

Under Alternative 2, adverse impacts to air quality and associated impacts related to GHG emissions could be incrementally greater than under the Project.

Impact AQ-1: Impacts under Alternative 2 would be similar, though incrementally increased from the proposed Project. Preventing all cultivation, manufacturing, and distribution activities from occurring on Williamson Act lands under Alternative 2 would likely increase the range of pollutant concentrations and objectionable odors to sensitive receptors and residences throughout the County. As mentioned above, approximately 44 percent (166 acres) of existing cannabis canopy is located on Williamson Act lands. This area would potentially be reduced to approximately 19.7 acres, and approximately 146 acres of existing cannabis operations, along with a potential future 730 acres, may be sited on other agricultural areas, where the AG-I and AG-II zoned lands are located primarily within the Cuyama region, the coastal areas of Lompoc Valley, and the rural areas of the Santa Ynez and Santa Maria regions of the County, which could increase the cumulative effect of criteria pollutants in these regions through more new grading/construction and scattered operational activities. Further, concentrating cannabis cultivation facilities to other areas within each region of the County would increase the cumulative effect of odors within these concentrated areas and sensitive receptors nearby concentrated areas. Therefore, impacts would be incrementally greater than the proposed Project and would remain *significant and unavoidable* given there is not feasible mitigation to lessen the impact associated with the inconsistencies between the Project and Alternative 2 and the County's Clean Air Plan.

Impacts AQ-2: Construction emissions from cannabis activities under Alternative 2 would likely be greater than the proposed Project as up to approximately 146 acres of existing cannabis canopy may be relocated to non-Williamson-Act lands. Even so, similar to the Project, short-term construction emissions associated with cannabis cultivation activities are not expected to violate any air quality standards and would be *less than significant*.

Impact AQ-3: Long-term operation emissions impacts under Alternative 2 may be reduced or when compared to the Project, depending on the reduction of cannabis operations from lands under Williamson Act contract to the reduced area of eligibility, potentially creating additional pockets of concentrated cannabis activity areas. Similar to the proposed Project, impacts resulting from air pollutant emissions generated by stationary sources during operation of licensed cannabis facilities would be *less than significant*. Similar to the Project, despite implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, impacts under Alternative 2 resulting from air pollutant emissions generated by mobile sources would remain *significant and unavoidable*.

Impact AQ-4: Impacts from cannabis activities under Alternative 2 could be potentially inconsistent with SBCAG's negative growth projections or the Energy and Climate Action Plan. While the proposed Project and Alternative 2 both promote an orderly, efficient, and defined licensing and permit process for cannabis activities, both options would similarly result in growth in the agricultural and manufacturing sectors beyond what is forecasted in the CAP. As such, implementation of Alternative 2 would be inconsistent with the CAP, and in turn, also with the ECAP. Therefore, Alternative 2 would result in *potentially significant* impacts to GHG emissions and climate change that would be similar to

the proposed Project. Similar to the proposed Project, because there is no feasible mitigation, this impact would be *significant and unavoidable*.

Impact AQ-5: Impacts from odors and site emissions would occur under Alternative 2, and may be increased compared to the proposed Project. Because there would be a reduced area of Williamson Act lands eligible for cannabis cultivation, potential odors and site emissions that would originate from cannabis activities on Williamson Act lands may be reduced. However, these are located in rural areas that are already subject to similar agricultural odors, and replacement agricultural activities would likely generate a similar type and quantity of odors, As discussed above, approximately 146 acres of existing cannabis canopy and any future potential 730 acres may be sited within other portions of the County outside of lands designated for agricultural purposes. These acres of cannabis canopy may be located closer to urban areas, including sensitive receptors, a higher concentration of people, and residential neighborhoods. Cultivation operations located on agricultural parcels in the rural areas of the County may be several miles to hundreds of miles from sensitive receptors. As a result, Alternative 2 may incrementally increase odor and site emission impacts throughout the County. However, as with the proposed Project, implementation of **MM AQ-5**, *Odor Abatement Plan (OAP)*, would ensure that impacts under Alternative 2 resulting from potential nuisance odors would be reduced. However, there remains the potential for odors to present a nuisance to neighboring receptors. Given the difficulty in being able to effectively contain or eliminate cannabis odors, and the potential for odors to be perceived as a nuisance despite implementation of odor control measures, additional potential mitigation is considered infeasible. Therefore, as no additional feasible mitigation beyond the requirement for an OAP has been identified which could ensure the containment, elimination of generation, or detectability of cannabis odors, similar to the proposed Project, odor impacts under this alternative would remain *significant and unavoidable*.

Biological Resources

Under Alternative 2, impacts to biological resources could be more severe than under the Project. Preclusion of cannabis activities from 513,00 acres of Williamson Act lands (735 of eligible area countywide) would redirect cannabis related growth from these often already developed agricultural areas to less agriculturally-developed areas, such as those with native habitats or closer to urban uses. Development of cannabis facilities on undeveloped lands may involve vegetation clearing and grading or construction of new cannabis structures with resultant visual changes. Such undeveloped areas may support sensitive native habitats and special status species.

Impacts BIO-1 and BIO-2: Impacts under Alternative 2 could include disturbances to vegetation, individual species or populations, sensitive habitats or natural communities, as well as disturbance, modification, or destruction of habitat resulting from future development of cannabis cultivation sites. A majority of cannabis-related development would be precluded from Williamson Act lands, therefore future cannabis activity sites could potentially have impacts on existing biological resources located in the area of eligibility as up to 146 acres of cannabis canopy may be required to relocate in addition to a future potential 730 acres to smaller areas of the County, primarily AG-I and AG-II zoned lands that are non-Williamson Act lands, and some commercial and industrial zoned lands. Concentrating cannabis activities and relocating existing cannabis operations to areas with non-Williamson Act lands may increase the extent of impacts to unique, rare, threatened, and endangered species and sensitive habitats, particularly in areas of higher habitat value (e.g., areas that border mountainous and coastal areas near federal and state lands). However, similar to the Project, this alternative would implement **MM BIO-1a**, *Tree Protection Plan*, and **MM BIO-1b**, *Habitat Protection Plan*, to reduce habitat modification and disturbance impacts. Further, compliance with the County's Setback

Ordinance, which requires setbacks from sensitive biological resources, including but not limited to perennial streams, water bodies, and/or wetlands, would continue to reduce impacts to special-status species and sensitive habitats to a *less than significant* level with the implementation of identified mitigation measures.

Impact BIO-3: Under Alternative 2, impacts associated with the movement of any native resident or migratory species may be greater than the proposed Project, depending on the cumulative response of existing cannabis operations on Williamson Act contracts lands, because of a potential relocation of up to 146 acres of cultivation activities and potential future 730 acres that would be permitted adjacent to wildlife areas located outside of Williamson Act lands, which make up a large part of agricultural lands within the County. Nonetheless, compliance with County Comprehensive Plan policies and County Code, including LUDC, MLUDC, and CZO regulations and development standards, as well as proposed permitting requirements, would be required for cannabis activity sites to obtain a license, further reducing potential biological impacts. Additionally, the implementation of **MM BIO-3**, *Wildlife Fencing*, would ensure biological impacts are *less than significant with mitigation*.

Impact BIO-4: Impacts under Alternative 2 related to consistency with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources would be similar to the proposed Project. Even if there is a substantial relocation of existing cannabis cultivation sites on Williamson Act lands, Alternative 2 would require cannabis activities to demonstrate consistency with applicable policies, development standards, and existing habitat conservation plans, which would be reviewed on a case-by-case basis, similar to the proposed Project. Therefore, impacts associated with consistency with adopted plans, policies, and ordinances for protection and conservation of biological resources would be *less than significant.*

Cultural Resources

Under Alternative 2, impacts to cultural resources could be similar to the Project.

Impact CR-1: Under Alternative 2, cannabis cultivation that occurs on or near historic properties that are not on the County's Historic Resources Inventory could potentially cause destruction, relocation, or alteration of existing historical resources. Alternative 2 may involve a greater potential impact area than the proposed Project, depending on the cumulative response of existing cannabis cultivation operations on Williamson Act lands. Therefore, there could be an increased potential for adverse effects to historical resources as existing cannabis cultivation sites are relocated to new sites. However, land clearing and modifications to existing structures near properties that are known to consist of significant historical resources may potentially have an adverse effect on the physical context of historic structures and diminish their historic value. Proposed cannabis activities would be subject to the LUDC, MLUDC, County Comprehensive Plan, and County Coastal Land Use Plan, which require avoidance of impacts to historic resources. Additionally, implementation of **MM CR-1** ***(CSMM CulRes-10)***, *Preservation* would reduce impacts to existing and eligible historic structures. Therefore, similar to the Project, impacts under Alternative 2 would be *less than significant with mitigation*.

Impact CR-2: Although Alternative 2 would involve a smaller area of eligibility and therefore a smaller area of potential impact when compared to the proposed Project, Alternative 2 may increase the potential area for disturbance of undiscovered archaeological or paleontological resources, depending on the cumulative response of existing cannabis cultivation operations on Williamson Act lands, as existing cannabis cultivation sites could be relocated to new sites. Even without considering the relocation of sites, site preparation and grading activities for new developments could still inadvertently uncover archaeological, tribal, or paleontological resources, therefore, impacts would

be similar to the proposed Project. Compliance with applicable policies contained in the County Comprehensive Plan, LUDC, MLUDC, and County Coastal Land Use Plan would ensure avoidance of impacts to archaeological, paleontological, and Native American cultural resources. Furthermore, Section 8 of the County Cultural Resource Guidelines requires that the likelihood of buried archaeological deposits be considered, and Phase I and II archaeological surveys be performed, if necessary. Similar to the proposed Project, under Alternative 2, compliance with existing County policies and guidelines would ensure that the impacts to archaeological resources, tribal cultural resources, human remains, and paleontological resources would be *less than significant*.

Geology and Soils

Under Alternative 2, impacts to geology and soils could be incrementally more severe than under the Project. Development of cannabis facilities on undeveloped lands may involve vegetation clearing and grading or construction of new cannabis structures with resultant potential for erosion, sedimentation, or slope failure.

Impacts GEO-1 and GEO-2: Cannabis cultivation under Alternative 2 could involve exposure to landslides, erosion, earthquakes, liquefaction, expansive soils, ground failure, or other geologic hazards. Potential geologic impacts related to exposure to unstable earth and unsuitable soil conditions associated with cultivation activities would be mitigated by existing County policies and regulations, such as the Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, Grading Ordinance, Santa Barbara County Building Code, and the Santa Barbara County LUDC. Although Alternative 2 would involve a smaller potential impact area and would not involve manufacturing and distribution facilities, the relocation of up to 146 acres of exiting cannabis canopy in addition to the potential 730 acres of new cannabis canopy may require grading operations on additional areas of the County compared to the Project to establish new sites. Therefore, this alternative could result in greater impacts associated with geologic hazards in relation to cannabis activity structures. Nonetheless, similar to the Project, compliance with existing County standards and regulations would ensure that impacts associated with geologic hazards would be *less than significant*.

Hazards and Hazardous Materials

Under Alternative 2, impacts to hazards and hazardous materials could be similar to the Project.

Impact HAZ-1: Similar to the proposed Project, under Alternative 2, impacts may occur from prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities. Cannabis cultivation, distribution, and manufacturing would be consolidated into a smaller area of the County, primarily on non-Williamson Act agricultural lands, and other commercial and industrial zoned properties, which could increase risks of upset in some areas but reduce risk in others. Cannabis cultivation would be subject to existing laws and regulations governing the cultivation of commercial food products and associated hazardous activities. However, the relocation of up to 146 acres of land dedicated to cannabis activities could result in more scattered operations, operations that are closer to more heavily populated areas, or an increase in unregistered sites. However, since the majority of cannabis cultivation operations are expected to register with the proposed Project, compliance with existing federal, state, and local regulations, proposed development standards, and standard review processes and conditions of the County, would ensure impacts of Alternative 2 would be *less than significant*.

Impacts HAZ-2: Similar to the Project, impacts from former oil or gas pipelines or well facilities on lands subject to cannabis activities may occur under Alternative 2. Alternative 2 could result in fewer

or greater hazard impacts than the Project, depending on the reduction of cannabis cultivation operations on Williamson Act lands, which would be required to either reduce the extent of their operation or relocate to new eligible site. However, compliance with federal and state regulations, County policies and regulations, and permit review processes would reduce impacts. Therefore, impacts related to hazards and hazardous materials associated with cannabis activities would be similar to the Project and *less than significant.*

Impacts HAZ-3: Similar to the Project, under Alternative 2, impacts may also occur from the use, storage, or distribution of hazardous or toxic materials for cannabis activities, similar to the Project. Despite the federal, state and local regulations to which operators must adhere, volatile components of cannabis processing and manufacturing could still lead to adverse impacts. Therefore, mitigation measure **MM HAZ-3,** *Volatile Manufacturing Employee Training Plan*, would be required, and impacts would remain *less than significant with mitigation*.

Impact HAZ-4: Alternative 2 may result in impacts from cannabis activities that may be relocated to within high fire hazard areas, exposing people or structures to significant risks involving wildland fires. Cannabis activities would be subject to CalFire defensible space requirements, County Building Code requirements, and County Fire Code regulations to ensure protection of proposed facilities from wildfire hazards. Development plans would also be required to avoid interference with implementation of County emergency and evacuation plans. Therefore, compliance with existing federal, state, and local regulations, proposed development standards, and standard review processes and conditions of the County, would ensure hazard impacts of Alternative 2 would be *less than significant*.

Hydrology and Water Quality

Under Alternative 2, impacts to hydrology and water quality would be similar to the Project. Development of cannabis facilities on undeveloped lands may involve vegetation clearing and grading exposing soils to erosion with potential sedimentation into areas watercourses.

Impacts HWR-1 and HWR-2: Under Alternative 2, impacts could occur where the development and operation of cannabis cultivation activities introduce sediment or pollutants into surface runoff or storm water flows that threaten the identified beneficial uses of receiving water bodies. Sediment levels may be increased if up to 146 acres of existing cannabis operations on Williamson Act lands are relocated to new eligible sites. Nonetheless, it is expected that a majority of cannabis cultivation operations would register with the proposed Project, and that compliance with federal, state, and county regulations would minimize most impacts to surface waters. Similar to the Project, Alternative 2 would include project requirements to protect water quality, such as prohibiting cultivation within proximity to streams or within the HWM of a water body. BMPs would be applied through the licensing process on a case-by-case basis to ensure that contaminated surface runoff or groundwater would be avoided or minimized. Impacts from herbicides, pesticides, and rodenticides and the potential for abandoned cultivation sites that could result in the introduction of pollutants into receiving water bodies would require implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order* to reduce impacts. Alternative 2 would prohibit all cannabis cultivation activities on Williamson Act lands, which would greatly reduce the lands eligible for cannabis activities within the County, but may result in the relocation of existing cannabis cultivation operations to areas without agricultural infrastructure and more hydraulically sensitive, such as Tepusquet Canyon and the northern Lompoc area. Further, it may increase the amount of unregulated activities, as many cultivators may not be able to relocate to eligible lands. Therefore, the introduction

of sediment or pollutants into surface runoff or storm water flows may be slightly greater than the proposed Project. Similar to surface water quality impacts, compliance with state and local regulations governing water quality, would ensure that cannabis cultivation sites use BMPs that would limit impacts where the aquifers intersect with the ground surface. Expansive cannabis activities in locations that are especially vulnerable to surface pollutants could result in potentially significant impacts. With implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, impacts would be *less than significant with mitigation* and overall similar to the Project.

Impact HWR-3: Impacts of cannabis cultivation under Alternative 2 could occur on groundwater supplies and groundwater recharge where the development and operation of licensed cannabis cultivation activities would unsustainably draw groundwater resources or inhibit groundwater recharge. Licensees would be required to demonstrate an adequate and approved water source is available for proposed cultivation via receipt of permission from appropriate agencies or owners of the rights to such water sources prior to issuance of a license, pursuant to the SWRCB water rights and cannabis activity licensing requirements. Further, limits to the availability of water from municipal sources or from groundwater management agencies may limit the licenses if a licensee cannot demonstrate an adequate source of water, including groundwater. Implementation of the modified County standard condition of approval WatCons-01 *Water Conservation-Outdoor*, **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Cultivation* would further reduce impacts under Alternative 2 to *less than significant with mitigation.* Alternative 2 would result in greater impacts than the proposed Project, particularly when cannabis cultivation is directed to non-Williamson Act lands where any increase in groundwater extraction would impact the level of supply available in the aquifers. Higher groundwater impacts may occur in rural areas where there are non-Williamson Act lands, and where there are scarce groundwater supplies, such as Tepusquet Canyon, and overdrafted groundwater basins, including the Goleta, Buellton Uplands, Santa Ynez Uplands, Lompoc, San Antonio, Santa Maria, and Cuyama Groundwater Basins.

Impact HWR-4 and HWR-6: Impacts to existing drainage patterns from cannabis cultivation activities under Alternative 2 could occur from site preparation and grading activities. New greenhouses, buildings, or other cannabis-related structures would have the potential to increase concentrated runoff, but this development would be subject to existing County regulation and permitting, which would minimize adverse effects of runoff through adherence to applicable regulations, including the County's Grading Code. Further, County setbacks from perennial and intermittent or ephemeral streams and from outside the HWM of a waterbody would prohibit cultivation sites from being located within a 100-year floodplain. Because the lands eligible under Alternative 2 are limited and located in more rural areas of the County compared to the Williamson Act lands, impacts related to existing drainage patterns are expected to be slightly greater than the proposed Project. With adherence to design features and applicable regulations that would apply under Alternative 2, the impacts of cannabis cultivation would be considered *less than significant*.

