



COUNTY OF SANTA BARBARA

Planning and Development

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# **Final Negative Declaration**

## **Agricultural Buffer Ordinance**

**12ORD-00000-00011**

**12ORD-00000-00012**

**12ORD-00000-00013**

**11NGD-00000-00004**

**September 7, 2012**



For More Information, Contact Stephanie Stark, Agricultural Planner (805) 568-2048

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## **PUBLIC REVIEW**

A Draft Mitigated Negative Declaration (12NGD-00000-00004) was prepared to analyze environmental impacts of the proposed Agricultural Buffer project (Case Nos. 12ORD-00000-00011, 12ORD-00000-00012, and 12ORD-00000-00013) under requirements of the California Environmental Quality Act (CEQA). The Draft Mitigated Negative Declaration was circulated for a 30-day public review and comment period from August 8, 2012 to September 6, 2012.

During the public review period, eight comment letters were received: 1) David Pierce dated August 9, 2012; 2) State of California Native American Heritage Commission, dated August 16, 2012; 3) State of California Department of Transportation, dated September 5, 2012; 4.) Scott Van der Kar dated September 4, 2012; 5.) Urban Planning Concepts dated September 5, 2012 6.) Cuvée Consulting dated September 6, 2012 and 7.) Santa Barbara County Air Pollution Control District dated September 6, 2012. These letters are included as Attachment C of the attached Final Negative Declaration dated September 7, 2012.

The comments received have been considered and appropriate changes indicated by ~~strike-out~~ and underline have been incorporated into the attached Final Negative Declaration dated September 7, 2012 in the following sections:

2.0	Project Location
Attachment A	Draft Agricultural Buffer Ordinance

The Proposed Final Negative Declaration concludes that the project will not have a significant impact on the environment.

## SUMMARY OF PROPOSED PROJECT AND INITIAL STUDY

- 1. Project title:** Agricultural Buffer Ordinance  
(12ORD-00000-000011, -00012, -00013)
- 2. Lead agency:** County of Santa Barbara  
Planning and Development Department  
123 East Anapamu Street  
Santa Barbara, CA 93101
- 3. Contact Person & Phone Numbers:** Stephanie Stark, Agricultural Planner, (805) 568-2048  
David Lackie, Supervising Planner, (805) 568-2023
- 4. Project Location:** County-wide. The project amends the County Land Use and Development Code (Article 35.3), the Montecito Land Use and Development Code (Article 35.2) and the Coastal Zoning Ordinance (Article II).
- 5. Project's Sponsor:** Same as Lead Agency.
- 6. Comprehensive Plan Designations:** N/A
- 7. Zoning Designations:** N/A
- 8. Project Description:** The proposed Agricultural Buffer Ordinance (Attachment A) applies to all non-agricultural discretionary development and use applications ("project") which meet all the following criteria: 1) The project is located within an Urban, Inner-Rural or Existing Developed Rural Neighborhood/Rural Neighborhood, or Industrial zone district in the Rural Area; and 2) The project is on a lot immediately adjacent to land in a Rural Area with agricultural zoning or immediately adjacent to land subject to a Williamson Act contract. Agricultural buffer widths range between 100 feet and 400 feet and vary based on the type of proposed non-agricultural development or use and the type of adjacent agriculture. The agricultural buffer may be adjusted if certain site specific factors are present. The Ordinance includes proposed Agricultural Buffer Implementation Guidelines (Attachment B) which will assist planners and the review authority with implementing the requirements of the buffer ordinance.
- 9. Public process:** The proposed ordinance amendments require review by the County Planning Commission, Montecito Planning Commission, adoption

by the Santa Barbara County Board of Supervisors, and certification by the California Coastal Commission.

## **1.0 PROJECT DESCRIPTION**

### **PROJECT OVERVIEW**

The County of Santa Barbara Planning & Development Department proposes to amend the County's Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC) and Coastal Zoning Ordinance (Chapter 35, Article II) by adoption of the Agricultural Buffer Ordinance ("Ordinance"). The Ordinance will amend the codes by adding Section 35.30.025 to the LUDC, Section 35.430.020 to the MLUDC, and Section 35.144M to Article II. Proposed ordinance language for the LUDC has been included as Attachment A. Similar language is proposed for the MLUDC and Article II. The Ordinance implements adopted Comprehensive Plan policy through establishment of development standards for agricultural buffers between agricultural uses and new non-agricultural development. Agricultural buffers are intended to minimize potential land use conflicts between agriculture and new, non-agricultural land uses by creating a physical separation between the uses to address issues resulting from normal agricultural practices, such as noise, dust, light and odors. Additionally, agricultural buffers will serve to minimize conflicts resulting from roaming pets, invasive exotic plants species and trespassing issues often associated with encroaching non-agricultural uses. The Ordinance establishes buffer requirements, buffer width adjustment factors, allowable uses within buffers, landscape, lighting and irrigation plan requirements, vegetative screening standards, and buffer maintenance requirements.

Table 1, Proposed Agricultural Buffer Widths shows buffer widths for proposed non-agricultural development adjacent to production agriculture and rangeland/pastureland. The buffer width ranges for proposed non-agricultural development and uses adjacent to production agriculture are 100-300 feet for commercial or industrial development, 200-300 feet for residential development, 100-200 feet for residential development and uses on a small parcel located within an Urban Area, and 300-400 feet for sensitive non-agricultural uses. The buffer width range is 100-150 feet for all proposed non-agricultural development and uses adjacent to rangeland or pastureland.

Agricultural buffers are located on the non-agricultural lot and measured from the common lot line between the agricultural and non-agricultural lot. The agricultural buffer width can be adjusted based on site specific factors, presence of a vegetative screen (for production agriculture only) or if the agricultural lot contains permanent physical features or easements that cannot be used for agriculture.

The Ordinance categorizes allowable uses within the buffer as unrestricted uses or restricted uses. Unrestricted uses are most compatible with agriculture and are allowed anywhere within the buffer. These include drainage channels, retention basins, fences and walls, low-lying vegetation, waterways, flood plains, solar energy systems, telecommunications facilities, wind energy conversion systems, utility lines and facilities, signage and any other use determined to be

consistent with the purpose and intent of the buffer requirement. Restricted uses within the buffer are less compatible with agriculture and are allowed no closer than one half the width of the buffer as measured from the common lot line. Restricted uses include landscaping and vegetative screening, lighting, limited passive recreational uses such as trails, bike paths and walking paths, non-habitable structures such as those used for storage, open space, parking areas including carports and garages, roads and transportation infrastructure, and industrial or commercial loading docks and rear service areas. The review authority may waive or reduce use restrictions based on supporting evidence. Recreational uses such as parks, picnic areas, playgrounds, and ball fields are prohibited within an agricultural buffer. See Attachment A for specific Ordinance language.

Table 1  
Proposed Agricultural Buffer Widths

Proposed non-agricultural development or use	Minimum Buffer Width	Maximum Buffer Width
Adjacent to production agriculture		
Commercial or Industrial Development or use	100 feet	300 feet
Residential Development or use	200 feet	300 feet
Residential Development or use on a small parcel located within an Urban Area	100 feet	200 feet
Sensitive non-agricultural development or uses	300 feet	400 feet
Adjacent to rangeland or pastureland	100 feet	150 feet

Projects subject to the Ordinance shall include a Landscape, Lighting, and Irrigation Plan that is compatible with agriculture, addresses on-site run-off, incorporates a fence or other barrier, and does not include invasive plants. Vegetative screening shall be encouraged for all projects. For projects adjacent to production agriculture, the use of a vegetative screen may offset an increase in the buffer, if otherwise required to address site specific factors. Agricultural buffers must be recorded prior to issuance of a planning permit as a deed restriction or conservation easement.

The Agricultural Commissioner shall review permit applications and make agricultural buffer recommendations to the review authority. It is recommended the applicant meeting with the Department, Agricultural Commissioner's Office and landowner (in conjunction with the property operator) prior to application submittal to discuss specific buffer requirements and their effect on the proposed project. The proposed Ordinance does not supersede the separate buffer requirements for the application of pesticides and other restricted materials regulated by the Agricultural Commissioner's Office.

## PROJECT BACKGROUND

Agriculture is important to Santa Barbara County's economy, environment and landscape. Santa Barbara County ranks in the top one percent of all U.S. agricultural counties<sup>1</sup>, and its total

<sup>1</sup> U.S. Department of Agriculture, Census of Agriculture (2002)

economic impacts ripple through the economy in many ways. In 2011, the value of its agricultural commodities was valued at \$1.19 billion dollars with production more than doubling over the past 15 years. Through the multiplier effect, Santa Barbara County agriculture has a local impact in excess of \$2.4 billion dollars<sup>2</sup>.

In 2006, the County of Santa Barbara hired American Farmland Trust (AFT) to conduct an Agricultural Resources Environmental/Economic Assessment (AREA) study. The purpose of the AREA study was to show the value that agriculture brings to Santa Barbara County's environment and economy in order to establish a baseline for consideration in addressing competing resource issues. The AREA study identified challenges to agricultural expansion and intensification, most notably available land given planned urban development and environmental constraints.

Among several of the conclusions and recommendations contained in the report, the following finding supports the need for implementing the Ordinance:

*To sustain agriculture in the future, growth and development must be directed away from prime agricultural soils and important farmlands, and the County must enact and enforce policies to protect and preserve these precious and finite natural resources. These include traditional tools such as purchase of agricultural conservation easements and transfer of development rights as well as creating innovative solutions that could be tailored specifically to Santa Barbara County.*

The report went on to suggest that:

*[B]uffer provisions for new developments adjacent to any land designated as agricultural be situated between existing agricultural land and any new adjacent development. The purpose of the buffer is to minimize conflicts between agricultural and non-agricultural uses and protect public health.*

The County has already adopted ordinances and policies such as the Right to Farm Ordinance and County Comprehensive Plan policies that regulate land use and require buffers from agricultural uses in limited areas. Consistent with the findings of the AREA study and other adopted County Policies, this Ordinance will provide a mechanism to implement those policies and help protect important agricultural resources from potential conflicts with new, non-agricultural uses through the application of agricultural buffers.

The purpose of the Ordinance is to implement the goals and policies concerning agricultural buffers as described in the County Comprehensive Plan. These existing goals and policies, adopted as part of the Agricultural Element, provide a benefit both to agriculturalists that have operations adjacent to a proposed non-agricultural development project, such as a residential neighborhood or commercial center, and to the residents and employees of such projects. The Ordinance will help assure growers and ranchers as well as the residents and employees of future

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<sup>2</sup> Santa Barbara County Agricultural Production Report (2011)

adjacent, non-agricultural developments that conflicts with future urban neighbors will be avoided or minimized.

## **COMPREHENSIVE PLAN AND POLICY BACKGROUND**

The Agricultural Element of the Santa Barbara County Comprehensive Plan seeks to protect agricultural lands from adverse urban influence through the use and implementation of the following goals and policies:

**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 operations shall not be violated by recreational or other non-compatible uses.*

**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.*

**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, thievery, vandalism, roaming dogs, etc., and all agricultural lands.*

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

In addition, this Ordinance will implement the requirements of several Community Plans and other Comprehensive Plan Elements that require agricultural buffers as part of the goals, policies, objectives, and development standards of each Plan and Element. Community Plans requiring agricultural buffers include Orcutt, Santa Ynez Valley, Los Alamos, and Summerland.

Agricultural Buffers will help to address the following issues:

### **Noise and night time lighting**

- A. Reduce nuisance from a variety of agricultural sources such as pumps, heavy equipment, night harvesting and other night operations, etc.
- B. Reduce the effect of urban night time lighting on the growing of agricultural crops.

### **Dust**

- A. Create distance or screening for dust to settle out before affecting homes or people.

### **Trespass/Vandalism/Theft/Litter/Liability**

- A. Help reduce the negative impact that people and pets can have on agricultural property.

