

## 3.0 Environmental Setting

This chapter provides a brief overview of the existing physical and planning characteristics of the Plan Area. The setting for development of the cumulative impact assessment is also discussed. More detailed descriptions of the proposed Plan can be found in Chapter 2, Project Description. Additional background and setting information specific to issue areas can be found in the discussions contained within individual sections of Chapter 4, Environmental Impact Analysis.

### 3.1 Project Location and Land Use Designations

The Plan Area is located in southern Santa Barbara County and is bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg Air Force Base (AFB) to the west, the ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed to the north and the Pacific Ocean to the south. The Plan Area is approximately 158 square miles (101,199 acres) and is located entirely within the Rural Area. Highway 101 is the primary thoroughfare, while Highway 1 provides access to the Lompoc Valley.

### 3.2 Plan Area

The Plan Area contains 1,006 assessor's parcels with an average area of approximately 110 acres, for a total area of 101,199 acres. Agriculture is the predominant land use designation with 77,820 acres, followed by Mountainous Area of 26,051 acres, recreation/open space of 5,562 acres, and other miscellaneous designations for the balance of 2,266 acres. Agriculture is an important source of community identity and an important contributor to the local and regional economy and the rural character of the Gaviota Coast.

Topography within and around the Plan Area is varied and includes a backdrop of rugged mountainous areas, rolling hills, and lowland coastal areas. The 38-mile rural coastline has striking scenic beauty combined with rich biological and cultural resources that make the Gaviota Coast one of the most unique remaining lightly-developed coastal areas in the western hemisphere. The Gaviota Coast serves as a transition zone between northern and southern California ecological provinces for both terrestrial and marine species, which contributes to the area's extraordinary biotic diversity. Low-density development has enabled the retention of important wildlife habitats.

### 3.3 Historical Context

The Plan Area has been used and inhabited during multiple eras by Native American, Spanish, Mexican, and American people. The Plan Area contains significant cultural resources, many of which remain intact and well preserved. The historic period began with European settlement of the Santa Barbara Channel.

Archaeological records for the Region provide evidence of human habitation beginning over 9,000 years ago. The recent historic period commenced in 1769 when the Spanish first entered the Plan Area. The Plan Area became part of mission lands with the founding of Mission Santa Barbara in 1786 and Misión La Purísima Concepción De María Santísima in 1787. The Mission Period ended in 1834 with the secularization of the missions and the Mexican government's subsequent granting of large ranchos to locally powerful families. The historic ranchos were used primarily for grazing until the 1870. Their names still feature prominently among the Plan Area's place names: Punta de la Concepción, San Julian, Nuestra Señora del Refugio, Las Cruces, Cañada del Corral, and Los Dos Pueblos.

The Plan Area experienced steady population and economic growth during the beginning of the twentieth century. Agriculture was the main coastal economic activity, and oil development began in 1896. By 1902, crude oil was flowing to the refinery at Alcatraz Landing near Gaviota. During World War II, a site near Gato Creek was briefly used as a World War II prisoner of war (POW) branch camp for Germans captured in Europe and North Africa. After the war, farming and ranching continued to be the primary economic activity within the Plan Area.

Offshore oil platform development began in the County after the region's rich natural resources were identified with advancements in exploration and extraction technology after World War II. Today, ExxonMobil's Las Flores Canyon Facility and the Gaviota Oil and Gas Processing Facility are two major oil and gas processing facilities in region. Both of these facilities process the oil and gas extracted by offshore platforms visible from the Plan Area. Las Flores Canyon's offshore platforms (Hondo, Harmony, and Heritage) have been operating from 1981 and Gaviota's platforms (Hermosa, Harvest, and Hidalgo) began operations in 1985. These facilities are still active and use pipelines to transport crude oil and natural gas from offshore to onshore for processing. The Las Flores Canyon Facility is the only site designated as a consolidated processing site.

### 3.4 Existing Land Use

The Gaviota Coast is a working rural agricultural landscape that has sustained and been sustained by generations of farmers and ranchers. Agriculture is the dominant land use with 77,280 acres of land (77 percent) zoned for agriculture within the Plan Area. Cattle grazing is the primary agricultural use, in addition to orchards and other agricultural operations. A total of 60 percent of the Plan Area, or 76 percent of privately held land, is under Williamson Act

contract. In addition to the privately owned agricultural lands, public recreation, land conservancy, and coastal dependent industry are the principal land uses.

California Department of Parks and Recreation manages approximately 5,465 acres in the Plan Area including Gaviota State Park, and Refugio and El Capitan State Beaches. Recent additions to the state park holdings include approximately 2,500 acres north of El Capitan State Beach and the “Gaviota Village” parcels located north of Highway 101 near Mariposa Reina.

The U.S. Forest Service (USFS) manages 15,634 acres within the Los Padres National Forest in the upper watershed of the Santa Ynez Mountains within the Plan Area. The adopted Forest Plan for this area emphasizes maintaining the rugged natural character of the landscape, protecting and enhancing wildlife species and habitat, managing vegetation and hazardous fuels, protecting cultural resources, and providing opportunities for outdoor recreation.

The County owns and manages the Jalama Beach County Park, the Tajiguas Landfill and adjoining Baron Ranch. Tajiguas Landfill has been in operation since 1967 and accepts waste generated by the City of Santa Barbara, unincorporated areas of southern Santa Barbara County, the Santa Ynez Valley and Cuyama Valley. Baron Ranch provides an open space buffer to the landfill and hiking opportunities for the public.