Impact HWR-5: Alternative 2 could result in impacts to surface and groundwater quality, groundwater supplies and groundwater recharge from cannabis testing, manufacturing, distribution, and retail activities. All new cannabis activity operations would be required to be designed and constructed in accordance with state and County codes regulating water efficiency. Additionally, grading required to construct new buildings would occur in accordance with the County's Grading Ordinance, even for existing cannabis cultivation operations that are relocated to new sites that are not subject to Williamson Act contracts. Further, the County's licensing process, along with compliance with state and local regulations governing water quality, would ensure that cannabis

cultivation sites use BMPs that would limit impacts where the aquifers intersect with the ground surface and are especially vulnerable to surface pollutants. Because the lands eligible under Alternative 2 are limited and the Alternative would direct cannabis activities to non-Williamson Act lands located in rural areas of the County, impacts related to surface and groundwater quality would be expected to be slightly greater than the proposed Project. However, compliance with existing regulations would ensure surface and groundwater quality impacts are *less than significant.*

Land Use and Planning

Under Alternative 2, impacts to land use and planning could be incrementally more severe than under the Project. Preclusion of cannabis activities from 513,000 acres of Williamson Act lands would redirect cannabis related growth to less agriculturally-developed areas, such as those near urban centers or dispersed near native habitats.

Impact LU-1: Impacts to land use would be due to potential conflicts with applicable land use plans, policies, and regulations. Potential inconsistencies between Alternative 2 and the CLUP and the Comprehensive Plan goals and policies may be related to commercial cannabis cultivation facilities connection to public services, as well as policies focused on natural resource protection, water quality, vegetation, hillside protection, and visual resources. Similar to the proposed Project, where lands would be eligible for licenses by zoning that are also public lands under Alternative 2, there is a potential land use consistency issues. Implementation of **MM LU-1**, *Public Lands Restriction*, would reduce impacts to *less than significant with mitigation.* Given the program requirements under Alternative 2 are similar to the proposed Project, it would result in similar land use impacts.

Impact LU-2: Impacts could occur under Alternative 2 from cannabis cultivation, manufacturing, distribution, and retail sales activities upon existing communities due to traffic, odors, noise, or other quality of life issues. Unlike the proposed Project, commercial cannabis cultivation, manufacturing, and distribution activities would be increased within land outside of Williamson Act contracts, which include an increased amount of AG-I areas closer to residential zoning districts, increasing potential neighborhood compatibility issues or perceived change in quality of life in the areas, particularly in neighborhoods where the AG-I zoning districts abut residential uses (e.g. Carpinteria and Lompoc Valley). While some land use conflicts may decrease in Williamson Act lands near sensitive receptors and nearby residences, the remaining 23 percent of eligible lands in the County, compared to the Project, would experience an increase in the concentration of cannabis activity sites adjacent to existing communities. Nevertheless, because the regulations, restrictions, and development standards under Alternative 2 are the same as the Project, these would regulate commercial cannabis activities and restrict potential neighborhood incompatibility. Similar to the proposed Project, implementation of **MM LU-1**, *Public Lands Restriction*, would reduce impacts to *less than significant with mitigation*.

Noise

Under Alternative 2, noise impacts would be incrementally greater than the proposed Project.

Impacts NOI-1 and NOI-2: Construction and operation of commercial cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities allowed under Alternative 2 would result in short-term increases in noise, but the construction noise increases would be temporary and existing County policies and proposed development standards would minimize short-term and long-term operational noise impacts. However, depending on the cumulative response of existing cannabis cultivation operations on Williamson Act lands, temporary noise impacts may be greater that under the proposed Project as cultivation sites are relocated to new eligible sites,

particularly if the new sites are in closer proximity to more densely populated areas of the County. Additionally, the reduced area of eligibility may intensify noise impacts in certain areas upon buildout and associated traffic, especially if the area is already in exceedance of noise thresholds. Proposed commercial cannabis activity projects would be subject to the policies and standards such as the County's Comprehensive Plan and Cannabis Land Use Ordinance, discretionary review, and the temporary nature of potential impacts to a given sensitive receptor, would ensure that construction impacts are *less than significant.* However, while implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would ensure that potentially significant impacts resulting from roadway noise and congestion under long-term Project operations are reduced, similar to the Project, there is no feasible way to ensure vehicle noise increase from Project traffic would not exceed County thresholds, and impacts under Alternative 2 associated with operational noise would remain *significant and unavoidable*.

Public Services

Under Alternative 2, impacts to public services could be incrementally more severe than under the Project.

Impacts PS-1 and PS-2: Impacts from commercial cannabis cultivation, manufacturing, and distribution activities under Alternative 2 would decrease demand for fire protection, police protection, public schools, parks, libraries, and other public facilities, similar to the proposed Project. Alternative 2 would result in greater fire protection impacts, fewer impacts to police protection services, and greater impacts to parks, schools, libraries, and other public services.

Fire Protection: Because Alternative 2 restricts cannabis activities in the more rural lands under Williamson Act contracts and reduces the amount of eligible land, the potential for population increases in high fire risk zones would also be reduced. Nevertheless, implementation of this alternative could potentially consolidate cannabis sites into other rural high fire risk zones containing eligible zoning districts, such as AG-I and AG-II lands located outside of Williamson Act contracts, which are still located throughout the County. Nevertheless, the dispersion of cannabis-related activities in remote areas under Alternative 2 could redistribute emergency response times and evacuations during wildfires, particularly along narrow rural roads, which are common in rural areas that are not subject to a Williamson Act contract. Compliance with the County Comprehensive Plan goals and policies, County Code, including LUDC, MLUDC, and CZO, among other state requirements, overall risk of fire could be reduced or increased, depending on the cumulative response of existing cannabis cultivation sites located on Williamson Act lands. Nonetheless, compliance with applicable regulations would ensure that impacts would be *less than significant*.

Police Protection: Cannabis activities in the County under Alternative 2 would have the potential to incrementally increase demand for police and emergency services. The general impacts would be similar to the proposed Project, with increased levels of employment, employee population, and police staffing levels. Because Alternative 2 limits cannabis activities on Williamson Act lands, which is typically further from established residential neighborhoods, potential land use compatibility impacts may increase. In turn, this may increase calls for service related to noise complaints, driving while under the influence, security concerns, and other public transportation safety concerns. As a result, impacts under Alternative 2 would be greater than the proposed Project and would remain *less than significant*.

Parks, Schools, Libraries and Other Public Services: As under the proposed Project, Alternative 2 would potentially generate additional full-time cultivation employees, which would contribute to

increased demand for housing, as well as the use of parks, schools, libraries, and other public services by the employees' families. As discussed in Section 3.11, *Public Services*, a population increase would not represent a substantial increase in demand for these public services, however population increases would occur higher within urbanized areas as concentration of cannabis activities would be directed towards the more urban areas of the County. Ultimately, impacts would remain *less than significant*, as there are more schools, libraries, and other public services in the urban areas of the County.

Transportation and Traffic

Under Alternative 1, impacts to transportation and traffic could be incrementally less severe than under the Project.

Impact TRA-1: Similar to the proposed Project, impacts of commercial cannabis cultivation under Alternative 2 could result in increases in traffic and daily vehicle miles of travel affecting the performance of the existing and planned circulation system. For Alternative 2, impacts associated with consistency with transportation plans and programs, traffic increases, and consistency with plans and policies regarding public transit, bicycle, and pedestrian facilities would be *significant and unavoidable*.

Consistency with Transportation Plans and Programs

Although Alternative 2 may result in the development of new sites to accommodate relocated sites from Williamson Act contract sites and potential future licensed activities within agriculturally-designated areas, they would not foreseeably result in substantial changes in land use patterns within the County. Therefore, Alternative 2 is not expected to result in significant changes in existing vehicle fleet patterns or automobile trips, and is considered to be in general conformance with the policies and objectives of local transportation and circulation planning documents and programs. However, like the proposed Project, Alternative 2 has a reasonable potential to result in exceedance of growth projections for the agricultural and manufacturing sectors within the County. As such, employment and population growth and associated vehicle trips and VMT from cannabis activities may exceed forecasted conditions, and would therefore be inconsistent with SBCAG's RTP/SCS. These impacts under Alternative 2 would be similar to those under the proposed Project.

Increases in Traffic

Overall, buildout of the cannabis industry under Alternative 2 would be similar to the Project. Despite projected new traffic volumes, like the proposed Project, Alternative 2 is not anticipated to substantially increase vehicle trips or traffic volumes along any one road or intersection, as proposed cannabis operations would be dispersed across a relatively wide area in the County. These impacts are expected to be incrementally greater under Alternative 2, as trips may be more concentrated throughout the AG-I and AG-II areas not under Williamson Act contract and commercial areas, rather than dispersed within lands in compliance with agricultural operations. Implementation of Alternative 2 is considered to have a potentially significant impact with regard to traffic and with regard to increases in traffic volumes and consistency with the CMP. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees* and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would be required to reduce impacts to roadways and intersections under the jurisdiction of the County. Traffic impacts under Alternative 2 would be incrementally greater outside of Williamson Act lands, but would be *less than significant* with the implementation of mitigation measures.

Consistency with Plans or Policies Regarding Public Transit, Bicycle, or Pedestrian Facilities

While Alternative 2 does not include features which would directly affect the performance or safety of transit, bicycle, or pedestrian facilities, it would allow new cannabis uses in existing compatible zoned areas, which may induce employment industry growth, and subsequent demand for such facilities. As Alternative 2 does not include changes in existing land use or zoning patterns, or include new development which directly would physically affect current or proposed transit, bicycle, or pedestrian facilities, Alternative 2, like the proposed Project, is not considered to conflict with applicable plans, policies, or programs for these facilities. As a result, impacts would be *less than significant.* Impacts under Alternative 2 would be less than the proposed Project, because at a programmatic level this alternative directs cannabis cultivation outside of more rural lands under Williamson Act contracts, which would result in more work trips using alternative modes of transportation, mainly because of increased facilities in urban areas of the County.

Impact TRA-2: Licensed cannabis operations could be located within areas of the County or along roadways currently subject to hazardous road conditions. In particular, Alternative 2 would have the potential to reduce roadway safety or introduce new roadway hazards, such that the County's adopted significance criteria for traffic and roadway safety are exceeded, particularly within areas with known hazardous roadway conditions, such as the rural winding roads of Tepusquet and SR 192 where existing agricultural operations commonly result in roadway compatibility issues with surrounding urban residential development. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would reduce impacts to roadway safety and emergency access, but they would remain *significant and unavoidable*. These road safety impacts would be slightly less under Alternative 2, as it directs commercial cannabis activities outside of lands under Williamson Act contracts, which are primarily located across the County in rural areas where more narrow and winding roads may be present, when compared to the urban areas of the County.

Utilities and Energy Conservation

Under Alternative 2, impacts to utilities and energy conservation could be similar to the Project.

Impact UE-1: The implementation of Alternative 2 and operation of licensed cannabis sites throughout the County would result in additional new demand for water, wastewater, and solid waste utility services, supplies, and infrastructure. As total water use, wastewater, and solid waste is expected to be similar between Alternative 2 and the proposed Project, the resulting impacts would be similar. However, as cultivation licenses would be consolidated into a smaller area of eligibility focused on AG-II zoning districts outside of Williamson Act contract lands, AG-I, and commercial districts of the County, there is a greater potential for water supply issues related to urbanized area water districts compared to the Project. Cannabis operations sited within a service area of a municipal water provider may need to rely on water districts as the predominant source of water supplies, thereby contributing to municipal and urbanized area water demand. Therefore, impacts on water supply, wastewater services, and existing infrastructure for Alternative 2 would be slightly greater than the proposed Project within more developed areas and reduced in more rural areas, but remain *less than significant*. Given the agricultural nature of cannabis cultivation, it is not anticipated that Alternative 2, like the proposed Project, would result in substantial new wastewater generation, as cannabis cultivation typically results only in the generation of agricultural runoff from outdoor cultivation sites and the disposal of mineral-nutrient rich water used in hydroponic operations is regulated separately from municipal wastewater. Similarly, Alternative 2 would generate solid waste both during

construction of new cannabis sites and during operation of such facilities, but because operations would comply with federal, state, and local regulations, impacts associated with the disposal of solid waste generated from cannabis activities are considered *less than significant.* Both wastewater and solid waste impacts under Alternative 2 are expected to be similar to the proposed Project.

Impact UE-2: Impacts of cultivation, manufacturing, and distribution activities under Alternative 2 would result in additional demand for a significant amount of new energy supplies within the County and may conflict with energy conservation policies. Under Alternative 2, cannabis cultivation would be limited on Williamson Act contract lands, but other eligible areas within the County are located entirely within the PG&E and SCE service territories, and these utilities providers have supplies available to meet existing and future utilities demands. While the Project may have the potential to result in the wasteful or inefficient use of electricity through the operation and powering of facilities and equipment, the implementation of **MM UE-2a**, *Energy Conservation*, **MM UE-2b**, *Participation in a Renewable Energy Choice Program*, and **MM UE-2c**, *Licensing by the County Green Building Committee*, would reduce impacts to *less than significant with mitigation.*

While Alternative 2 may result in additional demand for electricity, this alternative is not anticipated to result in the substantial new demand for natural gas supplies, as natural gas is not typically required as part of cannabis operations. As such, energy impacts related to natural gas usage would be *less than significant.* Similarly, given there would be a foreseeable, but negligible increase in regional and statewide demand and use of vehicle fuels under Alternative 2, this increase is not anticipated to constrain available supplies or result in the wasteful use of such resources to a substantial degree. As a result, energy impacts related to fuels would be *less than significant.* These impacts are anticipated to be similar to the proposed Project.

Impact UE-3: Alternative 2 would be consistent with existing energy standards and conservation policies. Under Alternative 2, licensees would be required to submit applications, including detailed site plans that would be subject to discretionary review by the County Planning and Development Department. This review process would ensure that sites proposed for cannabis operations are development in compliance with adopted energy and building standards. Further, license applications would be subject to similar review requirements at the state level, which would ensure further consistency with standards for energy and building design. Therefore, impacts are *less than significant* and anticipated to be similar to the proposed Project.

Population, Employment, and Housing

Under Alternative 2, impacts to population, housing, and employment would be similar to the Project.

Impact PEH-1: As under the proposed Project, impacts of Alternative 2 could induce population growth from an increase of full-time cultivation employees Countywide. Overall, the expected increase in employment, housing, and populations associated with cannabis-related activities in the County would exceed regional and local growth forecasts for the County, due to increases in employment, population, and housing at a rate that would occur faster than projected growth.

While the increase in housing demand from cannabis industry employees may be substantial, the County maintains programs and policies to ensure adequate provision of housing to meet ongoing demands, particularly when the demand is generated from local industries. It is also likely that many cannabis employees would live at or below the "low income" threshold and may qualify for affordable and/or farmworker housing options. Nevertheless, since the projected employment associated with Alternative 2, as with the proposed Project, is expected to exceed local and regional growth estimates

under the County Comprehensive Plan and SBCAG's RTP/SCS, impacts related to population, employment, and housing under the Project are considered. While ongoing implementation of Housing Element programs would provide affordable housing and farmworker housing, and ensure the County provides adequate housing units to meet its housing needs, there are no feasible mitigation measures to ensure housing demand is met by new populations specifically generated from employment in the local cannabis industry. Further, Alternative 2 would limit cannabis activities on Williamson Act lands, which may direct more activities to AG-II lands not under Williamson Act Contracts, AG-I areas not under Williamson Act Contracts, and commercial zoning districts, resulting in an increase of new employee housing demand in more developed areas of the County. Market demand would result in a similar increase of employees under both the Project and Alternative 2, though there would be a reduced area for larger cannabis activity businesses to occur under Alternative 2. Therefore, despite implementation of **MM PEH-1**, *In Lieu Fees*, impacts associated with population, employment, and housing would be incrementally less than the Project due to a reduced area of eligibility and remain *less than significant with mitigation*.

Conclusion and Relationship to Project Objectives

Alternative 2 would not reduce any significant impacts to a less than significant level. This alternative would potentially result in incrementally greater environmental impacts to aesthetics, air quality, agricultural resources, biological resources, cultural resources, geological resources, hazards and hazardous materials, hydrology and water quality, land use, and noise (temporary impacts only), with some urban areas of the County affected more than rural areas, though rural areas not under Williamson Act contract would likely experience intensified adverse impacts compared to the Project. Impacts related to population and housing, public services, and traffic and transportation and circulation would increase, but would be subject to feasible mitigation to be similar to the proposed Project. Further, the classification of all impacts under Alternative 2 would be the same as those under the proposed Project, including significant and unavoidable air quality, population and housing, and transportation impacts.