### **Odors**

- A. Provides an additional separation distance from odors that arise resulting from common agricultural practices such as application of fertilizer, raising poultry and livestock and the decomposition of plant material.

### **Pesticide Use**

- A. Help reduce potential impacts of pesticide use for non-target areas, including homes, schools, and other urban areas to further protect public health and safety.
- B. Maintain the feasibility of pesticide use as an agricultural tool.
- C. Reduce local neighbor conflict and complaints to agricultural and government agencies.

### **Other Pest Control Measures**

- A. Help maintain the use of agricultural rodent control measures.
- B. Reduce the likelihood of accidental poisoning of pets.

### **Agricultural Burns**

- A. Help maintain agricultural burning as a management tool. (Otherwise, burns may be prohibited or further regulated if dwellings are built close to agricultural property.)
- B. Protect the public health and safety.

### **Erosion and Development Impacts**

- A. Reduce the potential for sources of soil erosion from development activities to affect agricultural lands.
- B. Reduce impacts on agriculture from flooding and siltation.
- C. Reduce impacts of urban runoff pollution on agricultural land.

### **Harboring and introduction of agricultural disease and pests**

- A. Protect agriculture by reducing the incidences of insects, diseases and/or unwanted pests or plants moving from residential areas to adjacent agriculture.

## **2.0 PROJECT LOCATION**

Santa Barbara County is located in the central coast portion of California, bounded on the north by the Santa Maria River, Rincon Creek and the Sierra Madre Mountains to the east and the Pacific Ocean to the south and west. This Ordinance is intended to apply to future land use permitting actions and will not affect projects approved prior to the effective date of this Ordinance. There are no specific projects proposed as part of this ordinance.

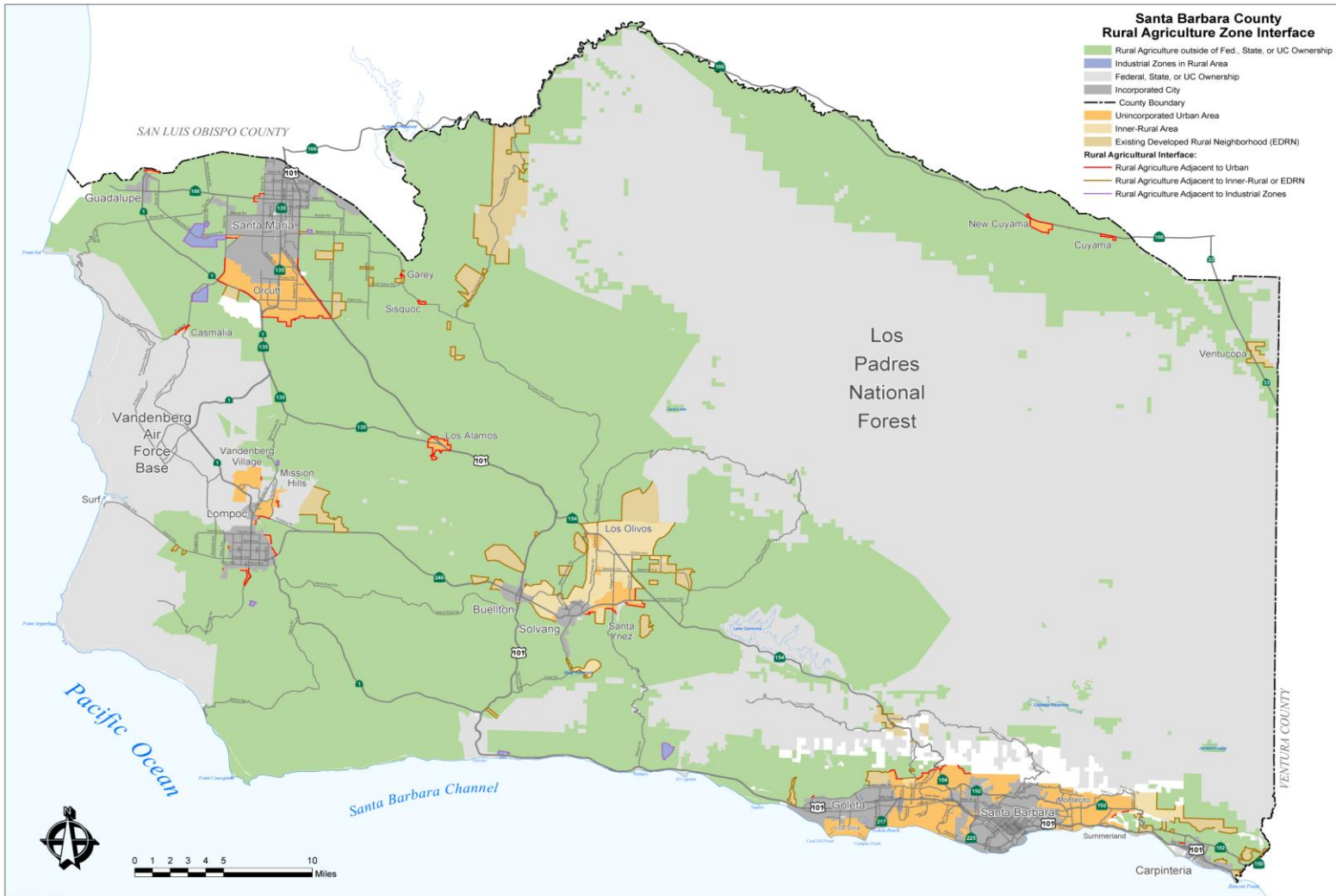
Figure 1, Map of Santa Barbara County Rural Agriculture Interface Areas, shows the majority of Agriculture/Urban interface areas (shown as a red line on the map) are located in the Cuyama, Los Alamos, Orcutt, and Santa Ynez areas. Additional Agriculture/Urban interface areas are located in Gary, Guadalupe, Sisquoc and portions of the Santa Barbara foothills. The rural



agriculture/Inner-Rural or EDRN interface areas (shown as a brown line on the map) are predominantly in the Tepusquet Canyon area, east of Mission Hills, the Santa Ynez area and in the foothills of Carpinteria. Rural Agriculture/Industrial zone interface areas (shown as a purple line on the map) are east of the City of Santa Maria and along the Gaviota Coast.

The Orcutt Community Planning Area is bounded by agricultural zoning (AG-II) to the east, south and westerly portions of the planning area. Existing Key Sites within the Plan will already be subject to a Development Standard buffer requirement and this Ordinance will provide additional specifications. Both the Los Alamos Community Plan and Santa Ynez Valley Community Plan areas are surrounded by agriculturally zoned lands (AG-I & AG-II) and have the potential for future growth in these interface areas that would trigger buffer requirements.

**Figure 1 - Map of Santa Barbara County Rural Agriculture Interface Areas**



### 3.0 ENVIRONMENTAL SETTING

The agriculturally zoned areas of Santa Barbara County are characterized by diverse topography and geology ranging from the floodplains of the Santa Maria and Santa Ynez Rivers, the rolling hills of the Los Alamos and Santa Ynez Valleys to the steep terrain of the Santa Ynez and San Rafael Mountains. The mild coastal climate and the east-west orientation of mountains create a host of microclimates that supports a wide diversity of plant and animal species. These same conditions result in excellent growing conditions that contribute to the County's great agricultural diversity. The vast majority of privately owned land under the County's jurisdiction is zoned for agricultural use.

### 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

**Potentially Significant Impact:** A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

**Less Than Significant Impact with Mitigation:** Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

**Less Than Significant Impact:** An impact is considered adverse but does not trigger a significance threshold.

**No Impact:** There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

**Reviewed Under Previous Document:** The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

#### 4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?				x	
b. Change to the visual character of an area?				x	
c. Glare or night lighting which may affect adjoining areas?				x	
d. Visually incompatible structures?				x	

**Setting:**

The unincorporated County contains a myriad of natural and man-made visual resources, including rugged coastlines, mountainous wilderness areas, chaparral covered hills, expansive vineyards & grazing pastures, and developed urban cores such as Orcutt & Isla Vista. Visual resource policies in the County's Land Use Element, Coastal Land Use Plan and Community Plans and review by the regional Boards of Architectural Review (BAR) ensure that development in visually sensitive areas of the County protect these visual resources. Additional visual resources are addressed in the County's Scenic Highways Element, which was adopted in 1975. Scenic Highways are defined by the State Department of Transportation as follows:

- a) "The Rural Designated Scenic Highway is a route that traverses a defined visual corridor within which all natural scenic resources and aesthetic value are protected and enhanced."
- b) "The Urban Designated Scenic Highway is a route that traverses a defined visual corridor which offers an unhindered view of attractive and exciting urban scenes."

Currently, there are two State highways in Santa Barbara County which have been officially designated "State Scenic Highways." They are: State Highway 1 from its intersection with State Highway 101 at Las Cruces north to the southerly city limits of Lompoc; and the entire length of State Highway 154.

Portions of other State highways traversing the County are in the State's Master Plan of highways eligible for "Scenic Highway" designation. The eligible highways are:

- a) State Highway 33 from the junction of State Highway 166 south into Ventura County,
- b) State Highway 166 from the junction of State Highway 33 west through Santa Barbara and San Luis Obispo Counties to its junction with State Highway 101,
- c) State Highway 101, its entire length in Santa Barbara County, and
- d) State Highway 150.

**County Environmental Thresholds:**

The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

**Impact Discussion:**

(a-e) No Impact. The adoption and implementation of the Ordinance will not provide for the creation of visually offensive structures nor will it negatively change the visual character of the site to be developed. Application of the Ordinance will provide a transition area between existing agricultural uses and new, non-agricultural uses. Buffers will not only provide a physical

separation of uses, but will also serve as a mechanism to visually calm the transition between agriculture and non-agricultural uses. Habitable structures will be prohibited in buffer areas. Required Landscape, Lighting and Irrigation Plans for all agricultural buffer areas and optional vegetative screening will help soften the transition and screen new development. The Ordinance will not change existing visual resource policies or requirements for Boards of Architectural Review approval applicable to new development. The design of buffer areas will be sensitive to the rural, agricultural setting and buffer areas will be maintained through conditions of approval in compliance with the requirements of the Ordinance.

### **Cumulative Impacts:**

Implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since the provision for vegetative screening and walls/fences as a component of the buffer area will visually soften transition between uses, screen new non-agricultural development and uses and provide physical separation between the existing agricultural use and the proposed development. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

## **4.2 AGRICULTURAL RESOURCES**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
<b>b.</b> An effect upon any unique or other farmland of State or Local Importance?				X	

### **Setting:**

#### *Background*

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.19 billion dollars. In addition to the creation of food, jobs, and economic value, farmland contributes to the County's rural character.

### **County Environmental Thresholds:**

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The

tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is primarily intended to assess the impacts of site specific development and/or subdivision and is not structured for larger programmatic actions such as this Ordinance.

**Impact Discussion:**(a-b) No Impact. Implementation of the Ordinance would not convert agricultural land to a non-agricultural use, impair agricultural productivity or conflict with the Agricultural Preserve Program. Establishment of buffer areas would have a positive impact on agriculture by minimizing potential conflicts between agricultural and non-agricultural development or uses. The purpose of the buffer is to protect agricultural land from the effects of non-agricultural encroachment. The buffer would help assure farmers and ranchers as well as users of proposed non-agricultural development that future land use conflicts can be avoided or minimized by creating buffers from noise, dust, light and odors that are generated from ordinary agricultural operations. Additionally, buffers serve to protect agricultural land by minimizing land use conflicts resulting from roaming pets, invasive exotic plants species and trespassing issues often associated with encroaching non-agricultural uses. Without such buffers, potential agricultural impacts from proposed non-agricultural projects would be greater.

