

Table EX-1  
Summary of Environmental Impacts and Mitigation Measures

Class 1-Significant and Unavoidable		
Agricultural Resource Impact	Mitigation Measure	Residual Impact
<p><b>Impact AG-1: Conversion of agricultural soils and loss or impairment of agricultural productivity.</b> Expansion of agricultural support facilities allowed under the Proposed Uniform Rules, including commercial composting and AIO facilities would result in the combined conversion of approximately 237 acres of soils used for agriculture or potentially suitable for agriculture and the loss of agricultural productivity (Table 3.1-7 ). Development of agricultural support facilities 7 acres or larger would constitute a <i>potentially significant impact</i> by permanently eliminating these lands from agricultural production.</p>	<p><b>Mitigation AG-1:</b> Amend Uniform Rule 2-6 as follows: Uniform Rule 2-6.D. Agricultural facilities developed within an AIO shall only be approved if the Board of Supervisors finds that the AIO will not significantly compromise the long-term productivity of adjoining and surrounding agricultural land.</p> <p><b>Mitigation AG-2:</b> Amend Uniform Rule 2-7 as follows: Uniform Rule 2-7.B.7. The footprint of the commercial composting facility occupies no more than 10% of the premises, or 35 acres, whichever is less; that composting is appropriately sited and scaled; and that it is incidental to the primary agricultural use of the premises. Commercial composting facilities shall only occur on premises at least 40 acres in size within the AG-II zone district, in order to ensure compatibility with surrounding agricultural lands.</p> <p><b>Mitigation AG-3:</b> Amend Uniform Rule 2-2.1 as follows: Uniform Rule 2-2.1.A.1. Premises greater than 500 acres are permitted 1 additional acre for a preparation or processing facility site for each additional 100 acres above 500 under contract, not to exceed 20 acres.</p> <p><b>Mitigation AG-7:</b> Amend Uniform Rule 2-2.1 as follows: Add a new requirement as subsection 2-2.1.A.4 Preparation and Processing, that the parcel with the preparation facility has at least 50% 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.</p>	<p><b>Significant &amp; unavoidable (Class D)</b></p>
<p><b>Impact AG-2: Incompatible land uses and structures.</b> Increased land uses and structures within or adjacent to agriculturally productive areas would result in land use conflicts and could impair the productivity of agricultural lands. These conflicts would increase where large-scale wineries, agricultural support facilities including those developed under an AIO, commercial composting facilities and special events are proposed on or adjacent to agricultural lands actively engaged in cultivation or grazing operations. Such land use conflicts would constitute a <i>potentially significant impact</i> by impairing the ability of agriculturists to fully engage in their</p>	<p>Refer to <b>Mitigation Measures AG-1, AG-2, AG-3, and AG-7</b> above.</p>	<p><b>Significant &amp; unavoidable (Class D)</b></p>

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agricultural operations, and by introducing types and intensity of uses and structures that are incompatible with the rural character of the area.		
<b>Visual Resource Impacts</b>	<b>Mitigation Measure</b>	<b>Residual Impact</b>
<p><b>Impact VIS-3: Introduction of new sources of light and/or glare.</b> New sources of night lighting and/or glare associated with increased opportunities for large-scale agricultural support facilities, wineries, residential development, and small -scale guest ranches.</p>	<p>Mitigation Measure VIS-4 (refer to Mitigation Measures AG-2 above) and Mitigation Measure VIS-5 (refer to Mitigation Measure AG-3 above).</p>	<p>Significant &amp; unavoidable (Class I) only for large-scale preparation / processing facilities, wineries &amp; facilities developed under the AIO</p>
<p><b>Impact VIS-2: Introduction of development that is visually incompatible with surrounding uses, structures, or the intensity of existing development.</b> The proposed Uniform Rules amendments allowing for increased opportunities for large-scale agricultural support facilities, including wineries and those facilities developed under an AIO, commercial composting facilities, &amp; special events would facilitate greater development in the rural areas of the County thereby increasing structural &amp;/or visual intrusion into areas of active agricultural production which contribute to the visual character of the area by providing open vistas.</p>	<p>Mitigation Measures VIS-4 (refer to Mitigation Measure AG-2 above), Mitigation Measure VIS-5 (refer to Mitigation Measures AG-3 above) and</p>	<p>Significant &amp; unavoidable (Class I)</p>