Site locations within the County on Williamson Act contract lands which continue to engage in cannabis activities, both known and unknown, may be unwilling to enroll in the proposed Project. Such operations would not be subject to licensing criteria requirements, development standards, and regulations associated with licensed facilities could result in continued or increased adverse effects upon the environment, such as sensitive habitats, unregulated volatile manufacturing, water diversions, non-regulated waste water effluence, sedimentation and erosion concerns, greater fire safety and security risks, and degradation of neighborhood quality of life. By not accommodating a substantial proportion of existing and projected demand for commercial cannabis opportunities as represented in the Registry data, Alternative 2 may result in greater environmental impacts than the Project.

Adoption of Alternative 2 would achieve some of the Project objectives which include regulating commercial cannabis cultivation, manufacturing, and distribution activities within the County, providing an efficient and clear cultivation and manufacturing permit process and regulations, and regulating sites and premises to avoid degradation of the visual setting and neighborhood character, odors, hazardous materials, and fire hazards.

However, adoption of Alternative 2 would not achieve many Project objectives, including those related to development of a robust and economically viable legal cannabis industry, encouraging businesses to operate legally and secure a license to operate in full compliance with County and state

regulations, minimization of adverse effects of cultivation and manufacturing and distribution activities on the natural environment, and maximization of the proportion of licensed activities by minimization of unlicensed activities. This alternative would make numerous cultivation sites ineligible that are located on Williamson Act lands, thus not encouraging cannabis cultivators and product manufacturers to operate legally and secure a license to operate in full compliance with County regulations.

4.2.4 Alternative 3 – Reduced Registrants Alternative

This alternative considers environmental impacts under a modified set of licensing regulations that would reduce the total number of County licenses issued for cannabis cultivation activities.

Under the Reduced Registrants Alternative (Alternative 3), the total number of licenses issued by the County would consist of half of the number of each category of licenses that were indicated as part of the 2017 Cannabis Registry. This would restrict the County to issuing a total of 962 licenses (50 percent of the 1,924 identified), which would subsequently limit the representative buildout of the Project analyzed in this EIR by a commensurate 50 percent. However, existing operators identified in the 2017 Cannabis Registry would be prioritized for licensing under this alternative, which would substantially reduce the net new buildout, while allowing for limited growth. Under this alternative, the total number of licenses allowed within the County would be distributed as follows:

Type 1: 88
Type 2: 109
Type 3: 191
Type 4: 135
Type 5: none
Type 6: 87
Type 7: 63
Type 8: 32
Type 10: 62
Type 11: 94
Type 12:10

Further, under Alternative 3, the permitted zone district eligibility and permitting requirements would remain the same as what would occur with the proposed Project. (See Figures 2-3 and 2-4.) However, this alternative would impose the following additional licensing restrictions:

- Licenses for outdoor cannabis cultivation (Types 1, 1B, 1C, 2, 2B, 2C, 3, 3B, and 3C) would be restricted to existing agriculturally-developed lands, where existing operations are currently used for agricultural production.
- Greenhouses and similar permanent structures associated with the alternative would be precluded from installing new hard floors that cover soils.
- Licenses for manufacturing, testing, distribution, and retail sale of cannabis and cannabis products would be restricted to premises located within existing permitted structures.
- On agriculturally zoned lands, all manufacturing and distribution facilities would be required to be an ancillary and subordinate use to cannabis cultivation that occurs on the same lot as the manufacturing and/or distribution facilities.

The intent of this alternative is to reduce impacts associated with the full projected buildout and total physical adverse effects of the Project directly related with development. Primarily, this includes impacts resulting from the development, cover, and loss of prime or unique soils on agricultural lands, and total amount of operational development which would result in long-term operational air

pollutant and GHG emissions, noise, and traffic. Further, Alternative 3 would reduce the potential for adverse impacts beyond those analyzed in this EIR due to the restrictions on Countywide development and buildout of the cannabis industry.

The above listed restrictions would be implemented through development standards and zoning regulations included under this alternative. Under the Reduced Registrant Alternative, the opportunities for the cannabis industry could be substantially limited in comparison to the proposed Project, as the proposed restrictions of the Reduced Registrant Alternative would limit future cannabis operations to existing cannabis operations, areas that are currently subject to commercial agricultural operations, and developed spaces, rather than allowing for future cannabis operations on all eligible zoned lands, regardless of existing use.

As discussed above, although restrictions could drive some growers into conducting illegal cultivation operations, in areas such as LPNF, places with dense vegetation, or are otherwise readily concealed, the existing industry in the County is primarily that of major agricultural operations (including use of hoop structures and greenhouses). These types of operations ~~are~~ would be unlikely to relocate to illegal areas that are screened or within more rural, removed areas. Instead, it is anticipated that operations which cannot obtain licenses under this reduced opportunity for licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Potential Impacts to Resource Areas

Limiting the number of cannabis licenses issued by the County by 50 percent of those indicated in the 2017 Cannabis Registry would substantially reduce overall impacts resulting from physical development when compared to the proposed Project. Reductions in allowable cannabis licensees would limit the total amount of cannabis development in terms of canopy, new structures and associated employment. While these changes would substantially reduce overall impacts, this Alternative would also not fully meet project objectives. Changes in specific impacts are discussed below.

Aesthetics and Visual Resources

Under Alternative 3, impacts to aesthetics and visual resources would be substantially less severe than under the Project.

Impacts AV-1 and AV-2: This alternative would restrict the licensing of cannabis activities to existing agriculturally-developed lands or to developed structures in which the permitting of cannabis operations would not substantially affect the aesthetics of the adjacent or surrounding lands. These restrictions would effectively prohibit the grading, vegetation clearing, and construction on undeveloped and publicly visible slopes which may offer views of aesthetic and visual resources, and be regarded as important visual resources themselves. However, these preclusions would not prohibit the installation or use of agricultural hoop-structures, which may often be perceived as visually displeasing to the surrounding aesthetic of the area, but which are common and characteristic of commercial agricultural operations. Under Alternative 3, there is potential for substantially reduced effects to visual resources due to restrictions to licensing of cannabis activities to existing developed spaces and visually compatible agriculturally-developed lands. In addition, Alternative 3 would still include implementation of **MM AV-1a.** *Screening Requirements*. Therefore, impacts to aesthetic and visual resources under the Reduced Registrants Alternative would be considered *less than significant.*

Agricultural Resources

Under Alternative 3, impacts to agricultural resources would be substantially less severe than under the Project.

Impact AG-1: Under Alternative 3, impacts to agricultural resources would be substantially less than under the proposed Project. The Reduced Registrants Alternative would both limit the number of licenses issued by the County, which would reduce the number of cannabis operations, as well as restrict cannabis activities to existing agriculturally-developed lands and to existing developed structures of the County. In addition, cannabis cultivation activities would be allowed on AG-I and AG-II zoned lands as a compatible use, therefore there would not be in conflict with established uses for agriculturally zoned lands. Therefore, proposed land uses under Alternative 3 would not be incompatible with existing zoning or the Williamson Act and **MM AG-1.** *Cannabis Cultivation Prerequisite to Ancillary Use Licenses* would not need to be implemented. As a result, Alternative 3 would result in a *less than significant impact*.

Impact AG-2: Cannabis cultivation activities under Alternative 3 could impair the production of other agricultural products since cultivation would only be permitted in areas of existing agricultural production, however, given that cultivation demand by Project registrants would be reduced under Alternative 3, impacts from the cultivation of cannabis pursuant to Alternative 3 would not result in substantial conversion of prime farmland, farmland of statewide importance, or unique farmland to non-agricultural use. Similarly, cannabis cultivation is unlikely to lead to conversions of prime soils as identified by the NRCS, as cannabis requires the use of soil, water, and environment control similar to agricultural crops of the cut flower industry. Further, restrictions on the development of new greenhouse or similar structures would effectively limit or negate impacts associated with the loss or conversion of agricultural soils from the covering of soils by new developed floors or structures that would occur under the Project, which was identified as having unavoidable and significant impacts. Therefore, impacts to agricultural resources under the Reduced Registrants Alternative would no longer be unavoidable and significant, would be substantially less severe than the Project and are considered *less than significant.*

Air Quality and Greenhouse Gas Emissions

Under Alternative 3, construction and operational impacts to air quality and associated impacts to greenhouse gas emission would be less severe than under the Project.

Impacts AQ-1 and AQ-4: Impacts would be similar to those discussed in Section 3.3, *Air Quality and Greenhouse Gas Emissions*, however, emissions would be decreased by approximately 50 percent from the proposed Project. Alternative 3 would limit or restrict the number of future cannabis by roughly half of that analyzed under the proposed Project, and emissions would commensurately be reduced from those described in Section 3.3, *Air Quality and Greenhouse Gas Emissions*. Reducing all cultivation, manufacturing, and distribution activities by 50 percent under Alternative 3 would lessen pollutant concentrations and objectionable odors on nearby sensitive receptors and residences. However, impacts would still occur. In addition, impacts from cannabis activities under Alternative 3 could be potentially inconsistent with the Energy and Climate Action Plan. While the proposed Project and Alternative 3 both promote an orderly, efficient, and defined licensing and permit process for cannabis activities, this would nevertheless result in growth in the agricultural and manufacturing industry beyond what is forecasted in the Clean Air Plan. As such, implementation of Alternative 3 would be inconsistent with the CAP, and in turn, also with the ECAP. Taken together, although impacts

would be substantially reduced, impacts would remain *significant and unavoidable* given there is not feasible mitigation to lessen the impact associated with the inconsistencies between the proposed Project, Alternative 3, and the County's Clean Air Plan, and the Energy and Climate Action Plan.

Impact AQ-2: Air quality impacts of cannabis cultivation, manufacturing, and distribution under Alternative 3 would be reduced by approximately half in terms of construction generated emissions from cannabis activities under the Project. Similar to the Project, short-term construction emissions, which includes PM_{10} and NO_x pollutants associated with cannabis activities are not expected to violate an air quality standard and would be *less than significant*,

Impact AQ-3: Long-term cannabis activities licensed under Alternative 3 would generate operational and vehicular emissions that would be substantially lower than under the Project, related to increased vehicle trips from employees and customers of new or expanded cannabis activity sites, and from transportation of cannabis products to and from these sites. As in the Project, **MM AQ-3,** *Cannabis Site Transportation Demand Management,* would be implemented in Alternative 3 to reduce vehicle travel to and from proposed cannabis sites. Nevertheless, Alternative 3 would limit or restrict the number of future cannabis operations by roughly half of that analyzed under the proposed Project, and emissions would commensurately be reduced from those described in Section 3.3, *Air Quality and Greenhouse Gas Emissions*. Because implementation of Alternative 3 would continue to result in the generation of employment and growth in the agricultural and manufacturing economic sectors that would conflict with the agricultural growth assumptions in the County's CAP, Land Use Element Air Quality Supplement, and SBCAG's ECAP, continued inconsistency with County and regional plans and policies, and impacts related to air quality and GHG emissions under Alternative 3 would be less severe than the Project but remain *significant and unavoidable*, even with decreased operation emissions.

Impact AQ-5: Impacts from odors and site emissions would occur under Alternative 3, but they would be reduced compared to the proposed Project. Because cultivation would be restricted to existing agriculturally-developed lands, where existing operations are currently used for agricultural production, some areas eligible for cannabis cultivation, manufacturing, and distribution, under the proposed Project would no longer be eligible under Alternative 3. This could reduce potential odors and site emissions that would originate from cannabis activities which may be developed on undeveloped land located near sensitive receptors, a higher concentration of people, and residential neighborhoods. Nevertheless, some cultivation sites may be located within proximity to a sensitive receptor, and similar to the Project, implementation of **MM AQ-5**, *Odor Abatement Plan (OAP)*, would ensure that impacts under Alternative 3 resulting from potential nuisance odors would be reduced. However, as a high impact analysis, because nuisance odors may be objectionable to some residents and not be substantially reduced due to the mitigation, impacts would remain *significant and unavoidable*.

Biological Resources

Under Alternative 3, impacts to biological resources would be less severe than under the Project. Lower levels of development and associated land clearing and loss of habitat would be substantially reduced.

Impacts BIO-1 and BIO-2: Alternative 3 would redirect licensed cannabis activities to already developed agricultural areas and existing developed structures. This would effectively eliminate impacts to biological resources, including sensitive plant and wildlife species or habitat, resulting

from development of cannabis facilities on undeveloped lands that may support sensitive biological resources. Similar to the Project, this alternative would implement **MM BIO-1a**, *Tree Protection Plan*, and **MM BIO-1b**, *Habitat Protection Plan*, and **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order* (See Section 3.8, *Hydrology and Water Quality*.) to reduce potential habitat modification and disturbance impacts. Adverse impacts to plants or wildlife and their habitat or sensitive natural communities would be substantially less severe than under the Project and *less than significant with mitigation* under Alternative 3.

Impact BIO-3: Impacts under Alternative 3 associated with the movement of any native resident or migratory species would be less than the proposed Project, because the number of available licenses would be reduced by 50 percent and because licensed cannabis activities would only be permitted on already developed agricultural lands and in existing developed structures. In Alternative 3, compliance with County conservation policies and development standards would be required by each licensee applicant, which would reduce potential biological impacts as it does in the Project. Additionally, the implementation of **MM BIO-1b**, *Habitat Protection Plan*, and **MM BIO-3**, *Wildlife Movement Plan*, would ensure impacts to native resident or migratory species would be substantially less severe than under the Project and would be reduced to *less than significant with mitigation* under Alternative 3.

Impact BIO-4: Because Alternative 3 would require projects to demonstrate consistency with applicable policies and development standards, and projects would be reviewed on a case-by-case basis, impacts under Alternative 3 would remain similar to the proposed Project related to consistency with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources. With implementation of existing permitting processes and conservation policies and ordinances, as well as implementation of **MM BIO-1a**, *Tree Protection Plan,* and **MM BIO-1b**, *Habitat Protection Plan*, impacts associated with compliance with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources would also be considered *less than significant with mitigation.*

Cultural Resources

Under Alternative 3, impacts to cultural resources would be less severe than under the Project.

Impacts CR-1 and CR-2: Alternative 3 would restrict cannabis activities to existing developed agricultural lands and developed structures within the County, as well as reduce the total number of future cannabis operations analyzed in this EIR. Implementation of this alternative would significantly reduce potential for discovery of prehistoric or archaeological resources due to limitations on future development. However, if any ground disturbing activities were to occur, the cannabis licensee would be subject to **MM CR-2**, *Archaeological and paleontological Surveys,* which would ensure compliance with provisions of the County Cultural Resources Guidelines and prevent potential impacts to cultural resources. In addition, implementation of **MM CR-1** ***(CSMM CulRes-10)***, *Preservation,* would reduce impacts to existing and eligible historic structures while regulatory compliance with existing County policies and guidelines would ensure that the impacts to archaeological resources, tribal cultural resources, human remains, and paleontological resources would be less than significant. Impacts to cultural resources under Alternative 3 would be less severe than the Project and would remain *less than significant with mitigation*.

Geology and Soils

Under Alternative 3, impacts to geology and soils would be less severe than under the Project. Lower levels of development and associated grading and potential erosion would be substantially reduced.

Impacts GEO-1 and GEO-2: Restriction of cannabis activities to developed lands would reduce or eliminate the amount of vegetation clearing and grading or construction which could result in erosion, sedimentation, or slope failure compared to the Project. In addition, potential geologic impacts related to exposure of unstable earth and unsuitable soil conditions associated with cultivation activities would be mitigated by existing County policies and regulations. Therefore, impacts under Alternative 3 would be substantially less severe than under the Project, and remain *less than significant*.

Hazards and Hazardous Materials

Under Alternative 3, impacts related to hazards and hazardous materials would be incrementally less severe than under the Project.