#### **Cumulative Impacts:**

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. The Ordinance would have no incremental negative impact on agricultural resources. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on agriculture resources is less than significant.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

### **4.3 AIR QUALITY**

<b>Will the proposal result in:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				X	
<b>b.</b> The creation of objectionable smoke, ash or odors?				X	
<b>c.</b> Extensive dust generation?				X	
<b>Greenhouse Gas Emissions</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>d.</b> Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				x	
<b>e</b> Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				x	

**Setting:**

*General Air Quality:* Santa Barbara County is located within the South Central Coast air basin, which is classified as an attainment area for the federal 8-hour ozone (O<sub>3</sub>) standard and the State 1-hour ozone standard, and is classified as a non-attainment area for the state 8-hour ozone standard. Reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>), which are precursors to ozone, are considered to be non-attainment pollutants. The major sources of ozone precursor emissions in the County are motor vehicles, the petroleum industry, and solvent use. Sources of PM<sub>10</sub> include grading, road dust, and vehicle exhaust.

*Greenhouse Gases & Global Climate Change:* Greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>). Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, and increased coastal flooding.

**County Environmental Thresholds:**

*General Air Quality:* Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- Emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROC) 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 thresholds adopted by the APCD

Board; and

- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, paints, solvents, and chemical or industrial processing operations that release pollutants).

### ***Greenhouse Gas Emissions / Global Climate Change:***

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop a Climate Action Plan consistent with CEQA Guidelines Section 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). Until the Climate Action Plan is formally adopted, the County will follow an interim approach to evaluating GHG emissions on a project by project basis.

### **Impact Discussion:**

(a-c) No Impact.

The Ordinance would require the creation of agricultural buffer areas for new non-agricultural development adjacent to agricultural land. However, buffer areas required by the Ordinance would not result in the generation of new vehicle or other emissions. Buffers would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere. The Ordinance would also not generate additional smoke, ash, odors, or long term dust after construction.

(d-e) No Impact: Agricultural buffer areas required by the Ordinance have no potential to generate greenhouse gas emissions that may have a significant effect on the environment. To the extent that buffer areas are landscaped with trees or include vegetative screens composed of trees, they would sequester, rather than release, carbon emissions. The project would not conflict with any plan, policy or regulation adopted to reduce greenhouse gas emissions.

### **Cumulative Impacts:**

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project would not generate emissions and has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions, including GHGs, is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.



## 4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Flora</b>					
<b>a.</b> A loss or disturbance to a unique, rare or threatened plant community?				x	
<b>b.</b> A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				x	
<b>c.</b> A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				x	
<b>d.</b> An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				x	
<b>e.</b> The loss of healthy native specimen trees?				x	
<b>f.</b> Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				x	
<b>Fauna</b>					
<b>g.</b> A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				x	
<b>h.</b> A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				x	
<b>i.</b> A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				x	
<b>j.</b> Introduction of barriers to movement of any resident or migratory fish or wildlife species?				x	
<b>k.</b> Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				x	

### Setting:

#### Existing Plant and Animal Communities/Conditions

The inland rural areas of Santa Barbara County are characterized by a diverse mosaic of habitat types supporting a corresponding diversity in plant and animal species. The terrain is characterized by rolling hills studded with grassland, valley oak savanna and woodland, chaparral and coastal sage scrub and coast live oak woodlands to steeply sloping foothills and mountains. Numerous streams and creeks flow through the area and several notable rivers (Santa Ynez, Santa Maria, Cuyama and Sisquoc) providing a network of riparian habitats. Low development density has maintained a relatively undisturbed native habitat and while residential and agricultural development has fragmented this habitat, there remain large expanses of native vegetation, rare and

sensitive plant and animal species and key habitat linkages.

These habitats support a variety of wildlife species, including gray fox, coyote, mule deer, bobcat, and black bear and mountain lion in the mountains. Typical birds include sparrow, scrub jay, acorn woodpecker, Anna's hummingbird, California quail and a number of sensitive species such as southwestern willow flycatcher, yellow warbler, grasshopper sparrow, purple martin, yellow-breasted chat, and tri-colored blackbirds. Raptors include red-tailed hawk, golden eagle, Cooper's hawk, white-tailed kite and bald eagle, which winter at Cachuma Lake. Reptiles and amphibians include western fence lizard, horned lizard, gopher snake, common king snake, rattlesnake, frogs and turtles.

A number of species in the inland rural areas of Santa Barbara County have been designated either threatened or endangered under the federal Endangered Species Act, including but not limited to the California tiger salamander, California red-legged frog, steelhead trout, southwestern pond turtle, fairy shrimp, bald eagle, least Bell's vireo and southwestern willow flycatcher. The Fish and Wildlife Service has designated critical habitat for the California tiger salamander, California red-legged frog and fairy shrimp. Future development that could result in take of the species or its habitat must be reviewed by the Fish and Wildlife Service.

#### **County Environmental Thresholds:**

Santa Barbara County's Environmental Thresholds and Guidelines Manual includes guidelines for assessing impacts on biological resources. The Thresholds require both an evaluation of the plant and animal species and habitats on the project site and an evaluation of project impacts according to a series of assessment factors listed in the Thresholds. According to those Thresholds, disturbances to habitats or species are considered to be significant if they substantially impact resources in any of the following ways:

1. Conflict with adopted environmental plans and goals of the community where it is located.
2. Substantially affect a rare or endangered species of animal, plant, or the habitat of the species.
3. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
4. Substantially diminish habitat for fish, wildlife, or plants.

In addition to these general guidelines, there are habitat-specific guidelines for habitats such as wetlands, riparian areas, native grasslands, and oak woodlands.

#### **Impact Discussion: (a-k) No Impact.**

The Ordinance would not change existing policies protecting biological resources. All new non-agricultural projects involving new structures or ground disturbance would continue to be required to conform to such policies. Where a proposed non-agricultural project abuts agricultural land, the Ordinance requires an agricultural buffer. Locating buffers where development otherwise would have occurred will not result in new impacts to biological resources. Where buffers incorporate open space, they may serve to preserve or enhance habitat or biological resources. The Ordinance

may therefore result in positive impacts to biological resources. Biological resources would not be adversely impacted as a result of the Ordinance.

**Cumulative Impacts:**

Since the project would not impact biological resources, it would not have a cumulatively considerable effect on the County's biological resources.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

## 4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Archaeological Resources</b>					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				X	
b. Disruption or removal of human remains?				X	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				X	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				X	
<b>Ethnic Resources</b>					
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?				X	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

**Setting:**

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. In accordance with the archaeological record, large Chumash settlements tended to exist along the County's coastline, on the Channel Islands, and in close proximity to creeks and rivers.

**County Environmental Thresholds:**

The County Environmental Thresholds and Guidelines Manual contain guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated

for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (a)(3)(D), “Has yielded, or may be likely to yield, information important in prehistory or history”. If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a “unique archaeological resource” are contained in Section 21083.2 of the Public Resource Code, which states that a “unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

**Impact Discussion:** (a-g) No Impact.

Cultural resources can be found throughout the County given the many communities of Chumash who historically lived in the area. Prehistoric resources have also been found within the County. Comprehensive Plan policies require the protection of known archaeological sites and that all work to be stopped if resources are found during grading or construction. The Ordinance would not change existing policies protecting cultural resources. All new non-agricultural projects involving new structures or ground disturbance would continue to be required to conform to such policies. Permit review of individual development projects will require Planning and Development staff to determine that the project is consistent with inland and coastal County development code, Comprehensive Plan, and State and federal regulations. Upon review of the individual applications, further studies and/or analysis may be required to determine if a project has the potential to impact archaeological resources. By requiring agricultural buffers in areas where development could otherwise have been located, the Ordinance would not result in new adverse impacts to cultural resources.

**Cumulative Impacts:**

Since the project would not adversely impact cultural resources, it would not have a cumulatively considerable effect on the County’s cultural resources.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

## 4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				x	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
b. Requirement for the development or extension of new sources of energy?				x	

**Setting:**

Private electrical and natural gas utility companies, such as Pacific Gas and Electric (PG&E), provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The County also facilitates the development of sustainable energy sources such as the recent approval of the Lompoc Wind Farm and the ongoing permitting of ground or building mounted solar panel arrays.

**Impact Discussion:** (a-b) No Impact.

The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed Ordinance would not have any effect on energy demand. Agricultural buffer areas would not generate new demands for energy or require the development of new energy sources.

**Cumulative Impacts:**

The project's contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

**4.7 FIRE PROTECTION**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				x	
b. Project-caused high fire hazard?				x	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				x	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				x	
e. Development of structures beyond safe Fire Dept. response time?				x	

**Setting:**

The County contains substantial areas of open space and national forest land which include high fuel loads. These fuel loads, combined with arid weather, drought, and/or high winds can create significant fire hazards. In an effort to address the hazards the County has designated certain regions as "High Fire Hazard Areas." New development in these hazard areas are subject to a heightened level of staff review and design requirements.

**County Environmental Thresholds:**

The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters per engine). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii, and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake.

**Impact Discussion:** (a-e) No Impact.

The Ordinance would require the creation of agricultural buffer areas for new non-agricultural development or uses adjacent to agricultural land. By shifting the location of non-agricultural development or uses on a given site, the Ordinance would not result in the introduction of new development into high fire hazard areas, areas beyond adequate service infrastructure or areas beyond safe response time. Vegetated buffer areas will be regularly maintained, as required by the Ordinance which will minimize the accumulation of new fuel loading adjacent to development to eliminate the creation of new fire hazards. Buffer areas can actually serve as a fire break adjacent to agricultural operations where field/range fires can occasionally occur.

**Cumulative Impacts:**

Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

## 4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				x	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				x	
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				x	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				x	
e. Any increase in wind or water erosion of soils, either on or off the site?				x	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				x	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				x	
h. Extraction of mineral or ore?				x	
i. Excessive grading on slopes of over 20%?				x	
j. Sand or gravel removal or loss of topsoil?				x	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				x	
l. Excessive spoils, tailings or over-burden?				x	

### Setting:

Santa Barbara County contains a wide variety of geologic conditions and some of these conditions constitute a hazard to public health and safety. Such geologic hazards include, but are not limited to: seismic activity, landslides, liquefaction, soil creep, high groundwater, expansive soils, and compressible/collapsible soils. The County's Seismic Safety and Safety Element contains countywide and regionally specific maps of areas which are prone to exhibit the aforementioned geologic hazards. Based on an analysis of the geographic distribution of these hazards, the County has been divided up into five areas which are categorized with different geologic *Problem Ratings*. Each *Problem Rating* category has recommended levels of development based on the inherent risks to property, as well as, risks to public health and safety. These recommendations are not intended to indicate that areas with geologic hazards cannot, or should not be developed; they are instead intended to caution prospective developers, decision makers, and members of the public that safely developing land in certain parts of the County may require relatively greater levels of engineering and cost.

### County Environmental Thresholds:

Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by the County's Planning & Development or Public Works Departments. 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 Problems" 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 proposes 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% grade.

**Impact Discussion:**(a-l) No Impact.

The County contains areas that are affected by landslides and other unstable geological conditions. In the course of the development review process, all new, non-agricultural project must be determined to be consistent with Comprehensive Plan policies pertaining to geological and seismic safety. Land Use Element Hillside and Ridgeline, Coastal Land Use Plan, Seismic Safety Element and Community Plan policies would apply, depending on the location of future non-agricultural development or uses adjacent to agricultural zones. The Ordinance would not change existing policies pertaining to geologic hazards and safety. The Ordinance buffer requirements do not create new geologic hazards or result in geologically or seismically unsafe siting of new development. All new non-agricultural projects involving new structures or ground disturbance would continue to be required to conform to such policies.