Residential development in the Rural Area is broadly dispersed with the exception of a small pocket of rural residential development at Arroyo Quemada, and developed smaller agricultural parcels at El Capitan Ranch and the upper reaches of Refugio Road near West Camino Cielo. There are 162 permitted single-family dwellings within the Plan Area. Hollister Ranch covers approximately 14,500 acres, including eight and one half miles of shoreline, between Gaviota State Park and Point Conception. Hollister Ranch was subdivided in 1971 to include 133 approximately one-hundred acre parcels owned by individuals, three parcels owned by all the owners in common of which two are beach parcels that run the length of the Ranch, and a parcel with the historic Hollister House, barns, and employee housing. Approximately 84 homes have been built on Hollister Ranch since 1971. Hollister Ranch operates a cattle cooperative that has been in operation for over 30 years. The cooperative’s goal is to provide a viable cattle operation and prioritize preservation of rangeland and the environment. Regionally, the cities of Santa Barbara and Goleta provide the majority of commercial services and employment opportunities.

There are three industrial developments on the Gaviota Coast: Plains Exploration and Production Company (PXP) Point Arguello, ExxonMobil’s Las Flores Canyon Processing Facility, and the Tajiguas Landfill. Highway 101 is the primary thoroughfare, while Highway 1 provides access to the Lompoc Valley.

## 3.5 Surrounding Land Uses

The Plan Area is bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg AFB to the west, the ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed to the north, and the Pacific Ocean to the south. The Comprehensive Plan adopted an urban-rural boundary in western Goleta Valley that was later used to define the western limit of the City of Goleta. This boundary provides a stable delineation between urban land uses within the City of Goleta and rural and agricultural uses in the western portion of the Goleta Community Plan and the Plan Area.

Urban uses within the cities of Goleta and Santa Barbara are located east of the Plan Area. The Santa Barbara Municipal Airport is located east of the Plan Area, west of State Route 217 and Fairview Avenue. Uses to the north generally include the agricultural production with support uses, very low-density residential, open space, and recreational uses. The Los Padres National Forest includes much of the mountainous land in the northern Plan Area and the Santa Ynez Mountains to the north.

## 3.6 Environmental Characteristics

### 3.6.1 Geographic Features

The Gaviota Coast is a topographically and ecologically diverse area consisting of rolling hills, valleys, coastal terraces, streams, coastal bluffs, estuaries, sandy beach, and rocky shorelines transecting the landscape from the Santa Ynez Mountains to the Pacific Ocean. The Santa Ynez Mountains are part of the Transverse Ranges Province of California, named for their east-west trending orientation. The Gaviota Coast is located at the northernmost extent of the Southern California Bight, which is the name for the curving coastline and off shore areas extending from Point Conception to a point just south of the United States and Mexico border. To the north of Point Conception the California coast runs north-south and the cold water of the California Current runs north-south along the shoreline.

The Gaviota Coast's southward orientation and the northward circulating ocean waters created by the Southern California Countercurrent (or Davidson Current) north of the Channel Islands creates a milder coastal climate east of Point Conception with less rainfall and high biodiversity.

The Jalama Creek watershed, which drains the northward facing slopes of Santa Ynez Mountains, flows into the Pacific Ocean north of Point Conception at Jalama Beach County Park at the northern Plan Area boundary. Due to its westward orientation to the Pacific Ocean, Jalama County Beach has a different climate than the rest of the Plan Area due to its exposure to the California Current and prevailing northwest winds. East of Point Conception, the rural coastline contains extensive open space, habitat, and agricultural land composed of coastal hills and terraces along the southward slopes of the Santa Ynez Mountains traversed by numerous canyons and watersheds and that drain the to the Pacific Ocean.

Notable among the southerly-flowing creeks and watersheds in the Plan Area east of Point Conception are:

- The Canada del Cojo watershed which drains the coastal plains and ridgelines of the Cojo-Jalama and Hollister Ranches;
- The Gaviota Creek watershed which drains Hot Springs and Las Conaves Creeks and runs through Las Cruces and along Highway 101 and through the unique geologic formations in Gaviota State Park to its ocean outfall at Gaviota State Beach in the central Plan Area;
- Arroyo Hondo Canyon watershed drains the highlands surrounding this historic preserve that outfalls through a tunnel to a lagoon that drains to the ocean, and is located immediately north of the Tajiguas Landfill.
- Arroyo Quemada Creek runs through the historic Baron Ranch, which is located to the south of the Tajiguas Landfill to an outfall at the coastal community of Arroyo Quemada;
- Tajiguas Creek which drains an extensive watershed west of Refugio that includes Leon Canyon;
- The Canada de Refugio watershed which flows through productive agricultural lands and Aguajito Canyon and along Refugio Road to its Pacific outfall at Refugio State Beach;
- The Canada de Capitan watershed which flows through El Capitan State Park to El Capitan State Beach,
- Dos Pueblos Creek watershed which in part drains the extensive agricultural and ranch lands of Las Varas, Edwards, and Dos Pueblos Ranches and extensive open space lands in the foothills and canyons west of Goleta near the eastern Plan area boundary, and
- Eagle Canyon watershed which drains the foothills that rise above Western Goleta and overlook the easternmost Plan Area that includes Santa Barbara Ranch and Naples, and flows into the ocean near the Baccara Resort.

### **3.6.2 Climate/Air Quality**

The lower elevations of the Gaviota Coast experience a mild climate with high temperatures normally within 10 degrees of 70 degrees Fahrenheit year-round; low temperatures rarely fall below 40 degrees Fahrenheit. The Plan Area's geography, south of the Santa Ynez Mountains, sometimes results in hot off-shore winds called "sundowners" similar to the Santa Ana winds in the Los Angeles and San Diego regions that occur when a region of high pressure is directly

north of the area. Rainfall levels vary throughout the Plan Area due to the diverse topography, ranging from over 40 inches in 1997 to 1998 to less than six inches in dry years (County of Santa Barbara 2011a).