Impact HAZ-1: While Alternative 3 would limit and reduce overall development and number of licensed cannabis operations in the County compared to the Project, licensed cannabis activities would continue to have the potential to encounter sites with stored or discharged hazardous materials. Similar to the Project, future cannabis operations would be subject to compliance with existing federal, state, and local regulations, proposed development standards, and standard review processes and conditions of the County, which would ensure impacts are reduced. Therefore, impacts of the Reduced Registrants Alternative related to prior use, storage, or discharge of hazardous materials on lands subject to future cannabis activities are incrementally less than the Project, and remain *less than significant.*

Impact HAZ-2: Similar to the Project, impacts from former oil or gas pipelines or well facilities on lands subject to cannabis activities may also occur under Alternative 3, despite the substantial reduction in overall development and 50 percent reduction in number of licensed cannabis operations under this alternative. Like the Project, compliance with federal and state regulations, County policies and regulations, and permit review processes would reduce impacts. Therefore, impacts of the Reduced Registrants Alternative related to former oil or gas pipelines or well facilities on lands subject to cannabis activities are incrementally less than the Project, and remain *less than significant.*

Impact HAZ-3: While Alternative 3 would limit and reduce overall development and number of licensed cannabis operations in the County compared to the Project, licensed cannabis activities would continue to have the potential to engage in hazardous activities such as the use, storage, or distribution of hazardous or toxic materials for cannabis activities. Similar to the proposed Project, future cannabis operations would be subject to compliance with existing federal, state, and local regulations, proposed development standards, and standard review processes and conditions of the County, which would ensure impacts are reduced. In addition, mitigation measure **MM HAZ-3,** *Volatile Manufacturing Employee Training Plan*, would be required, which would require employees working in volatile manufacturing to be trained on the proper use of equipment and hazard response protocols in event of equipment failure. This would ensure impacts of the Reduced Registrants Alternative related to use, storage, or distribution of hazardous or toxic materials for cannabis activities are incrementally less than the Project, yet remain *less than significant with mitigation.*

Impact HAZ-4: While cannabis activities on eligible parcels would be subject to various levels of fire hazards, the level of impacts under Alternative 3 would be less than the proposed Project, due to the

50 percent reduction in available licenses available. Cannabis activities would be subject to CalFire defensible space requirements, County Building Code requirements, and County Fire Code regulations to ensure protection of proposed facilities from wildfire hazards. Therefore, impacts of the Reduced Registrants Alternative related to cannabis activities that may be located within high fire hazard areas, exposing people or structures to significant risks involving wildland fires are incrementally less than the Project, and remain *less than significant.*

Hydrology and Water Quality

Under Alternative 3, impacts to hydrology and water quality would be less severe than under the Project. Lower levels of development, associated grading and potential erosion and sedimentation would be substantially reduced

Impacts HWR-1, HWR-2, HWR-3, and HWR-5: Restriction of cannabis activities to already developed lands under Alternative 3 would limit or eliminate the amount of vegetation clearing and grading exposing soils to erosion with potential sedimentation into watercourses. Similar to the Project, Alternative 3 would include requirements to protect water quality, such as prohibiting cultivation within proximity to streams or within the high water mark (HWM) of a water body. Best Management Practices (BMPs) would be applied through the licensing process on a case-by-case basis to ensure that contaminated surface runoff or groundwater would be avoided or minimized. Impacts from herbicides, pesticides, and rodenticides and the potential for abandoned cultivation sites that could result in the introduction of pollutants into receiving water bodies would require implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*. With this mitigation, the County Planning and Development Department would ensure that impacts from hazardous materials are minimized by reviewing and approving compliance with the requirements of the SWRCB. Impacts to surface water quality under the Reduced Registrants Alternative would therefore be less than the Project, and would remain *less than significant with mitigation.* Similar to surface water quality impacts, compliance with state and local regulations governing water quality as well as implementation of **MM HWR-1**, *Cannabis Waste Discharge Requirements Draft General Order*, would ensure that operators of cannabis cultivation sites use BMPs that would limit impacts where the aquifers intersect with the ground surface, and are compliant with the requirements of the SWRCB. Impacts to groundwater quality under the Reduced Registrants Alternative would therefore be less than the Project, and would remain *less than significant with mitigation.* Under Alternative 3, the total number of licensed operations and buildout assumed under this EIR would be reduced by approximately 50 percent, which would result in a substantial reduction in the amount of water supplies (with particular regard to surface and groundwater), which would result in substantially less severe impacts to the availability of these supplies and associated resources. Implementation of the recommended, modified County standard mitigation measure **MM HWR-3**, *Water Conservation–Water Efficiency for Cannabis Activities,* would further reduce impacts by ensuring water efficiency is maximized for each cannabis site prior to licensing. Impacts to groundwater supplies and groundwater recharge under the Reduced Registrants Alternative would therefore be substantially less than the Project, and would remain *less than significant.*

Impacts HWR-4 and HWR-6: Due to the restriction of cannabis activities to already developed lands under Alternative 3, the amount of vegetation clearing and grading would essentially be eliminated, and impacts to existing drainage patterns associated with cannabis activities would be substantially reduced compared to under the Project. Impacts to existing drainage patterns under the Reduced Registrants Alternative would therefore be less than the Project, and would remain *less than significant.*

Land Use and Planning

Under Alternative 3, impacts to land use and planning would be less severe than under the Project as a number of potential inconsistencies with adopted County policy would be reduced or eliminated.

Impacts LU-1 and LU-2: Restrictions and limitations on development and cannabis licenses would limit the number of future cannabis operations by approximately 50 percent compared to that analyzed for the Project, and would redirect cannabis activities to agriculturally-developed areas or existing developed structures in or near both rural and urban areas of the County. Regardless, impacts associated with consistency with applicable land use plans, policies, or regulations, and potential adverse effects to existing communities due to increases in traffic, odors, noise, or other quality of life impacts under Alternative 3 would be similar to the Project, in which **MM LU-1,** *Public Lands Restriction,* would be required to reduce impacts. Impacts associated with land use plans, policies, or regulations consistency would be similar to the Project. Impacts resulting from traffic, odors, noise, or other quality of life issues would be substantially less than the Project due to restriction on the number of cannabis licenses issued by the County. Impacts under the Reduced Registrants Alternative would therefore be less than the Project, and would remain *less than significant with mitigation.*

Noise

Under Alternative 3, impacts to noise would be similar to the proposed Project.

Impacts NOI-1 and NOI-2: Restrictions on the number of licenses issued by the County under this alternative would limit the number of future cannabis operations by approximately 50 percent of that analyzed under the Project. This would result in reductions in the amount of short-term construction noise and the number of operations which generate noise from standard operations and vehicular traffic by a commensurate 50 percent due to an approximately 50 percent reduction in the amount of new traffic anticipated under this alternative. However, the potential would continue to exist for new vehicular traffic to increase along road segments such that standard noise levels may be exceeded. Implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would reduce impacts resulting from roadway noise and congestion under long-term operations. However, similar to the Project, there is no feasible way to ensure vehicle noise from Project traffic would not exceed County thresholds, and impacts under the Reduced Registrants Alternative associated with operational noise, while substantially less severe than under the Project would remain *significant and unavoidable*.

Public Services

Under Alternative 3, impacts to public services would be less severe than under the Project.

Impacts PS-1 and PS-2: Impacts from licensed cannabis activities under Alternative 3 would decrease demand for fire protection, police protection, public schools, parks, libraries, and other public facilities due to a 50 percent reduction in the number of total future licensed operations compared to those analyzed under the Project. Impacts under the Reduced Registrants Alternative would be less than the proposed Project and would remain *less than significant.*

Transportation and Traffic

Under Alternative 3, impacts to transportation and traffic would be incrementally less severe than under the Project.

Impact TRA-1: Limits on the number of licenses issued by the County under Alternative 3 would reduce traffic and daily vehicle miles of travel affecting the performance of existing and planned circulation systems by approximately 50 percent. While increases in traffic would be substantially reduced, impacts associated with consistency with transportation plans and programs, and traffic increases under the Reduced Registrants Alternative would be similar to those under the Project and would remain *significant and unavoidable*. Impacts associated with consistency with plans and policies regarding public transit, bicycle, and pedestrian facilities under the Reduced Registrants Alternative would be less than those under the Project and would be reduced to *less than significant*.

Consistency with Transportation Plans and Programs

Like the proposed Project, Alternative 3 has a reasonable potential to result in exceedance of growth projections for the agricultural and manufacturing industries within the County, even though the number of future cannabis operations and associated employment would be reduced by approximately 50 percent. As such, employment and population growth and associated vehicle trips and VMT from cannabis activities would still exceed forecasted conditions, and therefore would be inconsistent with SBCAG's RTP/SCS. Since no mitigation exists which could ensure consistency with anticipated growth projections, consistency with adopted regional transportation plans and policies, or consistency with basic Project objectives, impacts cannot be avoided. Therefore, these impacts under Alternative 3 are similar to those under the proposed Project, and would remain *significant and unavoidable*.

While Alternative 3 does not include features which would directly affect the performance or safety of transit, bicycle, or pedestrian facilities, it would allow approximately 50 percent less new cannabis uses than the proposed Project, which would reduce employment industry growth, and subsequent demand for such facilities under this alternative as compared to the Project. As Alternative 3 does not include changes in existing land use or zoning patterns, or new development which would directly affect current or proposed transit, bicycle, or pedestrian facilities, Alternative 3, like the proposed Project, is not considered to conflict with applicable plans, policies, or programs for these facilities. Therefore, these impacts under Alternative 3 would be substantially less severe than those under the proposed Project, and impacts associated with consistency with plans or policies regarding public transit, bicycle, or pedestrian facilities would be reduced to *less than significant*.

Increases in Traffic

Limits on the number of licenses issued by the County under Alternative 3 would reduce traffic and daily vehicle miles of travel affecting the performance of existing and planned circulation systems by approximately 50 percent. Although these impacts are expected to be less under Alternative 3, as trips may be more dispersed throughout the rural areas of the County, rather than concentrated in urban areas, and agricultural districts, like Carpinteria, implementation of Alternative 3 could still have a potentially significant impact with regard to traffic, traffic volumes, and consistency with the CMP. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would be required to reduce impacts to roadways and intersections under the jurisdiction of the County. However, given Alternative 3 could potentially increase traffic volumes such that new traffic would reasonably be dispersed to intersections located outside of the County's jurisdiction (i.e., Caltrans facilities) that currently and are projected to operate at or near deficient LOS, like the Project, Alternative 3 may contribute towards an exceedance in LOS or exacerbate existing deficient LOS such that impacts would be significant. Therefore, as these facilities are located outside the jurisdiction of the County and cannot feasibly be controlled or

improved through County actions, impacts under Alternative 3 to these facilities are considered similar to the Project's impacts and remain *significant and unavoidable.*

Impact TRA-2: While Alternative 3 would reduce the amount of cannabis activity by 50 percent, like the Project, licensed cannabis operations could be located within areas of the County or along roadways currently subject to hazardous road conditions. Thus, Alternative 3 would also have the potential to reduce roadway safety or introduce new roadway hazards, such that the County's adopted significance criteria for traffic and roadway safety are exceeded, particularly within areas with known hazardous roadway conditions, such as the rural winding roads of Tepusquet Canyon, and SR 192 in the Carpinteria Valley where existing agricultural operations commonly result in roadway compatibility issues with surrounding urban residential development. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees*, and **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would reduce impacts to roadways safety and emergency access, but they would remain *significant and unavoidable*.

Utilities and Energy Conservation

Under Alternative 3, impacts to utilities and energy conservation would be substantially less severe than under the Project.

Impact UE-1: Restrictions on the number of licenses issued by the County under this alternative would limit the number of future cannabis operations by approximately 50 percent of that analyzed under the Project. This would result in reductions in the number of cannabis operations and associated new demand for water, wastewater, and solid waste utility services, supplies, and infrastructure by an anticipated commensurate 50 percent. Therefore, existing supplies and service could adequately provide service to future cannabis operations, and impacts on water supply, wastewater, and solid waste services, and existing infrastructure for Alternative 3 may be less than the proposed Project, and remain *less than significant*.

Impact UE-2: Restrictions on the number of licenses issued by the County under this alternative would limit the number of future cannabis operations by approximately 50 percent of that analyzed under the Project. While Alternative 3 may result in reductions in the number of cannabis operations and associated new demand for energy resources by an anticipated commensurate 50 percent, to ensure licensed cannabis operations do not result in the inefficient or wasteful use of energy supplies, **MM UE-2a**, *Energy Conservation Best Management Practices*, **MM UE-2b**, *Participation in a Renewable Energy Choice Program*, and **MM UE-2c**, *Licensing by the County Green Building Committee*, would still be required to reduce impacts. Therefore, impacts of the Reduced Registrants Alternative would be substantially less severe than the Project, and would remain *less than significant with mitigation.*

Impact UE-3: Similar to the Project, under Alternative 3, licensees would be required to submit applications, including detailed site plans, if necessary, that would be subject to discretionary review by the County Planning and Development Department and would be subject to similar review requirements at the state level, which would ensure further consistency with standards for energy and building design. Therefore, impacts are anticipated to be similar to the proposed Project and remain *less than significant*.

Population, Employment, and Housing

Under Alternative 3, impacts to population, employment, and housing would be substantially less severe than the Project.

Impact PEH-1: Restrictions on the number of licenses issued by the County under this alternative would limit the number of future cannabis operations and associated employment by approximately 50 percent of those analyzed under the Project. Thus, increases in population and demand for housing as a result of implementation of this alternative would be reduced by a commensurate amount. Implementation of **MM PEH-1**, *In Lieu Fees*, would reduce impacts associated with population, employment, and housing, and impacts of the Reduced Registrants Alterative would be substantially less than the Project and *less than significant with mitigation*.

Conclusion and Relationship to Project Objectives

Alternative 3 would result in substantial reductions in the severity of most impacts compared to the Project, and would reduce significant and unavoidable impacts to agricultural resources to a less than significant level. This alternative would result in similar or less severe impacts to aesthetics and visual resources, air quality and GHG emissions, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, utilities and energy conservation, and population, employment, and housing. Classification of some impacts would be reduced from less than significant with mitigation to less than significant for aesthetics and visual resources. For all other resource areas, classification of impacts would remain as described for the Project. Implementation of Alternative 3 would not result in greater or more severe impacts to any environmental resources. Under Alternative 3, significant and unavoidable impacts to air quality and GHG emissions, noise, and transportation and traffic would remain similar to the Project.

Operators of cannabis activities within the County on non-agriculturally developed lands which continue to engage in cannabis activities, both known and unknown, may be unwilling to enroll under the Project. Such operations would not be subject to licensing criteria requirements, development standards, and regulations associated with licensed facilities could result in continued or increased adverse effects upon the environment, such as sensitive habitats, unregulated volatile manufacturing, water diversions, non-regulated waste water effluence, sedimentation and erosion concerns, greater fire safety and security risks, and degradation of neighborhood quality of life. By not accommodating a substantial proportion of existing and projected demand for cannabis opportunities as represented in the Cannabis Registry data, the Reduced Registrants Alternative may result in greater secondary environmental impacts than the Project.

Adoption of Alternative 3 would fail to achieve the majority of Project objectives except those which include regulating commercial cannabis cultivation, manufacturing, and distribution activities within the County, minimizing adverse effects on the natural environment and natural resources, providing an efficient and clear cultivation and manufacturing permit process and regulations, and regulating sites and premises to avoid degradation of the visual setting and neighborhood character, odors, hazardous materials, and fire hazards.

Alternative 3 would not achieve many Project objectives, including those related to development of a robust and economically viable legal cannabis industry, encouraging businesses to operate legally and secure a license to operate in full compliance with County and state regulations, and maximization of the proportion of licensed activities by minimization of unlicensed activities. This alternative would make numerous potential cultivation sites that are not located on existing agriculturally-developed lands ineligible, thus discouraging existing cannabis cultivators and product manufacturers to operate legally and secure a license to operate in full compliance with County regulations.

4.3 Environmentally Superior Alternative

Each alternative analyzed in this section was evaluated based on significance criteria, location, extent and magnitude of impacts, potential benefits, and relative impacts in comparison to other alternatives. The alternative with the fewest adverse impacts is thereby considered the Environmentally Superior Alternative.

The Project and Alternatives 1 and Alternative 2 would result in significant and unavoidable impacts to agricultural resources, air quality, noise, transportation and circulation, and Population, Employment and Housing, and only Alternative 3 would reduce impacts to agricultural resources and Population, Employment, and Housing to a less than significant level. The Project, Alternative 1, Alternative 2, and Alternative 3 all contain fewer significant impacts than the No Project Alternative. As such, the No Project Alternative is eliminated from consideration for the Environmentally Superior Alternative. Compared to the Project, Alternative 1 would generally lessen impacts within the urbanized areas of the County and reduce land use compatibility impacts, though it could create more impacts associated with rural development. However, compared to the Project, Alternative 2 could create more impacts associated with land use compatibility by increasing cannabis activities within urbanized areas, and reducing impacts of potential development on rural agricultural lands. Compared to the project, Alternative 3 would generally result in less severe impacts due to restrictions on cannabis development and the number of licenses issued by the County while substantially reducing the severity of impacts to agricultural resources.

Based on the information in this EIR, Alternative 3 is identified as the Environmentally Superior Alternative. While Alternative 3, would not meet many of the key objectives of the Project, this alternative would give the County the most flexibility and opportunity to bring cannabis operations into compliance with the County Code and the County Comprehensive Plan while minimizing adverse effects to the environment. With implementation of mitigation measures, the Reduced Registrants Alternative provides a balance between meeting Project objectives, including quality of life concerns, and addressing environmental impacts and allowing for limited amounts of growth in the local cannabis industry. However, implementation of Alternative 3, due to its restrictions on development and limitations to eligible areas for cannabis activities, could introduce barriers to participation in the Project and increase unlicensed, unmonitored actions, which are consistently the more severe and environmentally damaging significant and unavoidable impacts identified by the analysis, as found within the No Project Alternative. Additionally, although restrictions could drive some growers into conducting illegal cultivation operations in areas such as the LPNF, places with dense vegetation, or are readily concealed, the existing industry in the County is primarily that of major agricultural operations (including use of hoop structures and greenhouses). These types of operations are unlikely to relocate to illegal areas or within more rural, removed areas. Instead, it is anticipated that these operations which cannot obtain licensing are more likely to relocate outside of the County to areas with different or reduced regulatory oversight, such as the counties of Mendocino, Calaveras, Monterey, or Humboldt.

Given that unregulated cannabis activities currently exist and are likely to continue to exist within the County, secondary impacts, with the exception of aesthetics and visual resources, are considered to result in significant and unavoidable effects on the human and natural environment due to the difficulty of effectively enforcing and regulating such unlicensed operations. Due to the potential for operators to continue to engage in such activities within the County and be precluded from the licensing program, either due to costs of licensing, associated costs of development, or other reasons,

significant and unavoidable impacts are considered to continue to occur, regardless of the Project scenario.