**Cumulative Impacts:**

Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

## 4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>a.</b> In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
<b>b.</b> The use, storage or distribution of hazardous or toxic materials?				X	
<b>c.</b> A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
<b>d.</b> Possible interference with an emergency response plan or an emergency evacuation plan?				X	
<b>e.</b> The creation of a potential public health hazard?				X	
<b>f.</b> Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
<b>g.</b> Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
<b>h.</b> The contamination of a public water supply?				X	

### Setting:

The County contains various sources of hazardous waste/materials; these sources commonly include: industrial facilities, landfills, mineral extraction facilities, gas stations, and produce coolers which utilize anhydrous ammonia. Residential households can also generate small amounts of hazardous waste in the form of paint, cleaning solutions, and batteries.

### County Environmental Thresholds:

The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels. This threshold is a color coded system ranging from Red (high probability of significant risk to the public from hazardous materials upset) to Green (low probability). This ranking system is primarily applied to land uses which utilize large quantities of hazardous materials. Such land uses commonly located in the County are produce cooling facilities (which utilize potentially hazardous amounts of anhydrous ammonia) and petroleum extraction facilities (which sometimes produce hazardous amounts of hydrogen sulfide, also known as sour gas). No such hazardous material is typically associated with residential development.

### Impact Discussion: (a-h) No Impact.

The application of buffers required by the Ordinance would not involve hazardous materials or create safety risks associated with hazardous materials. The Ordinance itself does not regulate pesticide use, which is the subject of separate State regulations and falls outside the purview of the

Ordinance. However, agricultural buffers provide an additional margin of safety and could lower the potential risk of exposure from an improperly applied pesticide on adjacent agricultural land.

**Cumulative Impacts:**

Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

## 4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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?				x	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				x	

**Setting:**

The County contains numerous structures and resources of significant age, some of which are recognized as being of special historic importance. The County's Historic Landmarks Advisory Commission (HLAC) is the responsible review authority for reviewing any proposed work which affect these resources and for making recommendations to the Board of Supervisors as to which, if any, additional resources should be landmarked.

**County Environmental Thresholds:**

Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

**Impact Discussion:** (a-b) No Impact.

The Ordinance does not propose any physical development that could affect historic structures other resources and would not change existing policies pertaining to historic resources. All new non-agricultural projects involving new structures or ground disturbance would continue to be required to conform to such policies.

**Cumulative Impacts:**

Since the project would not result in any change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

#### 4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>a.</b> Structures and/or land use incompatible with existing land use?			X		
<b>b.</b> Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
<b>c.</b> The induction of substantial growth or concentration of population?				X	
<b>d.</b> The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
<b>e.</b> Loss of existing affordable dwellings through demolition, conversion or removal?				X	
<b>f.</b> Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
<b>g.</b> Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
<b>h.</b> The loss of a substantial amount of open space?				X	
<b>i.</b> An economic or social effect that would result in a physical change? (i.e., closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
<b>j.</b> Conflicts with adopted airport safety zones?				X	

**Setting:**

Santa Barbara County mainland encompasses approximately 1,634,000 acres of land. Federal landholdings account for 748,000 acres, most of which are in the Los Padres National Forest (637,000 acres) and Vandenberg Air Force Base (91,000 acres). The State, including the University of California, owns another 18,000 acres, and incorporated cities account for 42,000 acres. The County has regulatory jurisdiction over most of the remaining 826,000 acres<sup>3</sup>.

**County Environmental Threshold:**

The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

**Impact Discussion:** (a) Less than significant and (b-h) No Impact

The Ordinance clarifies the applicability of agricultural buffers already contemplated by existing land use policy. Adoption of the Ordinance will result in a positive impact on agriculture as it will provide a minimum buffer between agriculture and non-agricultural uses. Land use conflicts will be reduced with the application of the buffers which will benefit both agriculture and new non-agricultural development and uses. Agriculture will benefit by placing agricultural buffers on the non-agricultural project lot which will reduce the possibility of trespass, vandalism, theft and litter while non-agricultural uses will have an added margin of safety and nuisance reduction with the application of buffers. Factors generated by agricultural operations such as noise, lighting, dust and odors will be mitigated to less than significant levels.

a. The majority of the urban/rural interface areas are located in the Cuyama, Los Alamos, Orcutt, and Santa Ynez areas (Figure 1). Staff analyzed the discretionary residential development potential of these parcels and concluded approximately eight residential parcels (ranging in size from 10,000 square feet (sq.ft.) to one acre) could be affected by the proposed Ordinance.

The Ordinance requires agricultural buffers to be located entirely on the non-agricultural project lot. Small lots or narrowly configured lots could be potentially impacted by the Ordinance since a larger percentage of the lot could be located within the required buffer area

To address potential land use impacts upon small or narrowly configured lots, the Ordinance includes a reduced minimum buffer width of 100 feet and a maximum buffer width of 200 feet for small urban residential parcels. In addition to the reduced buffer width, the Ordinance includes a “reasonable use” clause which states the Ordinance “...shall not be construed as authorizing the review authority acting pursuant to this [Ordinance] to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefore.” With the inclusion of the reduced buffer for residential development on small lots, reasonable use clause, and Agricultural Buffer Implementation Guidelines, the potential effects on small urban residential parcels is less than significant.

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<sup>3</sup> County of Santa Barbara, *Status of Agriculture in Santa Barbara County* (April 1999)

b. The Ordinance does not conflict with any existing Comprehensive Plan policies, but rather implements and clarifies existing policies by clearly defining where agricultural buffers are required, how such buffers should be measured, buffer widths, what uses are allowed within the buffers, and design and maintenance requirements. Specifically, agricultural buffers are required in the Orcutt, Santa Ynez Valley, Los Alamos, and Summerland Community Plans. The Santa Ynez Valley Community Plan requires buffers, shrubs and fencing between agriculturally zoned properties and new non-agricultural development on a case by case basis<sup>4</sup>. The Summerland Community Plan requires all new homes in residential zones to be setback a minimum of 50 feet from the property line of adjacent agriculturally-zoned parcels in addition to fencing and vegetative screening<sup>5</sup>. The Los Alamos Community Plan requires residential development located on the far western end of Bell Street, within the CM-LA zone, be set back at least 100 feet from parcels zoned for agriculture. If the proposal is for a multi-parcel residential development or the setback is achieved through project design, the setback shall be determined by the Department<sup>6</sup>. The Orcutt Community Plan states a 100 foot buffer is a “minimum adjacent to lighter agricultural uses (such as grazing) and should be adjusted upward if the adjacent agricultural operation is considered more intensive (such as strawberry cultivation)”<sup>7</sup>. The proposed Ordinance proposes a minimum buffer of at least 100 feet for all types of agriculture and therefore is consistent with the existing policies in the Comprehensive Plan.

c.- d. Agricultural buffers required by the Ordinance place a new requirement on the design of new non-agricultural projects adjacent to agricultural lands in rural areas, but do not change existing zoning or allowable land uses and therefore are not growth inducing. The Ordinance does not require any additional access roads or sewer trunk lines as part of their implementation requirements.

e.- g. The placement of agricultural buffers on new projects will not have any effect on existing affordable dwellings nor will it displace existing housing or people by requiring new replacement housing elsewhere.

h. Agricultural buffers will enhance open space opportunities and preserve existing undeveloped areas by providing limited, passive recreational features while at the same time encouraging the use of vegetative screens to serve as both physical and visual open space components.

i.- j. No impact.

**Cumulative Impacts:** The Ordinance would not result in any change to existing land use policy or alter policies and standards applicable to new development. Thus, the project would not cause a cumulatively considerable effect on land use.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

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<sup>4</sup> Santa Ynez Valley Community Plan DevStd LUA-SYV-3.1

<sup>5</sup> Summerland Community Plan Policy LUA-S-2.1, 2.2. and 2.3

<sup>6</sup> Los Alamos Community Plan DevStd LUR-LA-2.2.1

<sup>7</sup> Orcutt Community Plan DevStd LUA-0-2.3

#### 4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g., locating noise sensitive uses next to an airport)?				x	
b. Short-term exposure of people to noise levels exceeding County thresholds?				x	
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				x	

##### Setting:

The County includes several significant noise generators including airports, major highways, and industrial facilities. Due to their linear nature, major highways with substantial traffic volumes, such as Highway 101, Highway 246, and Highway 154, have the most widespread noise generation.

##### County Environmental Thresholds:

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level ( $L_{dn}$ ) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

##### Impact Discussion: (a-c) No Impact.

The County Environmental Thresholds Manual identifies noise-sensitive uses to include: residential development, transient lodging, facilities for long term medical care and public or private educational facilities, libraries, churches and places of public assembly. Agriculture is not considered a noise-sensitive use and is not considered to be long term excessive noise-producing type of use. Therefore, long term exposure of people to noise levels exceeding County thresholds would not occur. However, new, non-agricultural uses might be subject to noise generated from agricultural operations and implementation of this buffer program will minimize and partially mitigate the introduction of noise sensitive uses into agricultural areas. Agricultural buffer areas required by the Ordinance will not by themselves result in either long or short-term exposure of people to noise levels in excess of County thresholds or increase ambient noise levels. Instead, agricultural buffers would have the effect of attenuating noise generated through normal agricultural operations and minimize impacts on adjacent, non-agricultural development or uses.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

#### 4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				x	
b. Student generation exceeding school capacity?				x	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				x	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				x	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x	

**Setting:**

The County's major public facilities include parks, schools, police & fire stations, camp grounds, and specialized facilities such as landfills and jails. The County currently owns and operates 21 day use parks, 16 fire stations, and 9 sheriff substations.

**County Environmental Thresholds:**

*Schools:* Impacts to County schools are generally considered significant when a project would generate sufficient students to require an additional classroom.

*Solid Waste:* A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion:** (a-e) No Impact:

Agricultural buffer areas required by the Ordinance will not result in any new population or demands on public services, and therefore will have no impact to public services. Any additional demands on public services created by new development that is subject to the agricultural buffer requirements of the Ordinance will be analyzed separately in the context of each such specific project.

**Cumulative Impacts:** The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for public services. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

#### 4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				x	
b. Conflict with biking, equestrian and hiking trails?				x	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				x	

**Setting:**

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. In accordance with the County's Environmental Thresholds discussed below, based on the County's unincorporated population of 130,878 (2000 Census data) a minimum of 615 acres of parks would be required Countywide. Current public facilities exceed this minimum ratio. Additionally, the County contains a 637,000 acre portion of the Los Padres National Forest. This forest land contains numerous trails, rivers, and campgrounds which provide various recreational opportunities beyond those activities allowed in typical parks.

**County Environmental Thresholds:**

The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the 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.

**Impact Discussion:**



**(a-c) No Impact.**

Agricultural buffer areas, where required by the Ordinance, would typically be located on privately owned parcels associated with new, non-agricultural projects and therefore would not conflict with existing public recreational uses or trails. By themselves, agricultural buffers would not result in new population or impacts to existing recreational resources. Any potential impacts to existing recreational resources of development subject to the agricultural buffer requirements of the Ordinance would be evaluated separately in the context of such development. Buffer requirements resulting from new non-agricultural development could provide new opportunities from low impact recreational uses such as bike/walking trails and enjoyment of landscaped open space areas. While buffers are not intended to support most recreational uses, small areas of passive, low-impact uses can potentially be part of the landscape plan that will be required for each affected project. All agricultural buffers, including those having elements of trails or landscaped areas, will require a Landscape, Lighting and Maintenance Plan as a condition of approval, assuring maintenance of such elements.

**Cumulative Impact:** Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

## 4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>a.</b> Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				X	
<b>b.</b> A need for private or public road maintenance, or need for new road(s)?				X	
<b>c.</b> Effects on existing parking facilities, or demand for new parking?				X	
<b>d.</b> Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				X	
<b>e.</b> Alteration to waterborne, rail or air traffic?				X	
<b>f.</b> Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				X	
<b>g.</b> Inadequate sight distance?				X	
ingress/egress?				X	
general road capacity?				X	
emergency access?				X	
<b>h.</b> Impacts to Congestion Management Plan system?				X	

**Setting:**

The unincorporated County contains over 1,668 lane miles of major roads and local streets. This infrastructure is maintained by the County's Public Works Department. This County infrastructure includes over 112 bridges, 15,000 street trees, 48 signalized intersections, and 20,000 street signs. The County also includes several major State routes and highways, such as Highway 1, Highway 101, Highway 154, Highway 166, and Highway 246. These roadways are regulated and maintained by the California Department of Transportation (CalTrans).