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<b>Transportation/Circulation Impacts</b>	<b>Mitigation Measure</b>	<b>Residual Impact</b>
<p><b>Impact CIRC-1:</b> Increased traffic on rural roads. 67% of potential daily trips attributed to large-scale wineries (2,240 ADT), preparation facilities (560 ADT), industrial development in an AIO (5,050 ADT) and commercial composting facilities (60 ADT) expected to locate in the Santa Ynez Valley, Lompoc Valley, San Antonio Creek and Santa Maria Valley regions.</p>	<p>Mitigation Measure CIRC-2 (refer to Mitigation Measure AG-2 above) and Mitigation Measure CIRC-3 (refer to Mitigation Measure AG-3 above).</p>	<p>Significant &amp; unavoidable (Class I)</p>
<p><b>Impact CIRC-2:</b> Circulation safety hazards. Addition of project and cumulative traffic associated with the proposed Uniform Rules amendments, including potential development of large-scale wineries and preparation/processing facilities and agricultural overlay uses in the Santa Ynez Valley, Lompoc Valley, San Antonio Creek and Santa Maria Valley regions, could result in safety problems on rural roadways with unfavorable design features (e.g. narrow lane-width, sharp curves, limited sight distance, etc.) and/or utilized by bulky and slow agricultural machinery.</p>	<p>Mitigation Measure CIRC-2 (refer to Mitigation Measure AG-2 above) and Mitigation Measure CIRC-3 (refer to Mitigation Measure AG-3 above).</p>	<p>Significant &amp; unavoidable (Class I)</p>
<p><b>Impact CIRC-3:</b> Roadway degradation. Addition of project and cumulative traffic associated with potential development of large-scale wineries and preparation/processing facilities, agricultural industrial overlay uses, and commercial composting facilities could result in increased levels of truck traffic and repetitive loading from employee and visitor traffic. These impacts would apply to roads in the Santa Ynez Valley, Lompoc Valley, San Antonio Creek and Santa Maria Valley regions where large-scale development is anticipated and where there is a prevalence of rural roads with structural limitations. Without the funding to address additional demand for maintenance or needed improvements, roadway degradation could occur. Pavement failure or other road hazards associated with inadequate maintenance could contribute to potential safety problems</p>	<p>Mitigation Measure CIRC-2 (refer to Mitigation Measure AG-2 above) and Mitigation Measure CIRC-3 (refer to Mitigation Measure AG-3 above).</p>	<p>Significant &amp; unavoidable (Class I)</p>
<p><b>Impact CIRC-4:</b> Regional traffic increases on Highway 246, Highway 154 &amp; Highway 1. The individual large-scale or cumulative development that could result from the Proposed Rules in the Santa Ynez Valley or Lompoc Valley Regions could increase the existing high traffic volumes on Highways 1, 154 and 246.</p>	<p>Mitigation Measure CIRC-3 (refer to Mitigation Measure AG-3 above).</p>	<p>Significant &amp; unavoidable (Class I)</p>