Table 4-3. Comparison of Impacts of the Project Alternatives

Environmental Resource	Proposed Project	No Project Alternative	Alternative 1 — Exclusion of Cannabis Activities from the AG-I Zone District Alternative	Alternative 2 — Williamson Act Preclusion Alternative	Alternative 3 — Reduced Registrants Alternative
Aesthetics and Visual Resources	Less than Significant with Mitigation	**Less adverse** (Less than Significant)	**Similar** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Less adverse** (Less than Significant)
Agricultural Resources	Significant and Unavoidable	**Less adverse** (Less than Significant)	**Similar** (Significant and Unavoidable)	**Less adverse** (Less than Significant with Mitigation)	**Less adverse** (Less than Significant)
Air Quality and Greenhouse Gas Emissions	Significant and Unavoidable	**More adverse** (Significant and Unavoidable)	**Similar** (Significant and Unavoidable)	**Slightly more adverse** (Significant and Unavoidable)	**Slightly less adverse** (Significant and Unavoidable)
Biological Resources	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Similar** (Less than Significant with Mitigation)	**Slightly more adverse** (Less than Significant with Mitigation)	**Less adverse** (Less than Significant with Mitigation)
Cultural Resources	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Slightly less adverse** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Slightly less adverse** (Less than Significant with Mitigation)
Geology and Soils	Less than Significant	**More adverse** (Significant and Unavoidable)	**Similar** (Less than Significant)	**Slightly more adverse** (Less than Significant)	**Less adverse** (Less than Significant)
Hazards and Hazardous Materials	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Similar** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Slightly less adverse** (Less than Significant with Mitigation)
Hydrology and Water Quality	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Similar** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Slightly less adverse** (Less than Significant with Mitigation)

Table 4-3. Comparison of Impacts of the Project Alternatives (Continued)

Environmental Resource	Proposed Project	No Project Alternative	Alternative 1 — Exclusion of Cannabis Activities from the AG-I Zone District Alternative	Alternative 2 — Williamson Act Preclusion Alternative	Alternative 3 — Reduced Registrants Alternative
Land Use and Planning	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Slightly less adverse** (Less than Significant with Mitigation)	**Slightly more adverse** (Less than Significant with Mitigation)	**Slightly less adverse** (Less than Significant with Mitigation)
Noise	Significant and Unavoidable	**Slightly less adverse** (Significant and Unavoidable)	**Similar** (Significant and Unavoidable)	**Slightly more adverse** (Significant and Unavoidable)	**Similar** (Significant and Unavoidable)
Public Services	Less than Significant	**More adverse** (Significant and Unavoidable)	**Slightly more adverse** (Less than Significant)	**Slightly more adverse** (Less than Significant)	**Slightly less adverse** (Less than Significant)
Transportation and Circulation	Significant and Unavoidable	**Similar** (Significant and Unavoidable)	**Slightly more adverse** (Significant and Unavoidable)	**Slightly less adverse** (Significant and Unavoidable)	**Slightly less adverse** (Significant and Unavoidable)
Utilities and Energy Conservation	Less than Significant with Mitigation	**More adverse** (Significant and Unavoidable)	**Similar** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Less adverse** (Less than Significant with Mitigation)
Population, Employment, and Housing	Less than Significant with Mitigation	**Less adverse** (Less than Significant)	**Similar** (Less than Significant with Mitigation)	**Similar** (Less than Significant with Mitigation)	**Less adverse** (Less than Significant with Mitigation)
Reduce Significant and Unavoidable Impacts?	--	Yes	No	No	Yes

Chapter 5
Other CEQA Considerations

This section presents the evaluation of additional considerations required by the California Environmental Quality Act (CEQA) that are not covered within the other sections of this Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program (Project) in the County of Santa Barbara (County). Section 15126 of the State CEQA Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. Accordingly, in addition to the analysis provided in Chapter 3, *Environmental Impact Analysis*, this EIR must identify growth-inducing impacts and significant irreversible environmental changes that would potentially result from implementation of the Project. Accordingly, other CEQA considerations include significant unavoidable environmental effects of the Project, significant irreversible environmental changes, growth-inducing impacts (including removal of obstacles to growth), and resource areas that are found not to be significant.

5.1 Significant Unavoidable Environmental Effects

CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts that cannot be avoided, even with implementation of feasible mitigation measures. Where there are significant impacts, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Based on the analysis presented in this EIR, implementation of the proposed Project would create significant and unavoidable impacts to agricultural resources, air quality and greenhouse gas (GHG) emissions, noise, and transportation and traffic, and cumulative impacts would be significant and unavoidable for aesthetics and visual resources.

Agricultural Resources

Cannabis activity structural development under the Project would cumulatively convert prime soils with the incremental development of these ancillary structures on agricultural land in the County, and result in a significant loss of agricultural resources over the life of the Project. Though individual sites may not result in a significant impact under County thresholds, cannabis activity development pursuant to the Project could aggregate to a considerable conversion of prime soils, and represents a *potentially significant* impact, and would require implementation of **MM AG-2**, *New Structure Avoidance of Prime Soils*, to reduce impacts. However, implementation of the mitigation measure would not ensure that an aggregate loss of prime soils would be avoided from development of ancillary uses to cannabis cultivation; that is, there is no guarantee all prime soils would be avoided, because there are some viable sites that are entirely comprised of prime soils. Therefore, impacts would be *significant and unavoidable* (Class I). See Section 3.2, *Agricultural Resources*, for more detailed information.

Air Quality And Greenhouse Gas Emissions

The Project anticipates growth in the agricultural economic sector beyond what is forecasted in the Santa Barbara County Association of Governments (SBCAG) Regional Growth Forecast; therefore, implementation of the Project is considered inconsistent with the County's Clean Air Plan (CAP) and Energy and Climate Action Plan (ECAP). Since no feasible mitigation exists which could ensure consistency with anticipated growth projections, consistency with adopted air quality/GHG emissions planning plans and policies, or consistency with basic Project objectives, impacts cannot be avoided and would be *significant and unavoidable* (Class I). Operational emissions would occur due to the increased mobile emissions generated by vehicle trips from employees and customers of new or expanded cannabis activities sites, as well as from the transportation of cannabis products to and from these sites. Operational emissions would also be produced from electrical equipment used in cannabis activities. While permit review of each cannabis operation would help to ensure proposed sites are designed, constructed, and operated to minimize air pollution consistent with the County General Plan and County Code, cannabis activities may occur throughout eligible areas of the County and involve generation of emissions from increased vehicle trips that may exceed thresholds and degrade regional air quality, with nominal additional emissions from ongoing stationary operations. To help reduce this impact, cannabis-specific transportation demand management measures would ensure carpooling and reduced reliance on vehicles, which would be required on a site-by-site basis. With implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management,* potential impacts resulting from air pollutant emissions generated by mobile sources would be reduced; however, as emissions may still exceed thresholds, impacts would be *significant and unavoidable* (Class I). Although the scent of cannabis plants is not necessarily harmful to people, the plants can produce a variety of odors, especially during the flowering phase, which is often considered and perceived by some individuals as objectionable or offensive. The Project requires cannabis cultivation sites to be setback by 600 feet from sensitive receptors such as schools, daycare centers, and youth centers. However, the Project does not currently require setbacks for cannabis activities from other known sensitive receptors or land uses, including hospitals, nursing homes, residential land uses, and recreational land uses. Implementation of **MM AQ-5**, *Odor Abatement Plan (OAP)*, would serve to address many adverse odor nuisances to receptors Countywide, including where cannabis operations may be located adjacent to sensitive receptors and populations which may be more susceptible to odors. However, implementation of the Project would reasonably foreseeably expand cannabis operations and there remains the potential for odors to present a nuisance to neighboring receptors. Given the difficulty in being able to effectively contain or eliminate cannabis odors, and the residual potential for odors to be perceived as a nuisance despite implementation of odor control measures, additional potential mitigation is considered infeasible. Therefore, as no additional feasible mitigation beyond the requirement for an OAP has been identified which could ensure the containment, elimination of generation, or detectability of cannabis odors, residual impacts of the proposed Project would be *significant and unavoidable* (Class I). See Section 3.3, *Air Quality and Greenhouse Gas Emissions*, for more detailed information.

Noise

With implementation of the Project, future long-term increases in roadway noise and congestion could result in impacts to sensitive receptors. Rural cannabis sites could generate employment traffic using rural roads daily, which may increase ambient noise levels beyond the County's thresholds. Therefore, even though the location and degree of noise effect cannot be accurately determined, Project-related long-term increases in roadway noise from cannabis employee vehicle trips would

result in *potentially significant* impacts. Implementation of **MM AQ-3**, *Cannabis Site Transportation Demand Management*, would be required to reduce employee trips to and from cannabis sites, especially in rural areas where reduced trips through carpooling and variable work schedules could measurably reduce noise impacts from vehicle noise on relatively quiet roadways. However, since the location and degree of vehicle noise cannot be known as part of the Project, there is no feasible way to ensure that vehicle noise increases from Project traffic would not exceed County thresholds for ambient noise. Therefore, the proposed Project could result in significant long-term noise impacts related to traffic noise from cannabis activity operations and the residual impact would be *significant and unavoidable* (Class I). See Section 3.10, *Noise*, for more detailed information.

Transportation and Traffic

The Project would increase traffic volumes such that new traffic would reasonably be dispersed to intersections located outside of the County's jurisdiction (i.e., Caltrans facilities) which currently and are projected to operate at or near deficient levels of service (LOS); therefore, the Project may contribute towards an exceedance in LOS or exacerbate existing deficient LOS such that impacts would be significant. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees,* and **MM AQ-3**, *Cannabis Site Transportation Demand Management,* would reduce impacts to County transportation facilities. However, given the Project would increase traffic volumes such that new traffic would reasonably be dispersed to intersections located outside of the County's jurisdiction (i.e., Caltrans facilities) that currently and are projected to operate at or near deficient LOS, the Project may contribute towards an exceedance in LOS or exacerbate existing deficient LOS such that impacts would be significant. Therefore, as these facilities are located outside the jurisdiction of the County and cannot feasibly be controlled or improved through County actions, and the Project would be inconsistent with the growth projections of the Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS), impacts to these facilities are considered *significant and unavoidable* (Class I). Additionally, implementation of the Project has the potential to create or exacerbate hazardous road conditions from the generation of traffic along roadways which can be lightly maintained, be narrow, support use by larger, slower moving vehicles, have poor line-of-sight, have obstructed emergency access, or experience other potentially hazardous conditions. Implementation of **MM TRA-1**, *Payment of Transportation Impact Fees,* and **MM AQ-3**, *Cannabis Site Transportation Demand Management,* would reduce safety and emergency access related impacts to County transportation facilities to a less than significant level. However, the Project would generate incompatible traffic, increase roadway hazards, or generate traffic in areas which would be incompatible with existing surrounding land uses (i.e., generation of commercial truck traffic in urban residential areas) along roadways located outside of the County's jurisdiction. Therefore, as these facilities are located outside the jurisdiction of the County and cannot feasibly be controlled or improved through County actions, impacts to these facilities are considered *significant and unavoidable* (Class I). See Section 3.12, *Transportation and Traffic*, for more detailed information.

The reasons why the Project is being proposed, notwithstanding the significant impacts, are set forth in the Project objectives stated in Section 2.3.2, *Project Objectives*. As indicated, the proposed Project would enable the County to manage and monitor cannabis activities and operations in the unincorporated areas of the County in a manner consistent with state law, and is intended to balance the demands for cannabis and cannabis products with the health, safety, and welfare of the community and the environment.

5.2 Significant Irreversible Environmental Changes

CEQA Guidelines Section 15126.2(c) requires a discussion of "*significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified*."

Analysis of environmental impacts of the proposed Project considers effects on the environment from future cannabis activities anticipated under the Project. Construction and operation of cannabis facilities in the County would entail the commitment of non-renewable energy resources; human resources; and resources such as sand and gravel, asphalt, steel, copper, lead, other metals, and water resources, most of which are non-renewable or locally limited resources. Resources that would be permanently and continually consumed during the life of the Project include water, electricity, and fossil fuels, as well as landfill space; however, the amount and rate of consumption of these resources would not result in the inefficient or wasteful use of resources, as further described in Section 3.13, *Utilities and Energy Conservation*. Compliance with all applicable building codes and County and state regulations, as well as proposed Project mitigation measures, would ensure that natural resources are conserved to the maximum extent feasible. Additionally, it is possible that new technologies or systems will emerge in the future, or ~~will~~ become more cost-effective or user-friendly, to further reduce the reliance on nonrenewable natural resources. While future construction activities and operational activities anticipated to occur under the Project would result in the irretrievable commitment of non-renewable energy resources (primarily in the form of fossil fuels, including fuel oil, natural gas, and gasoline for automobiles and construction equipment), consumption of such resources is associated with any development in the region, and is not unique or unusual to the proposed Project.

The Project would not be expected to result in environmental accidents that have the potential to cause irreversible damage to the natural or human environment. While cannabis activities would result in the limited use, transport, storage, and disposal of hazardous materials, all activities would comply with applicable state and federal laws related to hazardous materials transport, use, and storage, which would significantly reduce the likelihood and severity of accidents that could result in irreversible environmental damage. See Section 3.7, *Hazards and Hazardous Materials,* for more detailed information. Therefore, the Project's irreversible environmental changes would be *less than significant* (Class III).

5.3 Growth-Inducing Impact Analysis

Section 15126.2(d) of the CEQA Guidelines requires consideration of a project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This potential economic or population growth is known as the project's growth-inducing impact and is distinguished from the direct economic, population, or housing growth of a project because it is an indirect result of implementation of a project that would not have taken place in the absence of the project and that exceeds planned growth. Growth

inducement can be a result of new development that increases employment levels, removes barriers to development, or provides resources that lead to secondary growth. Some projects may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Induced growth in any area should not be assumed to be necessarily beneficial, detrimental, or of little significance to the environment. It should, however, be analyzed for an understanding of how it could potentially affect the surrounding environment.

The proposed Project could result in three types of growth-inducing impacts: 1) the creation of short- and long-term employment opportunities which draw newcomers to the region; 2) the associated increase in housing demand; and 3) expansion of utilities and infrastructure.

As discussed in Section 3.14, *Population, Employment, and Housing*, the Project would potentially generate an estimated net new 3,615 cannabis-related jobs in the County after implementation of the Project. It is assumed that a large portion of full-time jobs would be absorbed by employees transitioning to cannabis-related activities from other jobs in the agricultural, manufacturing, and retail economic sectors of the County. However, there would be an incremental increase of new workers that would commute to cannabis activities sites and potentially relocate to urban areas in the vicinity of these sites as a result of implementation of the Project. Secondary effects attributed to backfill of new employees' current jobs could also result in a slight increase in employment generation. Further, as a result of a potential influx of new employees, related impacts would likely occur due to increased commuter traffic and associated air quality impacts, particularly generation of GHGs and ozone precursors.

While the Project does not include any new residential development, the commercial nature of cannabis activities as well as the potential new cannabis-related jobs could generate an appeal for people to move to and permanently reside in the County. As discussed in Section 3.14, *Population, Employment, and Housing*, this increase in employment due to the Project would have a potential commensurate increase in demand for housing within the County, which in turn would contribute to an increase in the County's population. However, a portion of these new jobs would potentially be absorbed by existing residents of the County and adjacent counties, who are currently unemployed or who change jobs to enter the cannabis industry. The projected increase of employment would not exceed existing adopted projections, and subsequently would not create additional demand for housing units beyond projected levels of demand addressed in the 2015 Housing Element Update. However, demand for farmworker and low-income housing would particularly increase due to the anticipated wages of cannabis employees and associated household income, assuming the cannabis employee is the only wage earner of the household.

As discussed in Section 3.14, *Population, Employment, and Housing*, the expected increase in employment, housing, and population associated with cannabis-related activities in the County would be below regional and local growth forecasts for the County as a whole. In relation to County and SBCAG's growth forecast for 247,757 employees and 183,600 housing units by 2040, growth resulting from Project implementation would fall within 2040 projections. The Project is expected to result in an additional 3,615 jobs, representing a 6.5-percent increase in employment throughout the whole County. Demand for housing ~~is expected to~~would potentially increase as a result of 3,615 new employees in the cannabis industry. The projected demand for 3,615 new housing units, assuming each new employee would require a home, would constitute a 11-percent increase in the County's existing housing stock; however, this demand represents a worst-case scenario as workers associated with the cannabis industry usually include a high level of younger, less established employees who do not have families and are more willing to live in roommate or other non-traditional housing situations.

Based on the number of people per household (2.9), the potential 3,615 new residential units would directly support 10,484 residents, an 11-percent increase in the population of the whole County. Project implementation would result in a total Countywide population of approximately 434,284 individuals, which would be below 2040 projections by nearly 85,680 individuals. As previously described, this estimate is a worst-case scenario and would not exceed 2025 projects, when estimated buildout of the Project may have been achieved. As discussed in Section 3.14, *Population, Employment, and Housing,* while the Project would increase County employment, demand for housing, and total population by a rate that would be met by existing local and regional projections, any increase in the amount of jobs relative to the agricultural and manufacturing economic sectors within the County would be substantial, representing more than a 1-percent increase, which would be inconsistent with regional growth forecasts.