**County Environmental Thresholds:**

According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur 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 at least 15, 10, or 5 trips to an intersection operating at Level of Service D, E, or F respectively.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. 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, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- 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 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

### Impact Discussion:

(a-h) No Impact.

Adoption of the Ordinance would generate no new vehicle trips and have no impact on traffic/circulations systems. Any potential transportation impacts of new non-agricultural development projects subject to the Ordinance will be analyzed separately in the context of the individual project at the time of application processing.

### Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

## 4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				x	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				x	
c. Change in the amount of surface water in any water body?				x	
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				x	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				x	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>f.</b> Exposure of people or property to water-related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?				x	
<b>g.</b> Alteration of the direction or rate of flow of groundwater?				x	
<b>h.</b> Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				x	
<b>i.</b> Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?				x	
<b>j.</b> The substantial degradation of groundwater quality including saltwater intrusion?				x	
<b>k.</b> Substantial reduction in the amount of water otherwise available for public water supplies?				x	
<b>l.</b> Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?				x	

### Setting:

**Water Resources:** The County (including incorporated cities) contains fifteen groundwater basins. All of these groundwater basins are in various levels of overdraft except for the Santa Ynez River Riparian basin. The County also includes four major rivers: the Santa Ynez River; Cuyama River; Sisquoc River; and Santa Maria River. On average, the County receives approximately 15 inches of rainfall annually.

**Flooding Hazards:** The County's Public Works Department summarizes the County's various primary flooding hazards as follows:

**South Coast** - South Coast Watersheds are steep and have short times of concentration. Conditions may change rapidly with high intensity rain, particularly with wet watersheds.

**Santa Ynez River** - Significant flooding is generally not a concern until seasonal rainfall exceeds 15 inches in the upper watershed and Cachuma Lake is full.

**Santa Maria River (which includes the Sisquoc and Cuyama watersheds)** - The levee protecting the City of Santa Maria and surrounding area is a concern at flows as low as 4,500 cubic feet per second. Flows greater than this threshold may jeopardize the integrity of the levee and potentially result in flooding across northern portions of the Santa Maria Valley. However, the US Army Corps of Engineers is currently proceeding with a project to substantially rehabilitate and improve the levee so that it can withstand larger storm events.

***Cuyama River*** – The primary concern is the potential washout of Highway 166.

### **County Environmental Thresholds:**

#### *Water Resources Thresholds:*

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

#### *Water Quality Thresholds:*

A significant water quality impact is presumed to occur if the project:

- 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 (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native 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 categories of industrial activity regulated under the National Pollutant Discharge Elimination System (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 Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses<sup>8</sup> of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under

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<sup>8</sup> Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or

- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

### **Impact Discussion:**

(a-l) No Impact.

The Ordinance requires that buffer areas be designated between existing rural, agriculturally zoned areas and new, adjacent non-agricultural projects. The designation of buffer areas required by the Ordinance would not result in changes to surface water, surface water quality, or to the direction or course of either surface or groundwater. Similarly, the Ordinance would not change the flow of floodwater or expose people to flood-related hazards. The Ordinance would not change existing development standards applicable to new development with respect to these impact areas.

The Ordinance, when applied with the appropriate low flow irrigation system and drought-tolerant vegetation, would not result in the degradation of groundwater quality or result in a substantial reduction in the amount of water otherwise available for public water supplies. Additionally, the buffer would serve as a bio-filter for any storm water pollutants that may be generated by the non-agricultural project and would limit the introduction of the pollutants into groundwater or surface water.

To minimize surface water runoff, the Ordinance shall require that agricultural buffer areas include site-specific Landscape Plans which address onsite runoff and incorporate Low Impact Development (LID) measures to maximize runoff retention and groundwater infiltration onsite.

**Cumulative Impact:** Since the project will not affect Water Resources/Flooding, the project would not have a cumulatively considerable effect on these resources/issues within the County.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is necessary.

## **5.0 INFORMATION SOURCES**

### **5.1 County Departments Consulted**

Agricultural Commissioner's Office.

Planning and Development Department (Agricultural Planning, Long Range Planning and Development Review Divisions)

#### **References/Resources Cited**

Santa Barbara County Agricultural Resources Environmental/Economic Assessment (AREA) Study (2007)

Santa Barbara County Agricultural Production Report (2011)

U.S. Department of Agriculture, Census of Agriculture (2002)

## 5.2 Comprehensive Plan

<input checked="" type="checkbox"/>	Seismic Safety/Safety Element
<input checked="" type="checkbox"/>	Open Space Element
<input checked="" type="checkbox"/>	Coastal Land Use Plan and Maps
<input checked="" type="checkbox"/>	ERME
<input checked="" type="checkbox"/>	Agricultural Element

<input checked="" type="checkbox"/>	Conservation Element
<input checked="" type="checkbox"/>	Noise Element
<input checked="" type="checkbox"/>	Circulation Element
<input checked="" type="checkbox"/>	Community Plans

## 5.3 Other Sources

<input checked="" type="checkbox"/>	Field work
<input checked="" type="checkbox"/>	Calculations
<input type="checkbox"/>	Project plans
<input type="checkbox"/>	Traffic studies
<input checked="" type="checkbox"/>	Records
<input type="checkbox"/>	Grading plans
<input type="checkbox"/>	Elevation, architectural renderings
<input type="checkbox"/>	Published geological map/reports
<input type="checkbox"/>	Topographical maps

<input checked="" type="checkbox"/>	Ag Preserve maps
<input type="checkbox"/>	Flood Control maps
<input checked="" type="checkbox"/>	Other technical references (reports, survey, etc.)
<input checked="" type="checkbox"/>	Planning files, maps, reports
<input checked="" type="checkbox"/>	Zoning maps
<input checked="" type="checkbox"/>	Soils maps/reports
<input type="checkbox"/>	Plant maps
<input type="checkbox"/>	Archaeological maps and reports
<input type="checkbox"/>	Other

## 6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

The proposed ordinance amendment would not have any potentially significant impacts either short-term, long-term or cumulatively due to the development standards and buffer design requirements contained in the ordinance amendment.

## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?				X	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR?				X	

## 8.0 PROJECT ALTERNATIVES

Pursuant to CEQA guidelines, alternatives are only required for projects which would result in significant and unmitigable impacts to the environment (Class I). The proposed Ordinance would not have significant impacts on the environment; therefore no project alternatives are required.

## 9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

The Ordinance would apply to all non-agricultural discretionary development and use applications which meet all the following criteria: 1.) The project is located within an Urban, Inner-Rural or Existing Developed Rural Neighborhood/Rural Neighborhood, or Industrial zone district in the Rural Area and 2.) The project is on a lot immediately adjacent to agriculturally zoned land within a Rural Area or immediately adjacent to land subject to a Williamson Act



contract. The Ordinance amendment would be consistent with existing Comprehensive Plan policies which provide for agricultural buffers on projects adjacent to agricultural operations. The Agricultural and Conservation Elements of the Santa Barbara County Comprehensive Plan provide policy direction for future development adjacent to agricultural operations. By providing a mechanism to implement agricultural buffers, the proposed Ordinance is consistent with the goals and policies of these Elements, which strive to preserve and protect agricultural operations from the adverse effects of the encroachment of urban development.

In addition, the County's Land Use Element, Coastal Land Use Plan and several Community Plans contain policies addressing development and agriculture and requiring buffers to minimize conflicts between agricultural and urban uses. The Ordinance will be consistent with the following preliminary list of goals and policies:

### **Land Use Element**

**Land Use Development Policy 3.** *No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.*

**Land Use Development Policy 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 (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

**Planned Development Policy 6:** *The amount of public and common open space in a Planned Development shall be specified in the specific plan and/or development plan. The County shall determine the amount of public and common open space required, but in no case shall the amount of public and/or common open space be less than forty (40) percent of the gross area of the entire site.*

**Hillside and Watershed Protection Policy 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.*

**Hillside and Watershed Protection 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 retained onsite whenever possible to facilitate groundwater recharge.*

**Hillside and Watershed Protection Policy 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.*

**Parks/Recreation Policy 1.** *Bikeways shall be provided where appropriate for recreational and commuting use.*

**Parks/Recreation Policy 4.** *Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.*

**Visual Resource 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.*

**Visual Resource 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.*

## **Coastal Land Use Plan**

**Coastal Act 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:*

- 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.*

## **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 operations shall not be violated by recreational or other non-compatible uses.*

**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.*

**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, thievery, vandalism, roaming dogs, etc., and all agricultural lands.*

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

### **Conservation Element**

The Agricultural Resources section of the Element discusses the importance of Agriculture to the economy of Santa Barbara County and suggests several ways to preserve and enhance agricultural resources. The document provides a suggestion for future Agricultural preservation with the following directive (p.223):

*The County and the cities should adopt the following policies to protect and Enhance their agricultural resources:*

*--The County and cities should take all measures necessary to protect Agricultural lands from urban impacts, e.g. trespassing and theft.*

In addition, the Ordinance would be consistent with the following Community Plan Policies and Development Standards that requires a buffer between new development and existing agricultural operations:

### **Orcutt Community Plan**

Agricultural & Rural Policies and Development Standards

*DevStd LUA-0-2.3: All new urban and EDRN development which borders agriculturally designated lands shall include a minimum 100-foot buffers between structures and agricultural lands, and shall include the planting of hedges and/or windrows with a sufficient density of trees and shrubs to reduce noise, odor, dust or chemical effects associated with the agricultural operations. This buffer is a minimum adjacent to lighter agricultural uses (such as grazing) and should be adjusted upward if the adjacent agricultural operation is considered more intensive (such as strawberry cultivation).*

### **Santa Ynez Valley Community Plan**

Agriculture and Rural Lands Goals, Policies, Actions and Development Standards

*DevStd LUA-SYV-3.1: New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis.*

### **Summerland Community Plan**

Agriculture

*Policy LUA-S-2: New Development adjacent to agriculturally zoned property shall include buffers to protect the viability of agricultural operations adjacent to the community.*

*Action LUA-S-2.1: All new homes in residential zones shall be setback a minimum of 50 feet from the property line of adjacent agriculturally-zoned parcels.*

*Action LUA-S-2.2: All new development in residential zones adjacent to agriculturally-zoned land shall include a six foot high fence on the property line abutting the agricultural use.*

*Action LUA-S-2.3: All new development in residential zones shall include dense screen plantings of shrubs and trees on the border adjacent to agriculturally-zoned land. The species, location and maintenance of these trees and shrubs shall be compatible with the adjacent agricultural operations.*

**Los Alamos Community Plan**

**Land Use-Residential**

*Policy LUR-LA-2.2: Proposed residential development adjacent to agriculturally designated land shall integrate mechanisms (such as fences and/or buffer areas into the project design to reduce conflicts between residences and agricultural operations. This policy does not apply to RR-5 zoned parcels in the Plan Area.*

*Dev Std LUR-LA-2.2.1: Residential development located on the far western end of Bell Street, within the CM-LA zone, shall be set back at least 100 feet from parcels zoned for agriculture. If the residential development is part of a multi-parcel development concept or the project design demonstrates other adequate buffering, the agricultural buffer setback shall be established by Planning and Development during project design.*

## 10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

- ☒ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- ☐ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.
- ☐ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.
- ☐ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

☐ With Public Hearing      ☒ Without Public Hearing

### PREVIOUS DOCUMENT:

PROJECT EVALUATOR:

David Lackie

DATE:

8/6/12

## 11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- ☒ I agree with staff conclusions. Preparation of the appropriate document may proceed.
- ☐ I DO NOT agree with staff conclusions. The following actions will be taken:
- ☐ I require consultation and further information prior to making my determination.