The Plan Area is located within the South Central Coast Air Basin, which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. As of 2010, the County was “in attainment” (compliance) with all but three standards: California 8-hour ozone limits, California annual mean particulate matter (PM<sub>10</sub>), and California 24-hour PM<sub>10</sub> limits.

### **3.6.3 Biological and Wetland Resources**

The Plan Area falls into one ecological section called the Southern California Coast Section of the California Coastal Chaparral Forest and Shrub U.S. Department of Agriculture Ecoregion Province. Two ecoregions, the Southwestern and Central Western Ecoregions, transition at the Santa Ynez Mountains forming a hot spot for biodiversity creating a high level of species endemism.

Within the Plan Area, rare and endangered habitat includes bishop pine forest, tanoak forest, valley oak woodlands, some chaparral, central maritime chaparral, some native grasslands, wetlands, some riparian woodlands, coastal dunes and strand, and marine ecosystems such as kelp beds, sea grasses, and rocky marine intertidal zones. These marine and terrestrial environments provide key habitat components that increase habitat value and complexity for a wide variety of wildlife and plant species, including many special-status species. Federally listed threatened and endangered marine mammal species that could potentially be observed in the Santa Barbara Channel and the coastal waters include stellar sea lions, Guadalupe fur seals, sperm whales, blue whales, humpback whales, southern sea otters, and fin whales. Special-status plant species that are federally and state listed include the Gaviota tarplant, Lompoc yerba santa, and Santa Ynez false lupine. This list is not exhaustive, but is meant to highlight those rare and endangered habitats and special-status species that are prevalent on the Gaviota Coast.

The relatively undisturbed nature of the Gaviota Coast and the Santa Ynez Mountains creates migration corridors between inland, mountainous and coastal habitat areas as well as offering environmental refuge for plant and animal communities. At Point Conception, the northern and southern ecosystems of the West Coast converge causing the climate, topography, flora, fauna and marine environment to mix and change. Many northern plant species reach their southern geographic limits north of the Santa Ynez Mountains and many southern species reach their geographic limits south of the Santa Ynez Mountains.

### **3.6.4 Aesthetics/Visual Resources**

The landscape of the Gaviota Coast is one of open vistas of chaparral-covered sandstone mountains, numerous wooded canyons, grasslands, coastal bluffs, narrow sandy beaches, and the Pacific Ocean bounded by the Channel Islands. The complexity of this natural landscape

blended with grazing lands and orchards creates a dramatic visual environment with a rural character. Agriculture, from grazing to row crops and orchards, has been historically prominent and continues to define the character of the coast. The rugged mountains provide a striking backdrop to the coastal terrace and Santa Barbara Channel with the views of the mountains and ocean generally unimpeded and unfragmented. The Gaviota Coast is lightly inhabited, visible residential structures are relatively few and generally of modest size, and agricultural structures are generally simple and functional. Of the three industrial developments PXP Point Arguello, Las Flores Canyon Processing Facility, and Tajiguas Landfill on the coast, the most visible is the PXP Point Arguello site near the Gaviota Tunnel. The Gaviota Coast is bisected by the transportation corridor of Highway 101 and the railroad. However, with the exception of these corridors, the visual character of the Gaviota Coast is relatively undisturbed by these urban elements; the built environment is largely subordinate to the scenic natural features and pastoral qualities of the Gaviota Coast.

The County's Scenic Highways Element identifies the entire length of the Highway 101 through the Plan Area as eligible for scenic highway status. The length of Highway 101 from the eastern Plan Area boundary to the Gaviota tunnel provides coastal views with the greatest opportunity for ocean and inland public views of the highest quality in the region. Stretches of this view corridor are highly susceptible to visual degradation due to broad near-field views largely devoid of major stands of trees or intervening topographical breaks. To formalize the recognition of the scenic values from Highway 101, an application for scenic highway status for Highway 101 is included as an item for future action. The Coastal Act mandates that scenic and visual qualities of the coast, particularly views, shall be considered and protected as a resource of public importance. The Plan proposes a Critical Viewshed Overlay to further protect coastal views.

### **3.6.5 Agricultural Resources**

Agriculture is the dominant land use in the Plan Area with 96,901 acres of land (96 percent) zoned for agriculture within the Plan Area. Cattle grazing is the primary agricultural use in the western Plan Area. Agricultural operations in the eastern Plan Area support cattle operations as well as a wide variety of crops including avocado, citrus and cherimoya orchards, flowers, cattle grazing and an abalone aquaculture operation near Dos Pueblos Creek. A total of 60 percent of the Plan Area, or 76 percent of privately held land, is under Williamson Act contract.

The Plan Area contains 3,204 acres of State Important Farmlands, with 2,689 acres located in the Inland area and 515 acres located in the Coastal Zone. Agriculture contributes to the region's economic well-being through direct investment and indirect trickle-down effects. Preservation of land for agricultural uses and associated aesthetic qualities are highly valued by the community. The Agricultural Buffer Ordinance is a set of ordinance amendments that amended the LUDC and Article II Coastal Zoning Ordinance to enhance the continuation of agriculture in the County through application of buffers to minimize potential conflicts between agricultural uses and new non-agricultural development (Inland Area only).

### 3.6.6 Transportation and Circulation

The Plan Area is primarily served by the east–west alignment of Highway 101 and Highway 1. The Union Pacific Railroad (UPR) corridor traverses the Plan Area east–west adjacent to the Highway 101 corridor. Highway 1 extends to the west towards Jalama Beach County Park and Lompoc from the interchange with Highway 101 at Las Cruces. There are no accessible public transit services on the Gaviota Coast. The closest intercity transit service is provided by Amtrak at the City of Goleta station.