The Project could also result in development of new utility infrastructure, including potentially new wells and other water supply sources and energy infrastructure, to support cannabis activities in rural and/or underserved areas of the County, such as on AG-II parcels. New cannabis activities sites in rural areas may also be required to improve access roadways in areas which are currently not compliant with fire safety development standards. These improvements in rural areas could introduce access to currently inaccessible and/or unbuildable areas of the County and, in doing so, remove physical barriers to development in these areas and facilitate improved access and circulation within the vicinity, thereby contributing to growth-inducing effects. New development in these areas of the County could have adverse impacts related to erosion, water quality and supply, and biological resources. However, based on the June 2017 Non-Personal Cannabis Cultivation and Related Operations Registry Program (2017 Cannabis Registry), it is anticipated that most cannabis activities would occur in already developed greenhouses and accessible land. Further, existing County building and development regulations would ensure that any new development that does occur in rural areas adheres to County standards through the permitting process.

Ultimately, there is potential for a significant amount of induced development and population growth within the County due to implementation of the Project. It is anticipated that development standards under the proposed Project and Land Use and Development Code (LUDC), as well as permitting processes for potential licensees would address land use conflicts and neighborhood compatibility issues on a site-by-site basis before cannabis license issuance. Further, the Project does not include any changes to existing land use and zoning designations of land that are set forth in the County Comprehensive Plan and would not result in any increase in capacity for new development in the County through upzoning or lot splits. Additionally, development would incrementally increase in rural areas as individual property owners realize development potential, resulting in gradual growth-inducing impacts that would not create immediate significant expansion and demand in these areas. However, the Project's likely increase in the agricultural and manufacturing economic sectors, for which SBCAG has projected regional declines, would exceed current adopted projections. Therefore, while the Project would be inconsistent with SBCAG 2013 anticipated declines in regional agricultural and manufacturing economic sectors, the Project's growth-inducing impacts would be wholly in conformance with the County Comprehensive Plan and entirely within the County's adopted population, employment, and housing projections, as further discussed in Section 3.14, *Population, Employment, and Housing*. Therefore, though anticipated increases in County employment would result in some increases in public services and utilities demands, growth-inducing impacts would be less than significant with implementation of the Project.

5.4 Secondary Impacts

Secondary impacts of the Project include the effects of additional or expanded unregulated or unlicensed cannabis activities in the County that may be discouraged from becoming licensed by Project standards, required taxes, or other factors. Secondary impacts exclude unregulated cannabis activity that is already occurring and therefore is accounted for in the environmental baseline. Identifying such secondary impacts of future additional or expanded unlicensed cannabis activity as associated with implementation of the Project is a conservative programmatic approach. Secondary impacts of these illegal cannabis activities are contingent on the amount of licensing/permitting that would occur; however, the location and extent of existing or future cannabis activities sites that do not get licensed/permitted is impossible to know. These illegal activities would not necessarily adhere to existing County regulations and/or mitigation measures in this EIR and, therefore, could cause adverse impacts due to practices such as not following grading regulations and causing erosion, using chemicals hazardous to biological resources, diverting streams and causing water supply and quality issues, and using diesel generators that contribute to air pollution and GHG emissions. Secondary impacts would vary by resource area, ranging from minor to severe, as discussed below.

Aesthetics and Visual Resources

Project implementation could create secondary impacts to aesthetics and visual resources through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not comply with aesthetic design criteria and guidelines to protect scenic resources. However, unlicensed cultivation activities sites are usually screened from public view to avoid exposing illegal operations. Therefore, these sites are not expected to have a substantial effect on scenic resources or visual character because they would tend to be hidden from public view and not be easily detectable to avoid enforcement by the County and other agencies. The location of future expanded or additional unlicensed cannabis activities sites cannot be predicted with any certainty; such activities could occur in any of the areas of the County and could expand into any hidden areas suitable for cultivation. Given its unregulated nature and the need to conceal operations, such activities are anticipated to occur in heavily screened areas and more remote rural areas. Vegetation clearing, grading, and building support facilities may not substantially change the existing character of the surrounding landscape because of the need for concealment. These unregulated cannabis activities would be difficult to detect and therefore would not noticeably degrade scenic resources in publicly visible areas.

Agricultural Resources

Project implementation could create secondary impacts to agricultural resources through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely occur without adherence to existing restrictions for agricultural practices, setbacks, County Building Code compliance, or protection of Farmland Monitoring and Mapping Program (FMMP) farmland. Operational impacts associated with soil tilling, watering, weed control, and other activities may affect soil quality and cause damage to surrounding agricultural operations from potential drainage runoff. Unregulated cannabis activities may also result in the degradation of soils identified as important farmland or for commercial agricultural usage.

Air Quality and Greenhouse Gas Emissions

Project implementation could create secondary impacts to air quality and GHG emissions through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not comply with County regulations related to construction-generated fugitive dust and diesel particulate matter emissions, or Project requirements related to operation-related emissions such as the restriction of generators. Potential sources of air pollution, GHGs, and objectionable odors from unregulated sites include the use of diesel or gasoline generators, not using odor control measures on indoor cultivation or manufacturing operations, and not observing setbacks so that the odor associated with cannabis, especially during the flowering phase, would disturb nearby sensitive receptors. Unregulated cannabis activities would also continue to contribute to increased nitrogen oxide (NO_x) emissions due to vehicle travel to and from sites if they expand or establish new sites.

Biological Resources

Project implementation could create secondary impacts to biological resources through additional or expanded unlicensed cannabis activities countywide. Impacts would be caused by clear-cutting of sensitive habitats, destruction of habitat, introduction of hazardous materials, introduction of barriers such as security fencing to movements of resident or migratory species, unpermitted stream diversions, and other damaging activities required to support unregulated cannabis activities.

Cultural Resources

Project implementation could create secondary impacts to cultural resources through additional or expanded unlicensed cannabis activities countywide. Due to the secretive nature of these unregulated sites, such illegal cannabis activities would be unlikely to follow the appropriate state and County guidelines and regulations pertaining to cultural resources. Therefore, these sites could potentially have an adverse effect on archaeological resources, tribal cultural resources, human remains, and paleontological resources from unpermitted ground disturbance. Since most built historical resources in the County are located in populated urban areas, the potential for unregulated cannabis activity going unnoticed within historical properties is unlikely. However, there is still a potential for unregulated cannabis activities to have an adverse effect on built historic resources, especially within structures that are eligible historic resources but are not listed on a local, state, or federal resource list.

Geology and Soils

Project implementation could create secondary impacts to geology and soils through additional or expanded unlicensed cannabis activities countywide. Due to the secretive nature of these unregulated sites, such illegal cannabis activities would be unlikely to follow the appropriate County guidelines and regulations pertaining to siting, building, grading, and erosion control. Therefore, these sites could potentially have an adverse effect on persons and structures from exposure to unstable earth conditions, including uncontrolled grading with associated soil disturbance and runoff.

Hazards and Hazardous Materials

Project implementation could create secondary impacts related to hazards and hazardous materials through additional or expanded unlicensed cannabis activities countywide. Impacts would be related to misuse of hazardous materials, including pesticides, rodenticides, diesel fuel, and butane, as well

as the potential for activities that increase fire hazards, including use of machinery, electric power, and increased human presence onsite. Use of flammable or explosive materials in fire sensitive regions could create increased fire hazards and risk to nearby land uses and residents. Potentially hazardous manufacturing activities such as production of butane honey oil (BHO) through open loop extraction processes have potential to cause explosions. These illegal cannabis activities sites may be concentrated in remote areas where adequate emergency response services or evacuation plans may not be available, or in more densely populated residential settings, in which threat from fire or explosive hazards may increase demand for emergency response services. As such, these sites may continue to pose increased risk to workers and residents of these sites in the event an emergency may occur. Given that these illegal operations would not be regulated, there is a greater chance that these sites may not comply with policies or regulations designed to reduce fire hazards, and may pose risk to fire hazards from poor maintenance or management of electrical equipment, improper use and storage of volatile or combustible materials used in cannabis extraction processes, burning of cannabis waste products, site clearing activities, or hazardous operation of generators. In addition, such unregulated facilities could operate in close proximity to sensitive receptors, such as within neighborhoods or near schools, with potential for exposure of sensitive populations to hazards or hazardous materials. Unlicensed/unpermitted cannabis activities cannot be ensured to comply with existing safety-related policies and regulations.

Hydrology and Water Resources

Project implementation could create secondary impacts to hydrology and water quality through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not follow existing regulations intended to protect water quality, nor would these sites go through a licensing/permitting process to ensure water quality is considered in site development. Impacts could occur related to inappropriate siting, grading, use of pesticides, runoff control, water source control, and erosion control. Although these sites may rely on existing and new wells, it is more likely that unlicensed sites would rely on illegal stream diversions due to the lower expense of operating a portable pump compared to drilling a new well. These sites could potentially have adverse impacts on water resources or be sited in areas of inundation or mudflows.

Land Use and Planning

Project implementation could create secondary impacts related to land use and planning through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not adhere to County land use plans, policies, or regulations that are intended to protect or enhance environmental resources, and impacts to neighborhood compatibility and plan inconsistency could result from land use conflicts related to unregulated cannabis activities occurring within existing communities.

Noise

Project implementation could create secondary noise impacts through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not conform to the County's noise thresholds and regulatory standards, or the Project's general requirements for the shielding or control of noise so as to avoid exposure of incompatible noise to nearby sensitive receptors. Construction of these unregulated sites would result in short-term increases in noise, which could adversely affect sensitive receptors if located in the vicinity. Cannabis activities by their nature do not generate high levels of noise; however, new vehicle traffic on County roadways may

result in long-term noise increases. Noise could also be generated by farm equipment on outdoor cultivation activities sites and possible truck traffic during peak harvest activities. Greenhouse, indoor, manufacturing, processing, testing, and retail sales sites would likely not have perceptible sources of noise beyond the building or property line. Given its unregulated nature and the need to conceal operations, such illegal cannabis activities, especially those that would result in substantial noise levels, are anticipated to occur in remote rural areas, out of the noise range of any sensitive receptors. Therefore, these clandestine sites are not expected to have a substantial effect on noise because they would tend to be out of public earshot and not be easily detectable to avoid enforcement by the County and other agencies. As the location of future expanded or additional unlicensed cannabis activities sites cannot be predicted with any certainty, such activities could occur in any of the areas of the County and could expand into any hidden areas suitable for these activities.

Public Services

Project implementation could create secondary impacts to public services through additional or expanded unlicensed cannabis activities countywide. Since the location of these unregulated sites cannot be predicted with any certainty, such illegal cannabis activities could continue or expand in areas unsuitable for cannabis activities relative to fire and police response times or in proximity to sensitive public services. Cannabis manufacturing activities, including volatile extraction processes, may occur in structures that are not in compliance with the County Building Code, thereby increasing fire and hazards risks for both residents and emergency response personnel. Unlicensed cannabis activities may occur in remote areas lacking adequate emergency access routes, further increasing response times.

Transportation and Traffic

Project implementation could create secondary impacts to transportation and traffic through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would continue, relocate, or expand, and generate increased traffic with potential effects on the performance of the circulation system. Secondary impacts could also result from traffic hazards; while small-scale unlicensed cannabis activities may be located within developed areas of the County and introduce little potential for increased traffic hazards, or may be located within areas with adequate emergency access, larger unlicensed cannabis activities may tend to be located within remote areas of the County along unmaintained roadways. These unregulated cannabis activities generate traffic from employees, and sites that use private undeveloped roads or access rural roads within the County may introduce or exacerbate traffic safety hazards and conflict with users of the same roadways.

Utilities and Energy Conservation

Project implementation could create secondary impacts to utilities and energy conservation through additional or expanded unlicensed cannabis activities countywide. Such illegal cannabis activities would likely not comply with County regulations, and could include unregulated groundwater or surface water diversion, improper disposal and treatment of wastewater generated onsite, improper storage, handling, and disposal of municipal solid waste and cannabis plant waste products, as well as the inefficient and negligent use of energy resources.

Population, Employment, and Housing

Project implementation could create secondary impacts to population, employment, and housing through additional or expanded unlicensed cannabis activities countywide. Secondary impacts may include additional employees seeking housing within the County, as well as unpermitted residential development to house employees. As the location of unlicensed cannabis activities sites cannot be predicted, these illegal sites could occur in any of the countywide regions and could expand in areas unsuitable for cannabis activities or development of appropriately permitted housing. Given that these activities are illegal and must be concealed from law enforcement, such activities may occur in remote or rural areas without access to necessary public services. Furthermore, unpermitted residential habitation onsite would not be subject to plan check and inspection and would potentially have adverse effects on existing residents and neighborhoods due to unsafe and unpermitted nearby construction.

5.5 Effects Not Found to be Significant

CEQA Guidelines Section 15128 requires a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and, therefore, were not discussed in detail in the EIR. For this EIR, issues related to mineral resources were found not to be significant as discussed below.

Mineral Resources

The proposed Project would not have the potential for significant impacts associated with mineral resources. As described in Chapter 2, *Project Description*, the Project would allow cannabis activities on AG-I, AG-II, C-1, C-2, C-3, CS, SC, M-RP, M-1, M-2 land use and development zones. These zones also allow mining activities, but both cannabis and mining activities would be subject to their respective permit requirements for these land use and development zones in the County. In addition, the majority of mineral resource sites in the County, particularly sand and gravel operations, coincide with areas designated for open space. Since cannabis activities under the Project would not occur on areas of the County zoned for open space, there would be no overlap with potential mineral resources in these areas. The County's LUDC Section 35.82.160, *Reclamation and Surface Mining Permits*, provides regulations for surface mining operations in the County, in compliance with the California Surface Mining and Reclamation Act (SMARA). These existing regulations and standards would ensure that cannabis activities do not adversely affect mineral resources in the County. Therefore, the Project would have no impact related to mineral resources.

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Chapter 6
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Chapter 7
Mitigation Monitoring and Reporting Program

7.1 Purpose

The following Mitigation Monitoring and Reporting Program (MMRP) provides a summary of each Mitigation Measure (MM) for the proposed Cannabis Land Use Ordinance and Licensing Program Project and the monitoring implementation responsibility for each measure. The MMRP for the proposed Project will be in place through all phases of the proposed Project.

7.2 Responsibilities

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with Project development.

State CEQA Guidelines Section 15091(d) states:

> When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be enforceable through permit conditions, agreements, or other measures.

The Final EIR for the proposed Project includes mitigation measures to reduce the potential environmental effects of the Project. Following the County's certification of the Final EIR and approval of the Findings of the Project including this MMRP, the mitigation measures that are within the jurisdiction and responsibility of the County that have been required in, or incorporated into the approved Project, would be monitored in the manner specified by this MMRP.

7.3 Monitoring Table

For each mitigation measure, Table 7-1 identifies 1) the full text of the mitigation measure; 2) the plan requirements and timing, including the agency which oversees the action; and 3) the monitoring division, including the entity responsible for monitoring the action and verifying compliance.