SIGNATURE:

David Lackie

INITIAL STUDY DATE:

8/8/12

SIGNATURE:

David Lackie

NEGATIVE DECLARATION DATE:

8/8/12

SIGNATURE:

David Lackie

REVISION DATE:

9/7/12

SIGNATURE:

David Lackie

FINAL NEGATIVE DECLARATION DATE:

9/7/12

## 12.0 ATTACHMENTS

Attachment A -Draft Agricultural Buffer Ordinance – County Land Use and Development Code  
Attachment B - Draft Agricultural Buffer Implementation  
Attachment C – Comment Letters

# ATTACHMENT A

## Draft Agricultural Buffer Ordinance

August 8, 2012

### 35.30.025 – AGRICULTURAL BUFFERS

- A. **Purpose and intent.** The purpose of agricultural buffers is to implement adopted Comprehensive Plan policies that assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County through establishing development standards that provide for buffers between agricultural uses and new non-agricultural development and uses. Agricultural buffers are intended to minimize potential conflicts between agricultural and adjacent land uses that result from noise, dust, light, and odor incidental to normal agricultural operations as well as potential conflicts originating from residential and other non-agricultural uses (e.g., domestic pets, insect pests and invasive weeds).
- B. **Applicability.** This Section applies to all non-agricultural discretionary development and use applications (project) which meet all the following criteria:
1. The project is located within an Urban, Inner-Rural, or Existing Developed Rural Neighborhood, as designated on the Comprehensive Plan maps; or located within an Industrial zone district in the Rural Area.
  2. The project is on a lot immediately adjacent to land:
    - a. Located in a Rural Area, as designated on the Comprehensive Plan maps, and
    - b. Located in an agricultural zone identified in Section 35.14.020 (Zoning Map and Zones) or Article V of Ordinance No. 661, excluding state or federally owned agriculturally zoned land; or land subject to a Williamson Act contract.
- C. **Exceptions.** This Section does not apply to the following lands and uses:
1. Single-family dwellings, residential second units and residential accessory structures on existing lots.
  2. Farm employee dwellings and farm labor camps.
  3. Non-agricultural, discretionary development approved prior [to the effective date of this Ordinance].
  4. Non-commercial agricultural uses. An agricultural buffer is not required if the adjacent lot is used for non-commercial agriculture.
  5. State and County roadway projects.

D. **Agricultural buffer requirements.** All new non-agricultural project applications identified in Subsection B. (Applicability) shall designate and maintain an agricultural buffer on the project site as provided for in this Section.

1. **Agricultural buffer width.** The range of the agricultural buffer width shall be as follows. If the proposed project is located adjacent to both production agriculture and rangeland/pastureland, the most protective buffer range shall apply.

Proposed non-agricultural development or use	Minimum Buffer Width	Maximum Buffer Width
Adjacent to production agriculture		
Commercial or Industrial Development	100 feet	300 feet
Residential Development	200 feet	300 feet
Residential Development on a small lot located within an Urban Area	100 feet	200 feet
Sensitive non-agricultural uses	300 feet	400 feet
Adjacent to rangeland or pastureland	100 feet	150 feet

Notes: Refer to Chapter 35.110, section "B", Buffer, agricultural for a definition of production agriculture, small lot, sensitive non-agricultural uses and rangeland or pastureland.

2. **Agricultural buffer location.** The agricultural buffer shall be located on the lot with the proposed non-agricultural project.
3. **Agricultural buffer width measurement.** The agricultural buffer width shall be measured from the common lot line between the lot on which the non-agricultural project is proposed and the adjacent agriculturally zoned lot. The agricultural buffer shall be coterminous with the entire length of the common lot line between the lot on which the non-agricultural project is proposed and the adjacent agriculturally zoned lot.
4. **Agricultural buffer width adjustment.** The following factors shall be considered when determining the agricultural buffer width per Section D.1 (Agricultural Buffer Width). See the Agricultural Buffer Implementation Guidelines (Appendix "X") for guidance in determining agricultural buffer widths.
  - a. **Site-specific factors.** The following factors shall be considered when determining the agricultural buffer width:
    - i. crop type/agricultural practices
    - ii. elevation differences and topography
    - iii. extent of existing non-agricultural development
    - iv. location of existing roads or naturally occurring barriers
    - v. historical land use on the agricultural lot
    - vi. future farming potential of the agricultural lot
    - vii. site design of the non-agricultural proposal
    - viii. non-agricultural lot size/configuration
    - ix. prevailing wind direction

- b. **Vegetative screening adjacent to production agriculture.** Vegetative screening may be used to offset an increase in the buffer width for projects adjacent to production agriculture, as may be adjusted per Subsection D.3.a. The following minimum standards shall be applied when vegetative screening is used. See the Agricultural Buffer Implementation Guidelines (Appendix “X”) for guidance.
    - 1. Two staggered rows of trees and shrubs, characterized by evergreen foliage that extends from the base of the plant to the crown, and that, within five years, will thoroughly screen the agricultural use from the non-agricultural use.
    - 2. Trees and shrubs should be vigorous and drought tolerant. Trees shall be at least six feet in height at the time of installation.
    - 3. A mature height of 15 feet or more is required for trees and shrubs.
    - 4. Trees and shrubsshall be a minimum size of five gallons.
    - 5. The vegetative screen shall be at least 25 feet in depth.
  - c. **Constrained agricultural areas.** If the adjacent lot under agricultural production contains land area constrained by physical features or easements such that the land cannot be used for agriculture, the constrained land area may be considered as part of the agricultural buffer. The physical features must be permanently part of the landscape (e.g., a protected riparian area, or rock out-cropping). The physical feature or easement must preclude any kind of agricultural use and be located adjacent to the non-agricultural project lot. The agricultural buffer width may be reduced by an amount equal to the width of the effective constrained land area located on the adjacent agricultural lot.
- 5. **Comprehensive Plan consistency.** Where Comprehensive Plan policies and this Section (35.30.025 Agricultural Buffers) both address agricultural buffer requirements, the most protective agricultural buffer requirement shall prevail.
  - 6. **Reasonable use.** This Section is not intended, and shall not be construed as authorizing the review authority acting pursuant to this Section to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefore. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States or under this Development Code.
  - 7. **Buffer recordation.** Agricultural buffers shall be recorded as a deed restriction or conservation easement prior to issuance of a discretionary planning permit.



**E. Allowable uses within agricultural buffers.** The adjacent agricultural land owner(s) shall be consulted to address food safety and agricultural production concerns with regard to landscape, lighting, and vegetative screening design and siting. See the Agricultural Buffer Implementation Guidelines (Appendix "X") for incorporating site design and specific features that are compatible with agriculture.

1. **Unrestricted uses within agricultural buffers.** Notwithstanding any other provision of this Section, or other provisions of the Santa Barbara County Code, the following uses shall be allowed within a designated agricultural buffer:

- a. Drainage channels, irrigation canals, storm water retention basins and Low Impact Development (LID) drainage features.
- b. Fences and walls.
- c. Low-lying landscaping and vegetative screening that does not include trees or tall hedges.
- d. Rivers, creeks, lakes, ponds and flood plains.
- e. Solar energy systems permitted in compliance with Section 35.30.160 (Solar Energy Systems).
- f. Telecommunication facilities permitted in compliance with Chapter 35.44 (Telecommunication Facilities).
- g. Wind energy conversion systems permitted in compliance with Chapter 35.57 (Wind Energy Conversion Systems).
- h. Utility lines and facilities.
- i. Signage.
- j. Any other use determined by the review authority to be consistent with the purpose and intent of the buffer requirement.

2. **Restricted uses within agricultural buffers.** Notwithstanding any other provision of this Section, or other provisions of the Santa Barbara County Code, the following uses shall be allowed no closer than half the width of the buffer as measured from the adjacent agricultural lot. This requirement may be modified by the review authority when it is determined that strict compliance with this section is not required to minimize conflicts with adjacent agriculture.

- a. Landscaping and vegetative screening.
- b. Lighting.
- c. Non-habitable structures such as those used for storage.
- d. Parking areas including carports and garages.
- e. Public and private open space areas with limited passive recreational uses such as trails, bike paths and walking paths.
- f. Roads and transportation infrastructure.
- g. Industrial or commercial loading docks and rear service areas.

3. **Prohibitive uses within agricultural buffers.** Notwithstanding any other provision of this Section, or other provisions of the Santa Barbara County Code, recreational uses such as parks, picnic areas, playgrounds and ball fields shall not be allowed in an agricultural buffer.

4. **Open space credit.** The agricultural buffer may be counted toward open space requirements as long as the limits on allowed uses are consistent with the requirements of this Section and those in Section 35.82.080 (Development Plans).
5. The unrestricted uses, restricted uses and prohibitive uses within the designated agricultural buffer shall be specified in the approved project.

**F. Agricultural buffer Landscape, Lighting and Irrigation Plan requirements.**

1. A Landscape, Lighting and Irrigation plan (Plan) shall be required for all agricultural buffers. The Plan shall describe the landscape, lighting and irrigation for the proposed agricultural buffer area and be compatible with the surrounding land uses and rural character of the agricultural area. The Plan shall:
  - a. Depict and label the agricultural buffer and the landscaping, lighting and irrigation located within the agricultural buffer.
  - b. Outline drainage, erosion control, hardscape, irrigation, shading of crops, and vegetation in the landscape design for the agricultural buffer area.
  - c. Address on-site runoff and incorporate Low Impact Development (LID) measures to maximize runoff retention and groundwater infiltration on-site.
  - d. Incorporate a fence or other barrier that discourages trespassing and domestic animals from crossing the common lot boundary between the non-agricultural use and the adjacent agricultural land.
  - e. Not include exotic nursery stock plants listed by the California Department of Food and Agriculture (CDFA) as invasive or aggressively reseeding.
  - f. Utilize and incorporate only appropriate, compatible drought-tolerant species with low water use requirements.
  - g. Not include the planting or installation of turf within 50 feet of the adjacent agricultural operation unless required by County, State or Federal regulations.
2. The applicant shall provide a signed and notarized agreement and a performance security acceptable to the Planning and Development Director that guarantees the installation of landscaping, lighting and irrigation and provides for the successful establishment of the agricultural buffer for a minimum of five years. The performance security shall be released upon approval by the Planning and Development Director.

**G. Agricultural buffer maintenance requirements.**

1. A Maintenance Plan shall be required that provides for the maintenance of the agricultural buffer for the life of the project. The Maintenance Plan shall:
  - a. Include provisions for managing agricultural pests such as vertebrate pests, invasive weeds, and crop threatening insects. Integrated Pest Management practices shall be used to the extent feasible.
  - b. Include provisions for removing weeds, trash and debris.
  - c. Provide for regular fuel management and removal of accumulated plant matter within the agricultural buffer so as to minimize fire risk.
  - d. Be consistent with the requirements in Subsection F (Agricultural buffer Landscape, Lighting and Irrigation Plan requirement).
2. Prior to Issuance of a Planning Permit a deed restriction or conservation easement shall be recorded designating the agricultural buffer and requiring its maintenance for the life of the project.

**J. Future conversion of adjacent agricultural land.** If the underlying purpose for the agricultural buffer no longer exists, the review authority, upon application for permit revision in compliance with Article 35.8, (Planning Permit Procedures), may remove agricultural buffer requirements originally required in accordance with this Section.

**K. Findings.** In addition to other findings that may be required, the review authority shall not approve or conditionally approve any application for development for which an agricultural buffer is required unless it first makes the findings below:

1. The design and configuration of the agricultural buffer minimizes, to the maximum extent feasible, conflicts between the adjacent agricultural and non-agricultural uses which are the subject of the permit application.
2. The Landscape, Lighting, Irrigation and Maintenance Plans are compatible with the character of the adjacent agricultural land and the rural setting.