### 3.6.7 Noise

Major sources of noise within the Plan Area are primarily transportation-related and include Highway 101 and Highway 1 and the Union Pacific Railroad. Some additional noise sources are generated by ongoing operation of farm equipment and agricultural operations as well as construction, energy production and commercial activities.

### 3.6.8 Existing Public Services

**Fire Protection.** Fire protection is provided by the County of Santa Barbara Fire Protection Department, which operates a total of 16 stations. Major fires, which have affected the Plan Area within the last 40 years, include the Eagle Canyon Fire in 1979, the Gaviota Fire in 2004, and the Gap Fire in 2008. There is one fire station in Gaviota, Station 18, located near the Gaviota Tunnel. Three other nearby stations are located in Goleta, which may serve the immediate Plan Area.

**Law Enforcement.** The Santa Barbara County Sheriff's Department provides law enforcement services for the Plan Area. The nearest County Sheriff substation is located at 4434 Calle Real in Santa Barbara. Law enforcement services are also provided by California State Parks Department ranger station located in Refugio State Park, the California Highway Patrol substations located in Goleta and Buellton. The USFS is responsible for law enforcement in Los Padres National Forest. The closest USFS ranger station is the Santa Barbara Ranger Station located at 3505 Paradise Road and the Los Padres National Forest headquarters is located at 6755 Hollister Ave, Suite 150 in Goleta.

**Schools.** Public education is provided in the Plan Area by: Vista de Las Cruces School, Goleta Union School District, Santa Barbara Unified School District, Vista del Mar Union Elementary School District, Buellton Union Elementary School District, Santa Ynez Valley Union High School District, and Lompoc Unified School District.

**Parks, Recreation, Trails, and Open Space.** The County Community Services Department, Parks Division is responsible for planning, improving, and maintaining parks, recreation facilities, trails, and open space within the Plan Area. Currently the County owns one park in the Plan Area at Jalama County Beach Park. In addition, the northeastern portion of the Plan Area

falls within the Los Padres National Forest. Several trails, including the California Coastal Trail, Baron Ranch Trail, and Gaviota Peak Trail are found in the Plan Area.

**Library.** There are no public library facilities on the Gaviota Coast. The closest library services are provided by the County Library–Goleta Branch and the City of Lompoc Main Library in Lompoc.

**Transportation.** Caltrans is responsible for planning, development, and maintenance of state highways, including Highways 101 and 1. The Union Pacific Railroad maintains the rail corridor. The County of Santa Barbara Public Works Department plans, develops, and maintains the balance of the public roadways, which consist of Calle Real, Refugio Road, West Camino Cielo, and Jalama Road.

### 3.6.9 Existing Infrastructure and Utility Services

**Potable Water.** The Goleta Water District (GWD) provides municipal water service to the eastern portion of the Plan Area from the City of Goleta to El Capitan State Park. In the Plan Area, the GWD's northern boundary runs along the foothills of the Santa Ynez Mountains and the Los Padres National Forest boundary and is bordered to the south by the Pacific Ocean. GWD also provides water service to the City of Goleta and unincorporated Goleta Valley. The majority of the GWD's water supply comes from the Cachuma Project, which is allocated among regional water districts.

Several small private water companies provide water service to small developments in the Plan Area. These companies include the Naples Municipal Water Company (MWC) and El Capitan MWC. Private wells and three water companies serve Hollister Ranch: the San Augustine MWC, Alegria MWC, and Santa Anita MWC. Other private water systems serve specific developments on the Gaviota Coast, including El Rancho Tajiguas, Gaviota Gas Plant, ExxonMobil Las Flores Canyon, Pacific Offshore Pipeline Company, Gaviota State Beach, Refugio State Beach, and El Capitan State Beach.

The watersheds on the Gaviota Coast provide potable water and irrigation supplies for ranches through surface water diversions, in addition to groundwater extraction via wells that tap bedrock aquifers or alluvial sediments that have accumulated along canyon floors. Potable water supplies are also provided by private wells, which are regulated by the County Public Health Department, Environmental Health Services. However, the Gaviota Coast lacks true aquifers so limited groundwater availability is a limiting factor for development.

**Wastewater.** No municipal wastewater treatment or disposal is available within the Gaviota Coast Plan Area. Wastewater treatment is provided by private on site septic systems as regulated and permitted by the County Public Health Department, Environmental Health Services (EHS). EHS has specific standards for the review of septic system construction that assures the installation and use of systems will have: either individually or cumulatively, no adverse impact on the quality and biological productivity of coastal waters; no potential contamination of domestic water supplies from sewage effluent; and adequate support facilities to accommodate new development.

**Solid Waste.** Solid waste management is provided by the County Public Works Department through a contract with Marborg Industries. The Tajiguas Landfill has been in operation since 1967 and is adjacent to Baron Ranch, which was purchased by the County in 1991 to act as a buffer with public recreational opportunities, and as a potential site for future solid waste facilities. The landfill accepts municipal solid waste generated by the Cities of Santa Barbara, Goleta, Buellton and Solvang, the unincorporated areas of southern Santa Barbara County, and Santa Ynez and Cuyama Valleys. Private waste collection companies and limited numbers of private individuals also haul solid waste to the landfill.

### **3.6.10 Additional Issues to be Addressed**

The Plan Area includes unstable geologic or soil conditions, steep terrain, floodplains/floodways, dedicated open space and recreation areas, historic and archaeological sites, areas with high value biological resources, and areas with limited services or infrastructure. The existing conditions related to each of these issues are discussed in the respective issue area chapters of this EIR.