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
Aesthetics and Visual Resources		
MM AV-1. Screening Requirements. To reduce direct visual impacts associated with hoop structures and ancillary development for cannabis cultivation, such as fencing, a provision shall be included in the Project to give discretion to the Planning Director to determine on a case-by-case basis the appropriate type of screening for a licensed grow site (e.g., height, materials, design, and location) in compliance with the land use entitlement (e.g., LUP, CDP, or CUP). To the maximum extent feasible, screening for cannabis cultivation sites shall consist of natural barriers and deterrents to enable wildlife passage, prevent trespass from humans, and shall be visually consistent, to the maximum extent possible, with surrounding lands. Screening requirements shall be noted on final permitting conditions and any site plans. The applicant shall submit screening plans to the County for review and approval to ensure appropriateness of proposed screening (e.g., use of natural materials or compatibility of proposed fence's color with surroundings) prior to issuance of a cultivation license. The applicant shall demonstrate to the County through a site visit or photographs compliance with any screening requirements and that all perimeter screening is in place as required prior to cultivation activities.	The Screening Plan shall be part of the Landscape Plan. The applicant shall submit the Landscaping Plan to the County Planning and Development Department with submittal of all other license and permit application materials. The Planning Director shall determine whether screening proposed is appropriate and adequate; if not, the Landscaping Plan shall be updated by the applicant at the direction of the Planning Director. The County shall review and approve the Landscape Plan as part of permit approval prior to issuance of a cannabis cultivation license.	The County Planning and Development Department, with concurrence from the Planning Director, shall review and approve the Landscape Plan prior to issuance of a land use permit and cultivation license. The County, including code enforcement staff, shall ensure landscaping is installed consistent with the Plan during construction phases. The County shall conduct one subsequent review of the site landscaping within 5 years of approval to ensure landscaping is maturing consistent with the Landscape Plan.
Agricultural Resources		
MM AG-1. Cannabis Cultivation Prerequisite to Ancillary Use Licenses. In order to obtain a manufacturing or distribution license (Types 6, 7, and 11) on lands designated for agricultural use (e.g., AG-I and AG-II), the applicant must cultivate cannabis on-site and have approval for a cultivation license (Types 1-5). The purpose of this mitigation is to ensure that agricultural production is the primary use on agriculturally-zoned lands, and that manufacturing and/or distribution is maintained as a subordinate and incidental use. The amendment shall specify that non-cultivation activities must be clearly ancillary and subordinate to	The proposed cannabis ordinances shall be revised prior to adoption of the Project by the County. The County shall submit the ordinances with the revisions to the Board of Supervisors for review and approval.	The Planning and Development Department shall review applications to ensure that requests for manufacturing, distribution, or microbusiness licenses on agriculturally-zoned lands are preceded by permitted approval of a cultivation license on-site and that manufacturing and distribution is ancillary to cultivation on cannabis

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
the cultivation activities on-site so that the majority of cannabis product manufactured and/or distributed from a cannabis site is sourced from cannabis plant material cultivated on the same site. The amendment shall also specify that the accessory use must occupy a smaller footprint than the area dedicated to cannabis cultivation. Further, the amendment shall apply to microbusiness licenses (Type 12) to ensure that proposed manufacturing or distribution would be ancillary and subordinate to the proposed cultivation area, as described above.		sites within AG-I and AG-II zone districts.
MM AG-2. New Structure Avoidance of Prime Soils. During the review of applications for cannabis site development and licensing, the County Planning and Development Department shall review the proposed location of any new structures proposed for cannabis-related activities relative to known agricultural soils on site in order to avoid development of new structures associated with the Project on prime soils. Any new structures proposed for development must be sited on areas of the property that do not contain prime soils, to the maximum extent feasible.	Preliminary site plans and applications for cannabis sites shall be reviewed by Planning and Development to ensure that development on prime soils are avoided to the maximum extent feasible. Preliminary site plans and applications must be approved prior to permit approval and licensing. If siting on prime soils is unavoidable, the applicant for the cannabis permit shall submit a written statement and necessary technical justification of the inability and/or infeasibility of avoiding prime soils, subject to Planning and Development approval.	The Planning and Development Department shall ensure that consideration is given to onsite prime soils for each cannabis site. If adjustments are made, the Planning and Development Department shall ensure the applicant revises site plans and applications for development prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.
Air Quality and Greenhouse Gas Emissions		
MM AQ-3. Cannabis Site Transportation Demand Management. The County shall amend the proposed Cannabis Ordinance Amendments (LUDC, MLUDC, and CZO) prior to adoption to include the provision that all permitted cannabis sites must implement feasible transportation demand management (TDM) measures that reduce vehicle travel to and from their proposed site. Each site must consider location, total employees, hours of operation, site access and transportation routes, and trip origins and destinations, then identify a range of TDM measures as	The Planning and Development Department shall revise the Cannabis Ordinance Amendments prior to final adoption by the Board of Supervisors. TDM measures shall be identified and approved by the Planning and Development Department prior to permit approval.	The Planning and Development shall determine that a site adheres to **MM AQ-3** prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County. Planning and Development shall conduct ongoing monitoring as defined in an approved permit, to ensure compliance with permit conditions.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
feasible for County review and approval, including but not limited to: • Provide for carpool/shuttle/mini bus service for employees, especially during harvesting periods, on cultivation sites. • Provide shared parking areas for ridesharing on large and/or rural sites. • Provide bicycle storage/parking facilities. • Provide incentives to employees to rideshare or take public transportation. • Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite.		
MM AQ-5. Odor Abatement Plan (OAP). To reduce potential effects of nuisance odors to the extent feasible, all permits issued pursuant to the Project shall have an OAP, which demonstrates that odors from the cannabis activity site are not persistent, intrusive, or pervasive within proximate residentially-zoned neighborhoods, ensuring that odors are abated for nearby residential areas and generally confined within the cannabis activity site property, consistent with SBCAPCD requirements and approved by the Planning and Development Department. <u>The requirements of this mitigation are designed to be flexible, to balance the protection of residential neighborhoods with protection of the cannabis industry, including variations on technologies, siting, and similar decisions. Due to the innate need for the protection of agricultural land, cannabis activity sites within the AG-II zone districts would be exempt from this OAP requirement.</u> The approved OAP shall include, but not be limited to, the following elements to address issues from nuisance odors: • Odor abatement strategies within the cannabis activity site that would be implemented to prevent persistent, intrusive, or pervasive odors outside the property boundary, particularly within any nearby residential neighborhoods, including, but not limited to, the following: o Activated carbon filtration systems, such as:	Each applicant for a cannabis permit and license shall prepare and submit an OAP to the Planning and Development Department for review and approval prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.	The Planning and Development shall determine that a site complies with **MM AQ-5** prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
▪ Ventilation systems, in which odor-causing agents are adsorbed and filtered through activated carbon ▪ Canisters, in which activated carbon ventilation systems are supported by activated carbon gas canisters ○ Vapor-phase systems, in which deodorizing liquids are vaporized and dispersed where necessary within the cannabis site, altering the chemical composition of cannabis terpenes into a neutralized chemical odor. ▪ The resulting odors must be odor-neutralizing[1], not odor-masking ▪ The technology must not be utilized in excessive amounts to produce a differing scent (such as pine or citrus) ▪ Use of these systems must have supporting documentation which meet USEPA's Acute Exposure Guideline Levels or similar public health threshold ○ Other odor controls systems or agricultural practices that can be shown to be effective in controlling odors. ○ Adequate distance from residentially-zoned neighborhoods, and the permitting official shall have the discretion to determine necessity of the system. • The name and telephone number of a designated individual who is responsible for logging in and responding to odor complaints, 24 hours a day, 7 days a week; • Providing property owners and residents of property within a 1,000-foot radius of the cannabis facility with the contact information of the individual responsible for responding to odor complaints; • Policies and procedures describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond;		

[1] Odor neutralizers are frequently used in landfill odor control, and trigger a chemical reaction with malodors to remove the scent. The associated vapor is usually implemented along a site's perimeter to interact with and change the chemistry of malodors. Because of the chemistry change, the olfactory receptors in the human nose no longer interpret the smell as a malodor. Odor neutralizers do not overpower a malodor with a more pleasant scent (i.e. not an odor-masking measure, such as with fragranced sprays).

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
• Description of potential methods for reducing odors, including feasible add-on air pollution control equipment; • Contingency measures to curtail odor emissions in the event of a continuous public nuisance; • Require the designated individual to report all odor complaints to the appropriate County department within a reasonable time frame and to record and report the steps they took to resolve the issue, including a record-keeping system to track these actions; and • For sites that generate recurring odor emissions that have been documented to be persistent, intrusive, or pervasive in nearby residential neighborhoods, include an enforceable process to require additional control equipment or operational changes to mitigate odors.		
Implement MM UE-2a. Energy Conservation Best Management Practices. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and operation of equipment, MM UE-2a, addressing requirements for energy efficient measures shall apply to Impact AQ-4.	Refer to the MM UE-2a description beneath the *Utilities and Energy Conservation* subheading	Refer to the MM UE-2a description beneath the *Utilities and Energy Conservation* subheading
Implement MM UE-2b. Participation in a Renewable Energy Choice Program. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and operation of equipment, MM UE-2b, addressing requirements for cannabis licensee participation in a renewable energy program shall apply to Impact AQ-4.	Refer to the MM UE-2b description beneath the *Utilities and Energy Conservation* subheading	Refer to the MM UE-2b description beneath the *Utilities and Energy Conservation* subheading
Implement MM UE-2c. Plan Review by the County Green Building Committee. To reduce potential impacts to air quality from the generation of GHG emissions resulting from the use of electricity and operation of equipment, MM UE-2c, allowing for the participation in the Smart Build Santa Barbara (SB^2) Program shall apply to Impact AQ-4.	Refer to the MM UE-2c description beneath the *Utilities and Energy Conservation* subheading	Refer to the MM UE-2c description beneath the *Utilities and Energy Conservation* subheading

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
Biological Resources		
MM BIO-1a (County Standard Mitigation Measure [CSMM] Bio-01a, 01b, 01c, 02, 03, 03a): Tree Protection Plan. Applicants who apply for a cannabis license for a site that would involve pruning, damage, or removal of a native tree or shrub, shall be required to submit for the Planning and Development Department approval a Tree Protection Plan (TPP) prepared by a Planning and Development Department-approved arborist/biologist and designed to determine whether avoidance, minimization or compensatory measures are necessary. In addition, the TPP shall determine whether specific restoration measures are required where disturbance associated with previous cannabis activities on the property being considered for permitting or licensing has occurred. The TPP shall include the following components: <u>Site Plan Component</u>: • All mature native trees shall be preserved, to the maximum extent feasible. The TPP shall present biologically favorable options for access roads, utilities, drainages, and structure placement, taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible. • Depict approved development envelopes. Include utility corridors, irrigation lines, roadways, driveways, etc. • Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area. • Depict the type and location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction. • Depict the location of all tree wells or retaining walls. These shall be located outside the area within 6 feet of the dripline of all protected trees unless authorized by County.	The applicant shall hire a qualified arborist/biologist approved by the Planning and Development Department to perform a tree assessment for the proposed cannabis activities site. The TPP shall include as notes or depictions on all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. The TPP must be submitted to the Planning and Development Department for review and approval prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County. All necessary requirements identified in the TPP such as tree replacement shall be indicated on final site plans. The applicant shall install tree protection measures onsite prior to commencement of cannabis activities.	The applicant shall demonstrate to the Planning and Development Department that TPP requirements have been completed prior to prior to issuance of permits or licenses for cannabis activities. The Planning and Development Department shall monitor on an ongoing basis to ensure compliance with the TPP.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
• Depict the location of all paths (i.e., driveways, sidewalks, etc.) within 25 feet of dripline areas. Only pervious paving materials (e.g., gravel, brick without mortar, turf block) are permitted within 6 feet of dripline areas. <u>Construction Component</u>: • Fencing of all trees to be protected shall be located at least 6 feet outside the dripline with chain-link (or other material satisfactory to County) fencing at least 3 feet high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-foot intervals on the fencing. • Fencing/staking/signage shall be maintained throughout all grading and construction activities. • All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction. • No irrigation is permitted within 6 feet of the dripline of any protected tree unless specifically authorized. • Special equipment: If the use of hand tools is deemed infeasible by the County, the County may authorize work with rubber-tired construction equipment weighing 5 tons or less. If significant large rocks are present, or if soil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by the Planning and Development Department staff and under the direction of a Planning and Development Department-approved biologist. • The following shall be completed only by hand and under the direction of a Planning and Development Department-approved arborist/biologist: ○ Any trenching required within the dripline or sensitive root zone of any specimen. ○ Cleanly cutting any roots of 1 inch in diameter or greater, encountered during grading or construction. ○ Tree removal and trimming. • Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.		

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
• The licensee shall designate a Planning and Development Department-approved arborist/biologist to be onsite throughout all grading and construction activities which would potentially impact native trees. Duties include the responsibility to ensure all aspects of the approved TPP are carried out. Tree Replacement Component: • The replacement trees shall be a native species, planted at a 10:1 ratio for oak trees (15:1 for Blue or Valley Oaks), and a 2:1 ratio for other trees. Replanting location shall be shown on site plans. • Species shall be from locally obtained plans and seed stock. • The trees shall be gopher-fenced. • The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the County approved arborist). • The trees shall be weaned off of irrigation over a period of 2 to 3 years. • No permanent irrigation shall occur within the dripline of any tree. • If replacement trees cannot all be accommodated onsite, the licensee shall submit a plan for approval by the Planning and Development Department for replacement trees to be planted offsite. • All new and replanted trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.		
MM BIO-1b (CSMM Bio-07, 08, 09, 13a, 19): Habitat Protection Plan. Applicants who apply for a cannabis license for a site that would involve clearing of native vegetation or other sensitive vegetation shall submit a Habitat Protection Plan (HPP) to the County Planning and Development Department. The plan shall apply within areas that have been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a federal or state-listed special-status	**Plan Requirements and Timing:** The applicant shall hire a qualified biologist approved by the Planning and Development Department to perform a habitat assessment, in coordination with the USFWS and CDFW as required for state or federal permits and state or federally listed species, for the proposed	**Monitoring:** The licensee shall demonstrate to the Planning and Development Department that habitat assessment requirements have been completed prior to issuance of permits or licenses for cannabis activities. The Planning and Development Department shall conduct monitoring

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
plant species. A description of the location and extent of driplines and sensitive root zones for all vegetation to be preserved. The plan shall be prepared by a Planning and Development Department-approved biologist and designed to determine whether protected species, habitat, or sensitive communities may be present, and whether avoidance, minimization or compensatory measures are necessary. Focused species-specific surveys shall be required to determine whether a sensitive species or nesting bird may be present, and shall be conducted at the appropriate time of year and time of day when that species is active or otherwise identifiable. Where warranted by the findings of initial review, protocol level surveys may also be required. In addition, the HPP shall determine whether specific restoration measures are required where disturbance associated with previous cannabis activities on the property being considered for permitting or licensing has occurred. The HPP shall include the following components: • A description of location of sensitive habitat with detailed description of allowed disturbance. • Depiction of original and new locations for replanted species. • Depiction of approved development envelopes. • Depiction of equipment storage and construction staging and parking areas. • Depiction of the type and location of protective fencing or other barriers to be in place to protect the habitat areas. • No alteration to stream channels or banks shall be permitted until the licensee demonstrates receipt of all authorizations from the California Department of Fish and Wildlife (CDFW) and/or federal agencies for any planned alteration to stream channels or banks. • If the project site is within the known habitat of a species listed as rare, threatened, or endangered by the U.S. Fish and Wildlife Service (USFWS), the issuance of a permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law. The permit-	cannabis activities site. The HPP shall be submitted to the Planning and Development Department for review and approval prior to issuance of any applicable permits by the Planning and Development Department and issuance of a cannabis license by the County. Subsequent actions identified as necessary in the HPP, such as species removal or relocation, shall be initiated following any required consultation with USFWS and CDFW under state and federal regulations. All necessary requirements identified in the HPP such as buffers, species monitoring, and plant species replacement, shall be indicated on final site plans. The applicant shall install habitat protection measures onsite prior to commencement of cannabis activities. The applicant shall submit the Pest Management Plan to the County Planning and Development Department permitting and licensing staff and CAC for review and approval prior to issuance of a license.	on an ongoing basis to ensure compliance with the HPP. The County Planning and Development Department permitting and licensing staff and CAC shall confirm compliance of the approved Pest Management Plan during each site inspection and/or license renewal following license approval.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
holder shall contact the USFWS to ascertain his or her level of risk under the Endangered Species Act in implementing the project herein permitted. • Sensitive habitats, including those listed below, shall be preserved. Identify the location and extent of driplines and sensitive root zones for all vegetation to be preserved. ○ Southern Vernal Pool ○ Valley Needlegrass Grassland ○ Southern California Coastal Lagoon ○ Southern California Steelhead Stream ○ Southern California Threespine Stickleback Stream ○ Coastal and Valley Freshwater Marsh ○ Northern and Southern Coastal Salt Marsh ○ Central Coast Arroyo Willow Riparian Forest ○ Southern Coast Live Oak Riparian Forest ○ Southern Cottonwood Willow Riparian Forest ○ Southern Willow Scrub ○ Central Maritime Chaparral • All ground disturbances and vegetation removal shall be prohibited in a 200-foot setback from either side of the top-of-bank of watercourses that support a sensitive riparian habitat area. The area shall be fenced with a fencing type and in a location acceptable to the Planning and Development Department. • To avoid damage during construction, all sensitive habitat shall be temporarily fenced with chain-link or other material satisfactory to the Planning and Development Department, at least 200 feet, and staked to prevent any collapse. • Protective fencing/staking/barriers shall be maintained throughout all grading and construction activities. • If any ground disturbances will occur during the nesting bird season (February – mid-September), prior to any ground disturbing activity, surveys for active nests shall be conducted by a Planning and Development Department-approved biologist		

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
following CDFW-approved protocols, no more than 10 days prior to the start of activities. The surveys shall be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. Identified nests shall be continuously surveyed for the first 24 hours prior to any activities to establish a behavioral baseline. Once work commences, all nests shall be continuously monitored to detect any behavioral changes. If behavioral changes are observed, the work causing that change shall cease and CDFW shall be consulted for additional avoidance and minimization measures. A minimum no disturbance buffer of 250 feet around active nests of non-listed bird species and a 500 foot no disturbance buffer around the nests of unlisted raptors shall be maintained until the breeding season has ended, or until the biologist determines that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Any variance from these buffers shall be supported by the biologist and CDFW shall be notified in advance of implementation of a no disturbance buffer variance. • The following shall be done only by hand and under the direction of a Planning and Development Department-approved biologist: ○ Any excavation or trenching required within the dripline or sensitive root zone of any specimen within the habitat. ○ Cleanly cutting any roots of 1 inch in diameter or greater within the habitat. ○ Tree removal and trimming within the habitat. • If the use of hand tools is deemed infeasible, the Planning and Development Department may authorize work with rubber-tired construction equipment weighing 5 tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by the Planning and Development Department and under the direction of the Planning and Development Department-approved biologist.		