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Air Quality Impacts	Mitigation Measure	Residual Impact
<p><b>Impact AQ-1: Increased emissions of ozone precursors:</b> Large-scale non-grape preparation &amp; AIO facilities are assumed to generate vehicle trips which may exceed project-specific thresholds of Significance (County of Santa Barbara, Environmental Thresholds Guidelines Manual). Potential commercial composting facilities allowed under the amended Uniform Rules will likely generate odors. The potential development of large-scale wineries, non-grape preparation &amp; commercial composting facilities may have the potential to cause significant long-term air quality impacts.</p>	<p><b>Mitigation Measure AQ-2</b> (refer to Mitigation Measure AG-2 above) and <b>Mitigation Measure AQ-3</b> (refer to Mitigation Measure AG-3 above).</p>	<p><b>Significant &amp; unavoidable (Class I)</b></p>
Water Resource Impacts	Mitigation Measure	Residual Impact
<p><b>Impact GW-1: Water demand exceeding groundwater basin safe yield thresholds.</b> Water demand for large-scale preparation facilities proposed to be allowed under Rule 2-2.1 and similar industries located within an AIO allowed under Rule 2-6 could exceed safe yield thresholds for basins in a state of overdraft. The amount of water needed for a commercial composting operation, proposed to be allowed under Rule 2-7 could similarly exceed thresholds for overdrafted groundwater basins. Thus, development of any of these facilities could exceed thresholds for the San Antonio and/or Santa Maria basins.</p>	<p>No feasible mitigation measures have been identified.</p>	<p><b>Significant &amp; unavoidable (Class I)</b></p>
Class II – Significant but Mitigable Impacts		
Agricultural Resource Impacts	Mitigation Measure	Residual Impact
<p><b>Impact AG-3 Growth Inducement and Population Increases.</b> The introduction of uses, activities and facilities on contracted land would likely result in increases in both temporary and permanent populations in the County’s rural agricultural areas &amp; potential growth inducement associated with greater development on contracted land.</p>	<p>Refer to Mitigation Measures AG-1, AG-2, AG-3, and AG-4.</p>	<p><b>Significant but mitigable (Class II)</b></p>
Visual Resource Impacts	Mitigation Measure	Residual Impact
<p><b>Impact VIS-1: Obstruction or degradation of public views and/or the creation of views or conditions that are inconsistent with the rural character of the area.</b> Development resulting from changes to the Uniform Rules would result in potentially significant impacts to visual resources primarily due to the potential for large-scale agricultural support facilities and winery development to be located along travel corridors or adjacent to public &amp; private view sheds, especially if located along a State-designated scenic highway</p>	<p><b>Mitigation VIS-1:</b> Add Rule 2-1.1.A.4: Agricultural preparation &amp; 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. <b>Mitigation VIS-2:</b> Add to the criteria in Rule 2-6: E. Will facilities within an Agricultural Industry Overlay (AIOs) on contracted land be visible from a State-designated scenic highway? If so facilities should be sited, screened and designated to be compatible with the scenic and rural character of the area consistent with the intent of Government Code §51220.</p>	<p><b>Significant but mitigable (Class II)</b></p>