## **3.7 Cumulative Impact Analysis**

As defined in CEQA Guidelines Section 15130(1)(A), cumulative impacts are those effects on the environment resulting from the incremental development of the Plan in conjunction with other related projects. A cumulative impact consists of an impact that is created as a result of the combination of the proposed project together with other projects causing related impacts. This EIR discusses related “past, present, and probable future projects” that, when considered with the project, could compound or increase cumulative environmental impacts. This EIR assesses the potential cumulative impacts in each environmental topical section (see Chapter 4, Environmental Impact Analysis). This EIR describes buildout impacts of the Plan’s land uses considered along with development of reasonably foreseeable (proposed and approved, not yet built) projects in the area. In each issue analysis section, the EIR for the Plan assesses the potential cumulative impacts of the Plan and other projects in and around the Plan Area. Projects that may qualify for analysis are ones that are either currently being considered or that have already been approved in the years since 2010. The intent of the cumulative impact sections is to elucidate which relevant projects are occurring and what impacts they have on the Plan Area as a whole.

### 3.7.1 Scope of the Cumulative Impact Analysis

Due to the programmatic character of the Plan, cumulative impacts are considered differently than individual development projects. CEQA Guidelines Section 15130 clarifies how cumulative impacts should be dealt with in this instance:

Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

By its nature, the Plan considers cumulative development within the Plan Area. However, the EIR cumulative impact analysis must also consider community and regional plans and the development they induce in surrounding areas, including the General Plans for the City of Goleta and City of Santa Barbara. Due to the regional nature of the Plan and certain environmental issues—such as air quality and circulation—the analysis of cumulative impacts may involve consideration of other spatially pertinent projects or actions resulting from the plans, programs, initiatives, or ordinances implemented outside of the Plan Area. In short, the impacts of the Plan—including the 20-year Plan buildout—will be combined with cumulative impacts resulting from development proposed by the Cities of Goleta and Santa Barbara General Plans and relevant County Community Plans, as well as development in unincorporated South County that abuts the Plan Area.

### 3.7.2 Structure of the Cumulative Impact Analysis

This Cumulative Project List for the Plan is divided into two sections. Section One contains County Policy Initiatives and Ordinance Amendments. Section Two contains both significant Discretionary and Ministerial Projects and Major Pending and Potential Projects.

An important note for Section Two is that a “significant” project is defined as any new structure or structures cumulatively larger than 5,000 square feet, or any project requiring extensive grading or demolition. Development projects over 5,000 square feet are considered “significant” in the LUDC (Section; 35.42.020.C.1).

A format of inclusionary and exclusionary tables will be used for each of the two sections, totaling four tables. A brief discussion of each project’s reason for inclusion or exclusion is provided in each of the tables. Not all known projects are included in the tables. The main standard for deciding project inclusion and evaluation in the Plan is whether an individual project, program, policy initiative, or ordinance is considered a closely related project with respect to the proposed Plan. Criteria used to decide whether to include or exclude a particular policy, program, project, annexation, or other listed item (public or private) follow.

Section One Projects include those County policy projects, programs, or initiatives or amendments to ordinances that have an overarching effect into the Plan Area.

More specifically, included projects are (see Table 3-1a):

- 1) Funded county policy initiatives and ordinance amendments which are included in a Board of Supervisors adopted work program;
- 2) County policy initiatives and ordinance amendments which are spatially related to the Plan EIR;
- 3) County policy initiatives and ordinance amendments which cause impact to resources evaluated in the Plan EIR;
- 4) County policy initiatives and ordinance amendments which are discretionary in nature; and
- 5) A County policy initiative or ordinance amendment project description which is specified, certain and defined, meaning programs which have undergone or are undergoing environmental review or have been formally initiated by the Board of Supervisors.

Section One excluded projects are (see Table 3-1c):

- 1) Unfunded county policy initiatives and ordinance amendments which are not included in a Board of Supervisors adopted work program;
- 2) County policy initiatives and ordinance amendments which are not spatially related to the Plan EIR;
- 3) County policy initiatives and ordinance amendments which do not impact resources evaluated in the Plan EIR;
- 4) County policy initiatives and ordinance amendments which are ministerial in nature; and
- 5) A County policy initiative or ordinance amendment project description which is unspecified, uncertain, loosely defined, or speculative, meaning programs which have not undergone environmental review or been formally initiated by the Board of Supervisors.

Section Two Projects include both substantial discretionary or ministerial projects within the Plan Area and major pending and potential projects spatially proximate to, but not necessarily inside the Plan Area including land annexations or large urban developments.

Section Two included projects are (see Table 3-1b):

- Projects with specified, certain and defined project descriptions. This criterion would apply to:
  - 1) projects which have submitted a formal application to the respective jurisdiction, and/or

2) projects which have been formally initiated or discussed by the respective jurisdiction\decision-maker at a publicly noticed meeting.

- Any new structure or structures cumulatively larger than 5,000 ft<sup>2</sup> or that require excessive demolition or grading.

Projects excluded from Section Two include (see Table 3-1d):

- Projects with unspecified, uncertain, loosely defined, or speculative descriptions. This criterion would apply to:
  - 1) projects which have not submitted a formal application to the respective jurisdiction, and\or
  - 2) projects which have not been formally initiated or discussed by the respective jurisdiction\decision maker at a publicly noticed meeting.
- Projects that are insubstantial (i.e., projects smaller than 5,000 square feet, renovations, additions, etc.) and purely ministerial.