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
• In the event of unexpected damage or removal of habitat: ○ If it becomes necessary (as authorized by the Planning and Development Department) to disturb or remove any plants within the habitat area, a Planning and Development Department-approved biologist shall direct the work. Where feasible, specimens shall be boxed and replanted. If a Planning and Development Department-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of the County's standard Habitat Restoration Plan and under the direction of the Planning and Development Department-approved biologist. If replacement plants cannot all be accommodated onsite, a plan must be approved by the Planning and Development Department for replacement plants to be planted offsite. • Grading shall be designed to ensure that habitat areas have proper drainage during and after construction, per biologist recommendations. Pest Management Plan. Applicants shall submit information about proposed pest management practices, including Integrated Pest Management techniques and proposed use, storage, and application of pesticides, herbicides, and/or rodenticides by type and amount as part of a Pest Management Plan to be reviewed and approved by the County Planning and Development Department permitting and licensing staff as part of the licensing process. The Pest Management Plan shall describe the methods to be used for pest control, including the type, location, timing, and methods used for any rodenticide. Licensing priority shall be given to applicants who indicate on their license application that no rodenticides will be used on their site at any point during the term of their license. If rodents are a pest issue for an applicant, non-toxic alternatives to rodenticides are recommended, such as mechanical controls like traps, gopher fencing, and weeding; biological controls such as natural pheromones; or cultural controls such as site maintenance and hygiene. Consistent with the California DPR's determination that commercially grown cannabis is an agricultural commodity, cannabis cultivation on all licensed		

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
sites shall comply with the requirements of Division 6 and 7 of the Food and Agricultural Code and pertinent regulations (ENF 17-03). These laws and regulations set forth requirements for the legal use of pesticides, herbicides, and/or rodenticides, and are enforced by the CAC. Any uses of pesticide, herbicide, or rodenticide products shall be consistent with these requirements and any products on the site shall be placed, used, and stored in a manner that ensures that they will not enter or be released uncontrolled into the environment, including surface or ground waters. Per the California DPR's established regulatory process, commercial cannabis cultivators planning on using pesticides, herbicides, and/or rodenticides shall obtain an Operator Identification Number from the CAC before they can purchase or use these chemicals. Within the Pest Management Plan, the applicant shall demonstrate sufficient knowledge of regulatory requirements regarding the safe and effective use of pesticides and/or rodenticides. Applicants that opt to use rodenticides shall provide an annual report of rodenticide use data to the CAC and County permitting and licensing staff, to be used in an annual report provided to County Planning and Development upon mitigation implementation under the Project.		
MM BIO-3. Wildlife Movement Plan. If fencing is required for outdoor cultivation sites, the applicant shall prepare a Wildlife Movement Plan for all cannabis cultivation sites proposed. The Wildlife Movement Plan shall analyze proposed fencing in relation to the surrounding opportunities for migration, identify the type, material, length, and design of proposed fencing, and shall propose non-disruptive, wildlife-friendly fencing, such as post and rail fencing, wire fencing, and/or high-tensile electric fencing, to allow passage by smaller animals and prevent movement in and out of cultivation sites by larger mammals, such as deer. Any required fencing shall also be consistent with screening requirements outlined in mitigation measure MM AV-1a (see Section 3.1, *Aesthetics and Visual Resources*).	The applicant shall submit the Wildlife Movement Plan to the Planning and Development Department for review and approval prior to issuance of any applicable permits by the Planning and Development Department and issuance of a license by the County. The conditions shall be noted on any plans including the Wildlife Movement Plan and shall be graphically depicted in fencing detail on plans. Fencing shall be consistent with screening requirements outlined in MM AV-1a.	A Planning and Development Department-approved biologist shall review the plan and confirm the adequacy of design for passage of smaller wildlife and safe prevention of entry by larger mammals, such as deer. The applicant shall demonstrate to the Planning and Development Department that all perimeter fencing requirements are in place as required prior to commencement of cannabis activities.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
Implement MM HWR-1a. Cannabis Waste Discharge Requirements General Order. To reduce potential impacts to special-status species associated with waste discharge from cannabis activities, including the use of pesticides, herbicides, and rodenticides, MM HWR-1a, addressing requirements for cannabis waste to prevent release into the environment shall apply to Impact BIO-1.	Refer to the MM HWR-1a description beneath the *Hydrology and Water Resources* subheading	Refer to the MM HWR-1a description beneath the *Hydrology and Water Resources* subheading
Cultural Resources		
MM CR-1 (County Standard Mitigation Measure CulRes-10): Preservation. Applicants for cannabis licenses shall preserve, restore, and renovate onsite structures consistent with the requirements of CEQA and the County Cultural Resources Guidelines. A Planning and Development Department-qualified historian shall be retained to perform a Phase I survey, and if necessary, a Phase II significance assessment and identify appropriate preservation and restoration/renovation guidelines for significant onsite structures in compliance with the provisions of the most current County Cultural Resources Guidelines.	Prior to issuance of a permit or license by the County, the Phase I/II report shall be reviewed and approved by Planning and Development Department and the applicant/owner shall record a covenant, subject to Planning and Development Department and County Counsel approval, to implement the program. The program shall be implemented prior to licensing and a letter provided from a qualified architectural historian that all work has been completed according to the approved program.	The Planning and Development Department compliance monitoring staff shall ensure compliance with Phase I/II recommendations through site visit and/or photo documentation.
MM CR-2: Archaeological and Paleontological Surveys. All new areas of ground disturbance shall be subject to a Phase I archaeological and paleontological survey in compliance with the provisions of the County Cultural Resources Guidelines. If the potential for significant resources is encountered, the applicant shall have a Planning and Development Department-approved archaeologist prepare and complete a Phase II subsurface testing program in coordination with Planning and Development Department. If the Phase II program finds that potential impacts are unavoidable, the applicant shall have a Planning and Development Department-approved archaeologist prepare and complete a Phase III proposal to be approved for data	The applicant shall submit the required appropriate paleontological and archaeological studies (Phase I/II/III) for Planning and Development Department review and approval prior to permitting. All site plan components related to earth movement, construction, and temporarily and/or permanently installed protection measures shall be graphically depicted by the applicant and submitted to Planning and Development Department	The applicant shall submit the studies to Planning and Development Department for review and approval as part of the application for the applicable permit or license. The applicant shall demonstrate to the Planning and Development Department compliance monitoring staff that protection or other required measures are in place prior to ground disturbance and that any areas identified for protection were not damaged or removed, or, if damage or

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
recovery excavation. All work shall be consistent with County Cultural Resources Guidelines. The applicant shall fund all work.	for review and approval prior to permitting or licensing by the County.	removal occurred, that correction is completed as required by the approved protection plan.
Geologic Hazards, Soils, and Mineral Resources		
No mitigation measures are required.		
Hazards and Hazardous Materials		
MM HAZ-3: Volatile Manufacturing Employee Training Plan. Cannabis activities dealing in volatile manufacturing shall develop a Volatile Manufacturing Employee Training Plan (Training Plan) and submit to the County as part of the permitting and licensing process. The Training Plan shall detail how the licensed volatile manufacturing operators will train their employees on the proper use of equipment and on the proper hazard response protocols in the event of equipment failure, per established OSHA standards. The Training Plan shall include a log, identifying trained employees and the date upon which training was completed.	Prior to issuance of a permit or license (whichever occurs first) by the County, the Employee Training Plan shall be reviewed and approved by the Planning and Development Department and the applicant shall record a covenant, subject to Planning and Development Department and County Counsel approval, to implement the Training Plan. The Training Plan shall be approved and implemented prior to licensing and permitting, with approval renewed annually.	The Planning and Development Department shall review and approve the Volatile Manufacturing Employee Training Plan. The County shall review site conditions and the Training Plan log on an ongoing basis to ensure compliance with MM HAZ-3.
Hydrology and Water Resources		
MM HWR-1. Cannabis Waste Discharge Requirements General Order. The SWRCB has adopted the comprehensive Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Cannabis Policy) and General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order), which include principles and guidelines for cannabis cultivation within the state. The general requirements and prohibitions included in the Cannabis Policy address a wide range of issues, from compliance with state and local permits to riparian setbacks. The Cannabis General Order also includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers. The law requires that cannabis cultivators provide evidence of compliance with the Water Boards' Requirements (or certification	The applicant shall provide the Planning and Development Department staff evidence of compliance with the Water Boards Requirements (or certification by the appropriate Water Board stating a permit is not necessary) prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.	County Planning and Development Department permitting and licensing staff shall ensure compliance through review of license applications and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
by the appropriate Water Board stating a permit is not necessary) as part of their application for a CDFA cannabis cultivation license.		
Recommended MM HWR-3. Water Conservation–Water Efficiency for Cannabis Activities. To improve water conservation, cannabis activity operators shall prepare a landscaping and/or cultivation irrigation plans (as applicable) for review and approval by the Planning and Development Department. The operator shall include the following in landscape and/or irrigation plans to be approved by the Planning and Development Department, to maximize irrigation water efficiency using available techniques and technologies to monitor and control water consumption to the greatest extent feasible: Applicants shall work with the Planning and Development Department to identify and implement water-conserving features of the cannabis activity site depending on the location and type of activity, including, but not limited to, recirculated irrigation water (zero waste), timed drip irrigation, soil moisture monitors, evaporative barriers on exposed soils and pots, rainwater capture and reuse, and use of recycled water, consistent with state law. Water conserving techniques shall be reviewed and approved as part of the licensing process.	The applicant shall identify water-conserving features of the proposed cannabis activity site prior to issuance of a license to operate, and implement all aspects of the landscape and/or irrigation plan in accordance with the Landscape and Performance Security Conditions.	The applicant shall demonstrate to the Planning and Development Department permitting and licensing staff that all required conserving landscape and irrigation features are installed prior to zoning permit approval Final Building Inspection Clearance and landscape and irrigation are maintained per approved irrigation and/or landscape plans. Any part of an irrigation and/or landscape plan requiring a plumbing permit shall be inspected by building inspectors.
Implement MM BIO-1b. Habitat Protection Plan. To reduce potential impacts to water quality from pest management practices such as the use of rodenticides, MM BIO-1b, addressing the implementation of a habitat protection plan shall apply to Impact HWR-1.	Refer to the MM BIO-1b description beneath the *Biological Resources* subheading	Refer to the MM BIO-1b description beneath the *Biological Resources* subheading
Land Use and Planning		
MM LU-1. Public Lands Restriction. The County shall amend the Project to specify that there shall be no cannabis activities licensed on or within publicly owned lands within the County.	The cannabis cultivation ordinance and manufacturing ordinance shall be amended prior to adoption of the Project. The County Cannabis Licensing Office shall submit these amendments to the Board of Supervisors for review and approval.	The Licensing Officer shall review these amendments and confirm that no licenses are issued for parcels located within publicly owned lands.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
Implement MM AQ-3. Cannabis Site Transportation Demand Management. To reduce impacts associated with increases in traffic under the Project, MM AQ-3, requiring reduction of vehicle trips through the implementation of feasible transportation demand management (TDM) measures, shall apply to Impact LU-2.	Refer to the MM AQ-3 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading	Refer to the MM AQ-3 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading
Implement MM AQ-5. Odor Abatement Plan. To reduce odor impacts adjacent to residential areas, MM AG-5, addressing requirements to limit odors and report measures taken to reduce odors on nearby residential areas shall apply to Impact LU-2.	Refer to the MM AQ-5 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading	Refer to the MM AQ-5 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading
Implement MM TRA-1. Payment of Transportation Impact Fees. To reduce impacts of the Project on the overall performance of the circulation system and potential for increased demand for transportation infrastructure and traffic congestion, MM TRA-1, requiring all cannabis licensees to pay into the County's existing Development Impact Mitigation Fee Program, shall apply to Impact LU-2.	Refer to the MM TRA-3 description beneath the *Transportation and Traffic* subheading	Refer to the MM TRA-3 description beneath the *Transportation and Traffic* subheading
Noise		
Implement MM AQ-3. Cannabis Site Transportation Demand Management. To reduce impacts associated with increases in vehicle noise under the Project, MM AQ-3, requiring reduction of employee trips through transportation demand management (TDM) measures, shall apply to Impact NOI-2.	Refer to the MM AQ-3 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading	Refer to the MM AQ-3 description beneath the *Air Quality and Greenhouse Gas Emissions* subheading
Public Services		
No mitigation measures are required.		
Transportation and Traffic		
MM TRA-1. Payment of Transportation Impact Fees. To reduce impacts of the Project on the overall performance of the circulation system and potential for increased demand for transportation infrastructure and traffic congestion, the County Planning and Development Department, in coordination with the County Public Works Department, shall require all cannabis licensees to pay into the County's existing Development Impact Mitigation Fee Program, at an appropriate level (e.g., Retail	Transportation impact fee amounts shall be determined annually based on revised fee rates for the County and Goleta and Orcutt Planning Areas as appropriately determined by the County Public Works Department, and shall be identified and applied during the permit and license review process. The County	County Planning and Development Department staff shall collect and verify that applicants have paid fees prior to issuance of a license.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
Commercial and Other Nonresidential Development) in effect at the time of permit issuance for the County and Goleta and Orcutt Planning Areas to improve performance of the circulation system.	Planning and Development Department shall submit findings and recommendations as part of the licensing application determination with payment based on the County Development Impact Mitigation Fee Program prior to issuance of a permit or license.	
Utilities and Energy Conservation		
MM UE-2a. Energy Conservation Best Management Practices. To **reduce** impacts resulting from the inefficient or wasteful use of electricity during operation of licensed cannabis sites, the County shall amend the Cannabis Land Use Ordinance to require applicants to fully offset net energy demand of cannabis activities and provide 100 percent of the cannabis activity's electricity demand through generation of alternative power onsite (e.g., solar and/or wind energy). Where 100 percent of the cannabis activity's electricity use cannot be met through generation of renewable energy onsite, applicants shall participate in renewable energy source programs and use power from alternative energy in compliance with **MM UE-2b**. To determine net energy demand, applicants shall submit documentation of the most recent 10-year historic energy use to the County. The County shall determine net increase in electricity use based on comparison of 10-year historic and projected demand. If historic electricity use data is not available, 100 percent of the licensing activity electricity demand shall be considered net energy demand and shall be fully sourced (100 percent) from renewable energy. Alternatively, implementation of energy efficiency and conservation measures, including but not limited to those provided below, may be used by applicants to demonstrate no net increase based on documented historic energy demand. a. Conduct an annual energy audit. b. Measure and record net energy use. c. Upgrading and maintaining efficient heating/cooling/dehumidification systems.	The Cannabis Land Use Ordinance shall be amended prior to approval of the Project. The applicant shall provide, if available for the proposed site, historic and current/proposed electricity demands and shall demonstrate to the County Planning and Development Department reductions in historic site electricity demands or offset of net electricity demands prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.	The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. County Planning and Development Department staff shall ensure that a site adheres to MM UE-2 prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
d. Implement energy efficient lighting, specifically light-emitting diode (LED) over high-intensity discharge (HID) or high pressure sodium (HPS) lighting where feasible. e. Implement automated lighting systems. f. Utilize natural light when possible. g. Utilize an efficient circulation system. h. Ensure that energy use is above or in-line with industry benchmarks. i. Implement phase-out plans for the replacement of inefficient equipment. j. Adoption of all or some elements of CalGreen Tier 1 and 2 voluntary elective measures to increase energy efficiency in new buildings, remodels, and additions.		
MM UE-2b. Participation in a Renewable Energy Choice Program. To reduce impacts resulting from the inefficient or wasteful use of electricity during operation of licensed commercial cannabis sites, the proposed Cannabis Land Use Ordinance shall include the provision to fully offset net energy demand with renewable energy sources, all licensees shall participate in a Regional Renewable Choice (RRC) program, Green Rate program, Community Renewable program, or similar equivalent renewable energy program, if feasible. For licensed commercial cannabis operations that cannot generate renewable energy onsite, licensees shall be required to purchase renewable electricity from a County approved renewable energy source for the net increase of energy demand. These programs may provide a clean source of power at a cost equivalent to PG&E and SCE utility rates, while retaining the provider's roles in maintaining power lines and providing customer service.	The Cannabis Land Use Ordinance shall be amended prior to approval of the Project. The applicant shall demonstrate participation in a renewable energy choice program and successful offset of net electricity demands to the County Planning and Development Department through documentation prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.	The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. The County Planning and Development Department shall ensure that a site adheres to MM UE-2b prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.
MM UE-2c. Plan Review by the County Green Building Committee. To promote energy conservation practices under operation of all license types and consistent with County Comprehensive Plan Energy **Element** Public Service Policy 2.1.2, the Cannabis Land Use Ordinance shall include the provision that applicants may participate in the Smart Build Santa Barbara (SB^2) Program as part of the permit review processes in order to	The Cannabis Land Use Ordinance shall be amended prior to approval of the Cannabis Land Use and Licensing Program. The applicant should demonstrate incorporation of SB^2 committee recommended measures to the County Planning and Development	The County Board of Supervisors shall review and approve amendments to the Cannabis Land Use Ordinance. The County Planning and Development Department shall ensure that an applicant adheres to MM UE-2c prior to issuance of any applicable permit by

Table 7-1. Mitigation Monitoring and Reporting Program (Continued)

Mitigation Measure	Plan Requirements and Timing	Monitoring Division
achieve the requirements of **MM UE-2a**. This measure would ensure licensees receive advice on feasible energy conservation measures and means of achieving offset of net electricity demands, as required under **MM UE-2a** and **MM UE-2b**.	Department through documentation, or the applicant shall adequately demonstrate the infeasibility of **participation** to the County prior to issuance of any applicable permit by the Planning and Development Department and issuance of a license by the County.	the Planning and Development Department and issuance of a license by the County.
Population, Employment, and Housing		
No mitigation measures are required.		

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