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Noise Impacts		Mitigation Measure		Residual Impact
<b>Impact Noise-1: Generation of noise greater than 65 dB or substantial increases in ambient noise levels that affect noise-sensitive receptors.</b> Agricultural support facilities, commercial composting facilities, and special events have the potential to impact noise-sensitive receptors by generating noise in excess of 65dB or substantially increasing ambient noise levels depending on their size and location and nature of their operation.	No further mitigation measure is deemed necessary beyond policies, standards and other regulatory requirements currently in place to adequately mitigate potential noise impacts. These regulatory requirements would be applied on a case by case basis as proposed projects are reviewed during the permit process.		Significant but mitigable for Short-term Impacts (Class II)	
<b>Impact Noise-2: Short-term noise impacts associated with construction and grading.</b> Greater development opportunities under the amended Uniform Rules would result in <i>potentially significant impacts</i> to noise-sensitive receptors associated with construction and grading activities at project sites.	No further mitigation measure is deemed necessary beyond policies, standards and other regulatory requirements currently in place to adequately mitigate potential noise impacts. These regulatory requirements would be applied on a case by case basis as proposed projects are reviewed during the permit process.		Significant but mitigable (Class II)	
<b>Air Quality Impacts</b>				
<b>Impact AQ-2: Short-term dust and PM<sub>10</sub> generation.</b> Site preparation activities involving heavy equipment would generate fugitive dust and PM <sub>10</sub> emissions.	Implementation of APCD standard dust control measures will control dust within acceptable levels.		Residual Impact Significant but mitigable (Class II)	
<b>Class III – Adverse but Less Than Significant</b>				
<b>Visual Resource Impacts</b>		<b>Mitigation Measure</b>		<b>Residual Impact</b>
<b>Impact VIS-3: Introduction of new sources of light and/or glare.</b> New sources of night lighting and/or glare associated with increased opportunities for large-scale agricultural support facilities and wineries, residential development and small-scale guest ranches.	No further mitigation required.		Adverse but less than significant for residential & small-scale guest ranches (Class III)	
<b>Class IV-Beneficial Impacts</b>				
<b>Impact AG-4: Increased production requirements on superprime land.</b> The amended Uniform Rules increase the requirement for superprime parcels greater than 10 acres, such that parcels in this size category must either have more acres in cultivation or have a higher annual production value. This will achieve a higher standard of commercial agricultural activity.				
<b>Impact AG-5: Agricultural Housing:</b> In spite of the impacts identified under Impacts AG-2 and -3, the additional housing opportunities would have a beneficial impact on the maintenance of family farms by providing more flexible housing opportunities for family members on larger premises without having to separate the premises into individual contracts to facilitate individual housing, and thereby protecting the viability of agricultural operations for future generations.				
<b>Impact AG-6: Compatible Uses.</b> The amended Uniform Rules eliminates solid waste landfills as a compatible use in order to conform to the intent of the Williamson Act. This will eliminate uses and structures that are potentially incompatible with surrounding agricultural uses and conflicts including traffic, dust, odor and the conversion of agricultural soils.				
<b>Impact AG-7: Comprehensive Plan and Zoning Requirements.</b> Adding Mountainous and Resource Management zones as eligible zone districts and Agricultural and Commercial, and Other Open Lands as eligible land use designations expands the opportunities for enrollment in the Program. This will bring more agricultural land into the Program and protect it in the long-term.				
<b>Impact AG-8: Agricultural Support Facility Expansion.</b> The adequacy of agricultural support facilities within a region can have a significant effect upon the viability and long-term sustainability of agriculture. Proposed Uniform Rule 2-2.1 ( <i>Preparation and Processing</i> ) and Uniform Rule 2-6 ( <i>Agricultural Industry Overlay</i> ) will result in an <i>indirect beneficial impact</i> to agricultural resources in Santa Barbara County by increasing opportunities for large-scale preparation and processing facilities, cooling and packing facilities,				

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<p>and other facilities which make agriculture more efficient, economic and profitable; allowing local farms to compete more successfully in the marketplace.</p> <p>Allowing additional opportunities for facilities for preparation of raw products will increase the productivity of the premises and increase the long-term sustainability of the agricultural operation. Locating these facilities closer to the growing areas reduces the amount of time and fuel for hauling crops from harvesting sites to packing &amp; cooling facilities. Increased efficiency in farming reduces overall costs of farming and in turn, the consumer enjoys increased freshness of produce.</p> <p>As noted in Sec. 2.4.3.B, there is an estimated shortage of local wine processing capacity of approximately 2.85 billion cases of wine county-wide. In addition to contributing to the sustainability and viability of individual agricultural operations by allowing for increased local wine processing through increased employment opportunities, income stream and capital investment will contribute in a broader sense to agricultural sustainability at a regional level. This would also be true for processing of non-grape crops in AIO facilities on contracted land.</p> <p><b>Impact AG-9 Commercial Composting.</b> Proposed Uniform Rule 2-7 will allow commercial composting facilities as a compatible use. This change will result in a <i>beneficial impact</i> to agricultural resources by allowing for central locations for the commercial composting of agricultural waste with the output of soil amendments enhancing soils' productivity.</p> <p><b>Impact VIS-4: Rule changes eliminating potentially incompatible uses.</b> Elimination of sanitary waste disposal facilities and transfer stations as compatible uses on contracted land and eliminating golf courses as compatible uses, will have a <i>beneficial impact</i> on the visual resources of the County's rural areas by eliminating potentially incompatible uses.</p>
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