## **Chapter 35.110 – Definitions**

### **35.110.020 – Definitions of Specialized Terms and Phrases**

#### **B. Definitions, “B.”**

Buffer, Agricultural. A designated width of land used to minimize potential land use conflicts between non-agricultural development/uses and adjacent agricultural uses.

The following terms are defined for the purposes of Section 35.30.025 (Agricultural Buffers)

1. Production agriculture – A commercial agricultural operation that excludes rangeland or pastureland operations. Production agriculture allows for a change of crop or fallow periods.
2. Rangeland or pastureland - A commercial agricultural operation that supports forage for cattle, horses or other grazing animal and includes land which is limited in its potential use, as defined by soils or other constraining factors, from supporting production agriculture. See the Agricultural Buffer Implementation Guidelines (Appendix X) for details.
3. Small lot - A lot equal or smaller than one-half acre that is located adjacent to the Urban Boundary Line as depicted on Comprehensive Plan maps.
4. Sensitive non-agricultural uses – Child care facilities, educational facilities, medical facilities, schools, student dormitories, senior housing, and other similar uses.

# **ATTACHMENT B**

## **Draft Agricultural Buffer Implementation Guidelines**

**August 8, 2012**

- I. Purpose and Intent** – The Agricultural Buffer Implementation Guidelines (Guidelines) are intended to assist planners and the review authority with implementing the requirements contained in Section 35.30.025 (Agricultural Buffers). Specifically, the guidelines assist with 1.) Determining buffer widths for a proposed project, 2.) Identifying locations of proposed development and land uses allowed within the agricultural buffer 3.) Clarifying the process and, 4.) Incorporating site design concepts that are compatible with agriculture.
- II. Agricultural Buffer Width Adjustment** - The Agricultural Buffer Width table in Subsection D (Agricultural Buffer Requirements) contains ranges for the buffer width. The minimum buffer width minimizes potential land use conflicts to a reasonable, typical level. However, ranges are provided because unique circumstances may require the buffer width to be adjusted.
- a. The following site specific factors may warrant a buffer width increase:
    - i. Crop type/agricultural practices – Crop type influences agricultural practices. Rotational crops such as strawberries and vegetables require intensive farming practices that generate substantial amounts of dust, odors, noise and other irritants. Crops that utilize intensive farming practices may warrant an increase in the buffer.
    - ii. Elevation differences and topography – Elevation differences and topographical features, such as a valley or hill, affect air flow and may separate agriculture and non-agricultural development and uses. Projects located on terrain that provides no natural separation between agricultural and non-agricultural development and uses may warrant an increase in the buffer width.
    - iii. Location of existing roads or naturally occurring barriers – An increase in buffer width may be warranted if such features are absent or ineffective because of wind direction, terrain or other reasons.
    - iv. Historical land use on the agricultural lot – The agricultural lot may currently be fallow, in between plantings, planted with a temporary crop (such as a cover crop) or may have supported crops in the past. Therefore, if the agricultural lot is not currently used for agriculture, a buffer may still be warranted if the lot was used for agriculture within the last 10 years. If the project applicant claims a buffer is not required due to existing lack of agriculture on the agriculturally zone lot, the project applicant must prove the land was not used for agriculture within the last 10 years. The Department of Conservation's Important Farmland Maps and aerial imagery can provide historical agricultural use information.

- v. Future farming potential of the agricultural lot – A buffer width increase may be warranted if the current agricultural use is rangeland/pastureland or not currently used for agriculture but the soils have the potential to support higher value crops and there is a source for agricultural water. For the purposes of these Guidelines, land has future farming potential if its predominant soil type has an irrigated land capability classification of Class I, Class II, Class III or Class IV as defined by the Natural Resource Conservation Service (NRCS) soil survey maps for Santa Barbara County. Land has limited farming potential if its predominant soil type has an irrigated land capability classification of Class VI, Class VII, or Class VIII. Santa Barbara County does not have Class V soils.
  - vi. Site design of the non-agricultural proposal – Non-agricultural projects with site design features that contribute toward potential land use conflicts may warrant a buffer width increase. See Section V (Site Design) of the Guidelines for a discussion on site design.
  - vii. Prevailing wind direction – Consider a buffer width increase if the prevailing wind blows from the agricultural lot toward the non-agricultural lot.
- b. If a buffer width increase is warranted based on site specific factors, the following additional factors may offset a buffer width increase:
- i. Non-agricultural lot size and configuration – If a lot cannot reasonably accommodate a buffer increase because of lot size or configuration, consider redesigning the project or applying the minimum buffer width. Refer to Subsection D.6. (Reasonable use) in the Ordinance.
  - ii. Extent of existing non-agricultural development – An increase in buffer width may not be warranted if the project applicant can demonstrate the agricultural lot has already been severely impacted by the extent of existing non-agricultural development and uses adjacent to the agricultural lot.
  - iii. Vegetative screening adjacent to Production Agriculture. As per section D.3.b. of the Ordinance, if the project is adjacent to production agriculture and site specific factors warrant a buffer width increase, vegetative screening may be used to offset an increase in the buffer width. For example, a commercial development proposed adjacent to production agriculture would require a minimum 100 foot buffer as per Subsection D.1 of the Ordinance. The Department and Agricultural Commissioner's Office may recommend a buffer width increase due to site specific factors (e.g. increase an additional 50 feet or 100 feet). The Department and Agricultural Commissioner's Office may also recommend a vegetative screen and reduce the buffer width increase. The vegetative screen may mitigate only a portion of the buffer width increase (e.g. offset 50 feet of a 100 feet buffer width increase).

**III. Allowable Uses Within Agricultural Buffers** – Subsection E (Allowable uses within Agricultural Buffers) specifies unrestricted uses and restricted uses within the buffer.

- a. Unrestricted uses are compatible with agriculture because they do not invite visitors, do not require frequent maintenance, and do not attract wildlife. Uses that invite visitors or attract wildlife may conflict with agriculture and the location of such uses is restricted within the buffer.
- b. Restricted Use Modification - The Department, in consultation with the Agricultural Commissioner's Office, may recommend the review authority modify a restricted use within the agricultural buffer if it can be determined that strict compliance with this section is not required to minimize conflicts with adjacent agriculture. To determine if the restricted use modification is warranted, the Department may consider site specific factors, agricultural practices and input from adjacent agricultural land owners/ property operators.

**IV. Application Procedures**

- a. Prior to application submittal. It is recommended the applicant meet with the Department, the Agricultural Commissioner's Office, and adjacent landowners (in conjunction with property operators) to discuss the non-agricultural project's compatibility with adjacent agriculture and application of proposed agricultural buffer requirements. Applicants are encouraged to include site planning and project design features that are compatible with adjacent agriculture.
- b. Project review. During the application review process, the Department should consult adjacent agricultural landowners (in conjunction with property operators) whenever possible to discuss the proposed non-agricultural development.
- c. Recommendations. For all discretionary development applications subject to the provisions of the Ordinance, the Department in consultation with the Agricultural Commissioner shall review the permit application and make recommendations to the review authority concerning buffer width, uses within the buffer, the Landscape, Lighting and Irrigation Plan, and the Buffer Maintenance Plan.

**V. Site Design** – Urban development that is “agriculturally friendly” can play a significant role in promoting compatibility between agricultural and non-agricultural uses. Projects can achieve compatibility through creative site planning and project design. For example, outdoor use areas such as backyards, patios, and playgrounds, should be located away from agricultural areas. Avoid terminating roads near agricultural areas to reduce trespassing on agricultural land. Agricultural noise can be reduced through the use of sound proof construction materials such as double pane windows<sup>1</sup>.

<sup>1</sup> Guide to Edge Planning – Promoting Compatibility Along Urban-Agricultural Edges, British Columbia, Ministry of Agriculture and Lands, June 2009

## **ATTACHMENT C**

Comment Letters



**From:** David Pierce [<mailto:dpierce@impulse.net>]  
**Sent:** Thursday, August 09, 2012 10:12 AM  
**To:** Rodriguez, Terry  
**Cc:** [julie.2cl@gmail.com](mailto:julie.2cl@gmail.com); [joyce.howerton@gmail.com](mailto:joyce.howerton@gmail.com)  
**Subject:** RE: Agricultural Buffer Ordinance Draft Negative Declaration

9 August 2012

Dear Stephanie Stark-

Pesticide drift into residential areas, causing a high incidence of cancer, is a concern that many of us in the public worry about. My experience indicates that a buffer of at least 2500 feet is needed to protect the public from endocrine disrupting chemicals in pesticides and herbicides. This applies to all agricultural operations where these chemicals are applied. As a practical matter, agricultural operations within 2500 feet of residential developments, schools or parks, must not use pesticides or herbicides because these chemicals have now been proven to cause cancer in humans. It is my position that the degree to which the Agricultural Buffer Ordinance Draft Negative Declaration ignores human health effects from drift of pesticides and herbicides, the Declaration falls short of the obligation to protect human health.

Please acknowledge that these comments will be included as part of the public input to the Agricultural Buffer Ordinance Draft Negative Declaration and provide a link to the documents where these comments are published.

David Pierce  
1717 East College Avenue  
Lompoc, CA 93436

(2)

**NATIVE AMERICAN HERITAGE COMMISSION**

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SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
[ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)

**RECEIVED**

August 16, 2012

AUG 20 2012

Ms. Stephanie Stark, Agricultural Planner

**County of Santa Barbara Planning and  
Development Department****S.B. COUNTY  
PLANNING & DEVELOPMENT**

123 East Anapamu Street  
Santa Barbara, CA 93101

Re: SCH#2012081024; CEQA Notice of Completion; Initial Study (IS) and proposed  
Negative Declaration for the "Agricultural Buffer Ordinance of the County of Santa  
Barbara;" located in Santa Barbara County, California.

Dear Ms. Stark:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3<sup>rd</sup> 604).

This letter includes state and federal statutes relating to Native American historic properties or resources of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9. This project is also subject to California Government Code Section 65352.3 *et seq.*

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC recommends that the lead agency request that the NAHC do a Sacred Lands File search as part of the careful planning for the proposed project.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254( r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

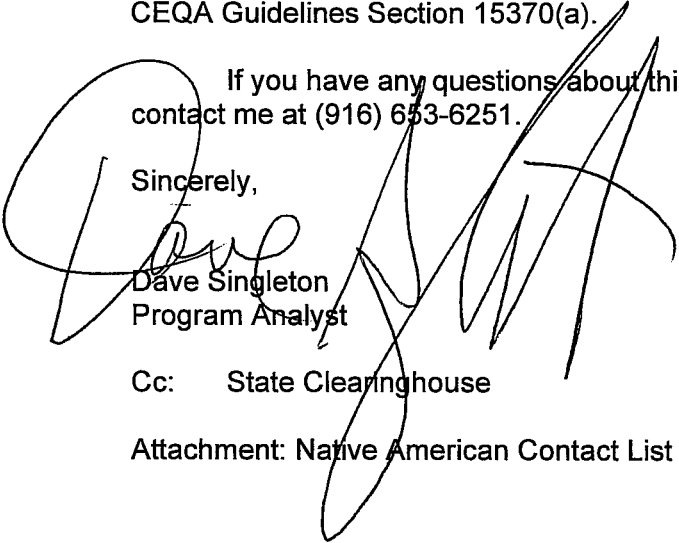
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

## **Native American Contacts**

Santa Barbara County

August 16, 2012

Ernestine DeSoto  
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San Luis Obispo County Chumash Council  
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This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012081024; CEQA Notice of Completion; Initial Study and proposed Negative Declaration for the Agricultural Buffer Ordinance of the County Santa Barbara, California.

## **Native American Contacts**

Santa Barbara County

August 16, 2012

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Yaqui

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## **Native American Contacts**

Santa Barbara County

August 16, 2012

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310-831-5295

This list is current only as of the date of this document.

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This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012081024; CEQA Notice of Completion; Initial Study and proposed Negative Declaration for the Agricultural Buffer Ordinance of the County Santa Barbara, California.

3

## DEPARTMENT OF TRANSPORTATION

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*Flex your power!  
Be energy efficient!*

September 5, 2012

Stephanie Stark  
Santa Barbara County Planning and Development  
123 E. Anapamu St  
Santa Barbara, CA 93101

SB-var-var  
SCH 2012081024

Subject: Agricultural Buffer Ordinance and Negative Declaration

Dear Ms. Stark:

Thank you for the opportunity to review and comment upon the subject project. Among other things the proposed ordinance establishes regulatory framework and policy for discretionary development. The goal is to protect and sustain agricultural uses within the County and reduce the tension which may arise when parcels adjacent to agricultural uses come forward with discretionary use applications. This is good planning.

The draft ordinance identifies, in section E, allowable uses within agricultural buffers, and provides categories of unrestricted, restricted, and prohibited uses. Within the restricted use category are public and private trails & bike paths and roads & transportation infrastructure. It may be that these specific restricted uses are envisioned as being part and parcel of the proposed future discretionary development proposals for which this ordinance is specifically addressing; in which case it is entirely consistent that these should be restricted.

However, what is not clear is the effect that this ordinance and policy may have upon State highway projects which fall within the influence of its reach. Highway right of way boundaries may be constrained or narrow, or the boundary may abut agricultural lands and the proposed buffer. It may be that some highway projects will require widening either within existing right of way, or, perhaps widening that would require right of way acquisition. Subsequently, the agricultural buffer width may not be completely achievable. Please know, however, that as part of Caltrans' environmental assessment for transportation projects, agriculture is a component that undergoes analysis and is appropriately considered when considering project impacts.

The purpose of this comment is to communicate that Caltrans wants to avoid policy inconsistency with the proposed County ordinance and policy framework. To the extent that is possible, please consider an exception or commensurate category for State highway projects, particularly given the discussion in the paragraph above.



Stephanie Stark  
September 5, 2012  
Page 2

Thank you for your consideration of these comments. If you have questions concerning this correspondence, please contact me at (805) 549-3632.  
Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Shaeffer".

Chris Shaeffer  
Development Review  
Caltrans District 5

Cc: L. Newland

**From:** Scott Van Der Kar [mailto:pinehillranch@cox.net]  
**Sent:** Tuesday, September 04, 2012 11:20 PM  
**To:** Stark, Stephanie  
**Subject:** Re: Ag Buffer Ordinance ND - public comment period closes 9/6/12

Stephanie,

I did a quick review of the ordinance and I'm impressed with the amount of work that went into it. I have only a few general comments that I'm sure have already raised in the process of creating this ordinance.

- Prime ag land is relative to the crop. Avocados, cherimoyas and lemons may be more productive on hilly, rugged terrain due to temperature, exposure, air drainage and other influences.
- New crops and cultural practices may require modification of buffer distances.

In regard to the south county ag buffers and single family residence problems that are not included in this ordinance, I reiterate my thought that the county should require the existing maximum setbacks instead of the minimum when approving projects adjacent to ag. Remodel projects should also be scrutinized so as to not increase the impact on adjacent ag.

Thanks for your consideration,

Scott



09/05/12

Stephanie Stark  
County of Santa Barbara Planning and Development  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Dear Ms. Stark;

Thank you for the opportunity to review the draft Negative Declaration for the Agricultural Buffer Ordinance. We would like to offer the following comments.

**Project Overview** The requirement for an agricultural buffer would assist in lowering conflicts between agricultural and urban uses. The reality of the buffer, however, is that the vast majority of area within the unincorporated urban boundaries has been either built out or located on approved projects so adherence to a buffer ordinance is not valid on these properties. The consideration of future buffers being imposed is a LAFCo issue when the incorporated cities seek to annex. Agricultural buffers can be a two-edged sword as buffers take up valuable urban lands. It should be stressed that buffers be set in a width as minimal as possible to allow for the highest density achievable within an urban area. By forcing lower densities and setting up large swaths of urban land to be undeveloped, increased pressures are built up to annex additional lands. It is recommended the county state a policy intent to set up buffers as minimal as possible to satisfactorily separate the uses balanced with the need to provide for population growth.

The Project Overview mentions the work of the AFT and its conclusions but does not mention that a working group comprised of developers, agriculturalists, and interested parties worked together since 2005 to assist in crafting the legislation. It is important for the public to be informed a conscientious effort was made by all parties to work together to create a mutually agreeable ordinance.

It would assist in the defensibility of the negative declaration that a discussion on the environmental factors that would be assessed that serve to determine buffer width. The ordinance places substantial subjectivity in the hands of the Agricultural Commissioner to make recommendations on increasing or decreasing the buffer width. Section D.4.a of the draft ordinance identifies the factors that would be evaluated in determining buffer width. The ND does not mention the validation of these issue areas and how they would mitigate impacts by either adjusting the buffer width. It is probable that future development that occurs will envision the minimum buffer width. It is incumbent on the county to justify any increase in the buffer by a quantifiable measure and not just by opinion. The ND should serve as the document to provide that quantifiable nexus.

**Table 1, Page 4.** It would be useful to define what is meant by a "small" parcel within an urban area. The current trend of urban use is to maximize densities in order to alleviate pressure on cities to annex to accommodate growth. There is the potential of future small lot development within cities as they annex. The issue of buffers is a LAFCo annexation consideration and though the intent is to provide additional flexibility for smaller lots, a 100-200 foot buffer would swallow entire parcels so the push for three buffer widths would result lower density zoning and increase pressure for future annexations.

**Agricultural Resources Impact Discussion (a-b) Page 13:** Incorrect assumption that non-agricultural project impacts would result in greater impacts to agriculture without buffers. Baseline for review is what exists today without the ordinance so if no buffers are created, impacts do not increase, they already exist.

**Biological Resources Impact Discussion (a-k) Page 17:** Incorrect assumption that buffers would be a positive impact to biological resources. The area would be located within an urban zoning area. Municipal codes do not allow for areas to accumulate weeds and other vegetation as it is considered a health and safety issue. By insinuating an agricultural buffer could increase habitat, there is the potential of creating an issue. Instead of presenting an assumption, it should just state the creation of a buffer would have no impact.

**Fire Protection, Page 20:** There is a fair argument that the creation of an agricultural buffer could create a potentially significant impact to Fire Protection by the imposition of additional vegetation and/or preservation of existing vegetation onsite. When existing vegetation is left on site, the Fire Department typically requires a mitigation to prepare a fuel management plan in order to maintain vegetation (either native or planted) so that it cannot sustain a fire. Should the circumstances of where a buffer be imposed, it cannot be determined that there is no impact possible throughout the county and the conclusions of the negative declaration are incorrect.

**Land Use, Page 26:** It is noted in this document buffers would have little potential impact on existing urban areas. According to the analysis a total of eight existing parcels in the entire county could potentially be impacted by a new buffer policy. Where this policy would be most implicated would be during the LAFCo process of a city's future annexation efforts. It is disappointing the county did not involve the cities in the discussions on this ordinance. The potential for substantial conflict could arise during the LAFCo process.

There are areas in the checklist that are in question as to level of impact assigned. Buffers imposed in an urban zoned area could have significant impact with a land use that is zoned for higher density uses as the buffer takes away acreage that would normally be used for residential or commercial units. In areas that are zoned high density small lot design, entire parcels could be eliminated due to the buffer width. Though not a problem in the county now, future annexed land could be conflicted. Urban zoned land being taken out of production would force additional concentrations of population forced into constrained lots. Buffers could result in lowering unit counts affecting affordable housing goals.

It should also be considered as a matter of policy that the imposition of buffers on urban zoned lands could result in lowering the potential value of a project so as to make that project economically infeasible. Though economic impacts are not a checklist item, However, CEQA does require agencies to consider qualitative factors as well as economic factors and long-term benefits and costs when evaluating projects in Public Resources Code §21001(g). Considering the substantial economic impact caused by the imposition of buffers it is incumbent for the county to identify these impacts.

In conclusion, UPC is highly supportive of the county's efforts at minimizing conflict between two of the most important economic entities of the county; agriculture and development. The greatest potential of conflict will be with future annexations and UPC still encourages the county to reach out to the cities which would be impacted to come to agreement prior to adoption of any ordinance. It is our opinion that this outreach would be the only way to minimize future conflict.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Swenk', written in a cursive style.

David Swenk, Principal Planner

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Stephanie Stark  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Re: Negative Declaration for the Agricultural Buffer Ordinance

Dear Ms. Stark:

Thank you for your time and consideration in moving forward an Agricultural Buffer Ordinance for Santa Barbara County. As you are aware, this has been a longstanding request of the agricultural community. I appreciate your perseverance for seeing this through, and applaud you for your efforts.

I appreciate the opportunity to review the Draft Negative Declaration and find the characterization of the lack of impacts is appropriate. As stated throughout the document, agriculture plays a critical economic and environmental role in Santa Barbara County.

The only addition I would suggest is to add Santa Maria and Guadalupe to the list of areas experiencing urban/rural interface. The original call for an agricultural buffer ordinance came out of the significant impacts associated with residential development in these areas.

With this change, I look forward to the successful completion of this effort.

Kind Regards,

A handwritten signature in cursive script that reads "Lisa M. Bodrogi".

Lisa M. Bodrogi  
Cuvée Consulting

Cc: Cathy Fischer, Agricultural Commissioner  
Claire Wineman, Grower-Shipper Association



**Santa Barbara County  
Air Pollution Control District**

September 6, 2012

Stephanie Stark  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

**Re: APCD Comments on the Negative Declaration for the Agricultural Buffer Ordinance  
12ORD-00000-00011, 12ORD-00000-00012, 12ORD-00000-00013, 11NGD-00000-00004**

Dear Ms. Stark:

The Air Pollution Control District (APCD) has reviewed the Negative Declaration (ND) for the project. The ordinance creates the requirement for a buffer of varying width applied to non-agricultural discretionary development applications on land that meets specific zoning criteria and is immediately adjacent to rural land zoned agricultural or subject to a Williamson Act contract. Buffer widths range between 100 and 400 feet and vary based on the type of proposed non-agricultural development and the type of adjacent agriculture.

The APCD has no comment on this project at this time.

If you or the project applicant have any questions, please feel free to contact me at (805) 961-8893 or via email at [edg@sbcapcd.org](mailto:edg@sbcapcd.org).

Sincerely,

Eric Gage,  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: Project File  
TEA Chron File



**environmental**  
DEFENSE CENTER

September 6, 2012

Ms. Stephanie Stark  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

**Re: NEGATIVE DECLARATION; AGRICULTURAL BUFFER  
ORDINANCE, 12ORD-00000-00011, -00012, -00013 / 11NGD-0000-00004**

Dear Ms. Stark:

The Environmental Defense Center (EDC), through its Open-Space Preservation and Education Network (OPEN) Program, is pleased to provide this letter of support for the proposed Agricultural Buffer Ordinance that is currently undergoing environmental review by the County of Santa Barbara. As you are aware, this issue has been one of great importance to help ensure that agriculture in the County will continue unimpeded by Land Use conflicts that can occur when non-agricultural development is located adjacent to agriculture. We appreciate the County taking the initiative to convene the stakeholder working group (which EDC/OPEN staff participated in) to work out the details of this ordinance with various factions of the community. The resulting product is one that reflects a spirit of compromise and negotiation, and will help to support agriculture into the foreseeable future for the County of Santa Barbara.

We support approval of the proposed Negative Declaration and will testify before both the Planning Commission and Board of Supervisors as this process moves forward. We appreciate the opportunity to provide the County with this letter.

Best Regards,

*Via e-mail*

Christina McGinnis, OPEN Program Director