<b>Table 3-1a. Section One Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Plan/Policy Level)</b>						
<b>Project Name</b>		<b>Description</b>	<b>Applicability</b>	<b>CEQA Process</b>	<b>Status</b>	<b>Discussion</b>
1	Eastern Goleta Valley Community Plan Update	The Plan addresses issues of regional concern to the South Coast, such as economic vitality, high-quality residential neighborhoods, environmental protection, and sustainable transportation networks, provided the momentum to revisit where, when, and how the Eastern Goleta Valley should change over the next 15-30 years.	Eastern Goleta Valley- Goleta Community Plan Area	EIR	In Review	Due to this project's location, geographically near the Gaviota Coast plan, it is included in this analysis.
2	Mission Canyon Community Plan	The Mission Canyon Community Plan is intended to direct all aspects of preservation and development, including the policy and regulatory elements used in evaluating future development projects. This Plan contains goals, policies, development standards, and actions intended to regulate and guide future development and improvements.	Mission Canyon Community Plan Area	EIR	Adopted	Due to this project's location, geographically near the Gaviota Coast plan, it should be included in this analysis.
3	Climate Action Strategy (Energy and Climate Action Plan—ECAP)	The ECAP will identify ways the County can reduce greenhouse gas (GHG) emissions and implement energy-saving measures in support of a thriving, well-balanced and sustainable community. The ECAP is being prepared to assist the County with reducing its GHG emissions consistent with State Assembly Bill 32.	County-wide	EIR	Adopted	As a county-wide program, the effects of the ECAP should be considered in this analysis.
4	Ag Buffer Ordinance	The Agricultural Buffer Ordinance implements policies that assure and enhance the continuation of agriculture as a major viable industry in Santa Barbara County. This ordinance establishes development standards that provide for buffers between agricultural uses and new non-agricultural development.	Inland areas county-wide	ND	Adopted	Due to Gaviota being an area heavy in agriculture and rural, open-space this project should be considered in this analysis.
5	Circulation Element Update	This Element satisfies the requirements of AB 1358 that dictate local jurisdictions to plan for "Complete Streets" through a balanced, multimodal transportation network that meets the needs of all users, including seniors, pedestrians, bicyclists, private motorists, commercial and industrial carriers and public transportation riders.	County-wide	TBD	Pending	As a County-wide program the effects of this project should be considered in this analysis.

<b>Table 3-1a. Section One Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Plan/Policy Level)</b>						
<b>Project Name</b>		<b>Description</b>	<b>Applicability</b>	<b>CEQA Process</b>	<b>Status</b>	<b>Discussion</b>
6	Ordinance 661 Consistency Rezones Phase II	Rezoning remaining Ordinance 661 agricultural lands to similar agricultural zoning in the Land Use and Development Code (LUDC). The project also involves a comprehensive plan amendment.	County-wide	EIR	Pending	Phase II will rezone remaining land still under Ordinance 661 primarily located in the Lompoc Valley, Cuyama Valley, Los Padres National Forest and South Coast Foothill Areas. Due to the projects location geographically near the Gaviota Coast plan it should be included in this analysis.
8	Housing Element Update 2015-2023	The update focuses on the needs of lower, moderate, workforce income and special needs households. It identifies current demographic and employment trends that may affect existing and future housing demand, refines policies and actions that support local and state housing goals and addresses barriers that result in a lack of adequate housing for all segments of the population and affect families and businesses throughout the unincorporated County.	County-wide	ND	Adopted	This comprehensive plan element includes the housing needs of farm workers and should be included in this analysis.
9	Coastal Resiliency Project Phase I	The Project includes coastal hazard modeling and development of a Coastal Hazard Vulnerability Assessment to analyze future impacts to the County's coastal zone under different climate scenarios. Adaptation strategies and management options will be identified for dealing with sea level rise and climate related impacts.	County-wide	TBD	Pending	The project comprises the development of resources database as well as a policy and planning tools database in order to have useful information for making high resolution planning level decisions. Since the plan area resides on a Santa Barbara County coastline, it should be included in this analysis.

**Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	APN	Location	CEQA Process	Status	Discussion
1 Larralde Single Family Residence	Construction of a new 2,914 ft <sup>2</sup> single-family dwelling including garage, 375 ft <sup>2</sup> cabana, 796 ft <sup>2</sup> guesthouse, 1,365 ft <sup>2</sup> attached accessory structure and a pool. Apr 3300 cy of grading is proposed.	081-040-028	Gaviota Coast Plan area	Exempt— Ministerial Action	Construction Complete	At 5,450 total ft <sup>2</sup> of construction occurring within the Plan area, the impacts of this project are therefore relevant.
2 Rancho Guacamole Single Family Dwelling	Demolition of an existing 1,535 ft <sup>2</sup> residence with a 171 ft <sup>2</sup> screened in porch and 400 ft <sup>2</sup> terrace and two attached guesthouses totaling 887 ft <sup>2</sup> . Construction of a 3,327 ft <sup>2</sup> single-family dwelling, 1,580ft <sup>2</sup> covered terrace and a 588 ft <sup>2</sup> two car garage; new guest house of 717 ft <sup>2</sup> , 165 ft <sup>2</sup> covered terrace and 468 ft <sup>2</sup> one car garage; and a new, 862 ft <sup>2</sup> workshop, a new 1,410 ft <sup>2</sup> hay storage barn, new appx. 1,208 ft <sup>2</sup> stables and a new appx.. 8,611 ft <sup>2</sup> covered arena/dressage area.	081-200-017	Gaviota Coast Plan area		Under Construction	With 18,936 ft <sup>2</sup> of new construction within the Plan area, the impacts of this project are therefore relevant.
3 Canada El Capitan Oaks LLC	Demolition of an existing septic system and storage shed of 300 ft <sup>2</sup> and construction of a new 4,973 ft <sup>2</sup> single-family dwelling, detached 924 ft <sup>2</sup> garage, 795 ft <sup>2</sup> guesthouse, and 1,422 ft <sup>2</sup> barn on 120 acre parcel. Grading of 4,500 cy of cut, 2,400 cy of fill, and 1,100 cy of export.	081-240-048	Gaviota Coast Plan area		In Process	With 8,114 ft <sup>2</sup> of construction and thousands of cy of grading within the Plan area, the impacts are therefore relevant.
4 Hart Single Family Residence	Construction of a 4,885 ft <sup>2</sup> dwelling and 797 ft <sup>2</sup> guest house on 24.24 acre parcel.	081-150-033	Gaviota Coast Plan area	Exempt— Ministerial Action	Under Construction	With 5,682 ft <sup>2</sup> of construction within the Plan area, the impacts are therefore relevant.
5 Bean Blossom Lot H Residence	Construction of a 13,884 ft <sup>2</sup> dwelling, 866 ft <sup>2</sup> guest house, 582 ft <sup>2</sup> cabana and accessory structures including a pool on 109.56 acre parcel.	081-200-032	Gaviota Coast Plan area	Exempt— Ministerial Action	Construction Complete	With 15,332 ft <sup>2</sup> of construction within the Plan area, the impacts are therefore relevant.
6 Bean Blossom Lot X Residence	Construction of a 17,605 ft <sup>2</sup> dwelling, 1,229 ft <sup>2</sup> guesthouse and accessory structures including pool and driveway of 4,200 linear feet on 287.36 acre parcel.	081-210-047	Gaviota Coast Plan area	Exempt— Ministerial Action	In Process	With 18,834 ft <sup>2</sup> of construction within the Plan area, the impacts are therefore relevant.
7 Shell/ Hercules Remediation	The site is designated as a State Superfund site and is being remediated for PCBs, mercury, and hydrocarbons. California Department of Toxic Substances Control is the lead agency. A Remedial Action Plan was approved in 1994. Remediation was found to be unsuccessful due to the continued presence of PCBs. The Action Plan is currently being reviewed for further cleanup options.	081-150-041	Gaviota Coast Plan Area	MND	Under review	As continued clean-up of the superfund site may result in extraction and transportation of toxic chemicals, remediation may have consequences for the natural resources and agriculture within the Plan area and are therefore relevant.

Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)							
Project Name	Description	APN	Location	CEQA Process	Status	Discussion	
8	Zacara Ranch	A development plan to legalize unpermitted development on 201.08 acre parcel.	081-250-016	Gaviota Coast Plan Area		In Process	As a development in the Plan area the impacts are therefore relevant.
9	Santa Barbara Ranch Project	The project includes a text and map amendments to the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance; subdivision applications including Vesting Tentative Tract Map, Lot Mergers, Lot Line Adjustments and Conditional Certificates of Compliance; cancellation, modification and re-issuance of Williamson Act contracts; new agricultural conservation and open space Easements; zoning applications including Development Plans, Conditional Use Permits and Minor Conditional Use Permits, Land Use Permits and Coastal Development Permits; and miscellaneous actions including development agreements. Overall project includes 71 new residences, equestrian center, agricultural support facilities, a worker duplex, public amenities, and creation of conservation easements.	079-040-005 to 081-240-018	Gaviota Coast Plan Area	EIR	In Process	This large and multi-step project encompasses over 70 new units. As a future development is in the Plan area the impacts are therefore relevant.
10	SB Ranch Vesting Tract Map	Subdivision of 563 acres on the north side of Hwy 101 to create 40 residential parcels within 274 acres, a single agricultural parcel of 289 acres, and one large designated remainder parcel of 2,003 acres. The Map designates development and landscape envelopes for each lot, areas designated for an Agricultural Conservation Easement under the provisions of Government Code Section 51256, areas designated for private open space and conservation, and areas designated for a Private Agriculture Conservation Easement.	079-040-005 to 081-240-018	Gaviota Coast Plan Area	EIR	In Process	With the creation of 40 new parcels in the Plan area, the impacts are therefore relevant.

**Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	APN	Location	CEQA Process	Status	Discussion
11 Paradiso del Mare Ocean and Inland Estates	Construction of two single-family residences and accessory structures on two separate, adjacent parcels. One application is for a residence on a 64.80-acre parcel that adjoins the ocean, referred to as the Ocean Estate. The second application is for a residence on a 77.90- acre parcel that adjoins Highway 101, referred to as the Inland Estate. The project also includes guest houses, garages and other accessory structures for each of the two home sites. Water lines and other utilities would be extended to the project site.	079-200-004 079-200-008	Gaviota Coast Plan Area	EIR	In Process	With the construction of 5,806 ft <sup>2</sup> and 7,326 ft <sup>2</sup> of over 142.7 acres of land within the Plan area, the impacts are therefore relevant.
12 Gaviota Curve Realignment Project	The project will include realigning northbound Route 101 and replacing the existing compound curve. The new northbound lanes will have a single radius curve designed for travel at 65 MPH. This curve will require a new cut slope that will exclude benches and add a catchment area at the base.	081-270-003	Highway 101, Post mile 45.6/46.4, Gaviota Coast Plan Area	MND	Under Review	Although not expected to increase development, this project may have temporary biological impacts on several federally endangered species so the impacts are therefore relevant.
13 Phelps New Single-Family Residence	Construction of a new 3,548 ft <sup>2</sup> single-family residence with attached 790 ft <sup>2</sup> garage and 800 ft <sup>2</sup> guest house with detached 600 ft <sup>2</sup> garage, a pool and associated access improvements on a currently vacant parcel.	083-680-005	Gaviota Coast Plan Area	MND	Under Construction	With 5,833 ft <sup>2</sup> of proposed construction within the Plan area, the impacts are therefore relevant.
14 Venoco Line 96 Modification Project	Construction of a new oil transportation pipeline 9 miles long, beginning at the Venoco Ellwood Onshore Facility located in the City of Goleta and ending by connecting to the Plains Pipeline L.P. pipeline system adjacent to Las Flores Canyon. The pipeline route travels north from the Venoco facility under Highway 101 and Calle Real Street and then turns west and continues along the North side of Highway 101 along the Gaviota Coast to the terminus at the tie into the Plains pipeline system.	079-210-042 081-230-021	Gaviota Coast Plan Area	EIR	Under Review	The project proposes running an oil pipeline through the Plan area and adjacent areas. As the Plan area is considered one of the last pristine coastal areas in Southern California the impacts are therefore relevant.

**Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	APN	Location	CEQA Process	Status	Discussion
15 Las Varas/Edwards Ranch Tentative Parcel Map, Lot Line Adjustments, Water System and Consistency Rezone	The project entails reconfiguring 9 lots comprising 1,784 acres zoned AG-II-100 and "U" into seven new lots via a subdivision (05TPM--00000-00002) and two lot line adjustments (05LLA-00000-00005 and 05LLA-00000-00006). Future residential development on the parcels would be limited to designated building envelopes of between 2.5 and 5 acres, the project includes infrastructure improvements (access roads, water distribution system, etc.) to serve future development.	079-080-009 079-080-022 079-080-012 079-080-013 079-080-014 079-080-001 079-080-002 081-240-003 081-240-014	Gaviota Coast Plan Area	EIR	In Process	The purpose of this proposed project is to create tracts viable for future development. As a future development in the Plan area the impacts are therefore relevant.
16 SoCal Gas Storage Enhancement Project	Increase gas storage capacity of existing operations by extracting native gas from previously untapped deep reservoirs. Two new wells to be drilled into known reserves and two wells to be drilled into prospective reserves. Wells to be used for storage purposes once the native gas has been produced.	071-210-001	Gaviota Coast Plan Area	EIR	Approved by County; Appealed to California Coastal Commission	This project will increase natural gas production via four new wells in the Plan area. As a future development in the Plan area the impacts are therefore relevant.
17 Rancho en Sueno New Residence/ Guest House	Construction of a new 2,597ft <sup>2</sup> single-family residence, 966 ft <sup>2</sup> garage, 797 ft <sup>2</sup> guesthouse, 588 ft <sup>2</sup> garage and pool. Grading for the project would require 2,435 cy of cut and 2,435 cy of fill. Residential development would be confined to a 1.72-acre area. The remainder of the 104-acre parcel would be used for cattle grazing.	083-660-017	Gaviota Coast Plan Area	MND	In Process	At just under 5,000 ft <sup>2</sup> this future developments impact are therefore relevant.
18 Baron Ranch Trail Extension	United States Forest Service (USFS) & Santa Barbara Trails Council proposal to construct a 3.5 mile extension of the existing Baron Ranch Trail through the Santa Barbara front country of the Los Padres National Forest to the crest of the Santa Ynez Mountains.	N/A	South slope of the Santa Ynez Mountains on T5N, R31W, Sections 16 and 21, Gaviota Coast Plan Area	Exempt; Subject to NEPA	NEPA Review in Progress	As the project is in the Plan area the biological, circulation, and developmental impacts from this project are therefore relevant.
19 Simon Single Family Residence	Construction of a 2,000 ft <sup>2</sup> single-family residence with a 616ft <sup>2</sup> attached garage and 800ft <sup>2</sup> guest house with 484ft <sup>2</sup> attached garage.	081-150-028	Gaviota Coast Plan Area	Exempt— Ministerial Action	Approved	With a total area of 7,700 ft <sup>2</sup> , this future development's impact is therefore relevant.

<b>Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)</b>							
<b>Project Name</b>	<b>Description</b>	<b>APN</b>	<b>Location</b>	<b>CEQA Process</b>	<b>Status</b>	<b>Discussion</b>	
20	St. George Multi Units	Construction of five new three-story multi-family apartment buildings containing 56 dwelling units.	075-101-022	Unincorporated County, Isla Vista Plan Area	EIR	Constructed	Creation and construction of 56 residential units in the Plan area bordering the Gaviota may result in increased impacts on the Gaviota Plan area are therefore relevant.
21	The Knoll Subdivision	A division of 5.12 acres into 12 new single-family lots and 1 existing residential lot (13 total; 12 new).	069-172-059	Goleta Valley Community Plan Area	MND	In Process	These 12 residential units are in the plan area and the impacts are therefore relevant.
22	Cavaletto/ Noel Housing	Development of a residential community totaling 134 new homes (net 132) as follows: 24 attached apartment units, 30 triplex units, 43 detached courtyard homes, and 37 single-family dwellings.	069-100-006 069-100-051 069-100-054 069-100-057	Goleta Valley Community Plan Area	EIR	Approved	With a total of 142 residential units approved in the Plan area that borders the Gaviota Coast Plan area, this future developments impact are therefore relevant.
23	Park Hill Estates v.2	Tract Map 14,768 will divide the existing 14-acre parcel into 18 lots and construct infrastructure improvements.	059-290-041	Goleta Valley Community Plan Area	MND	In Process	With the development of 16 new residential in an area that borders the Gaviota Coast Plan area, this future development's impact is therefore relevant.
24	Pappas New Single Family Residence	Construction of a new 3,500 ft <sup>2</sup> residence with a 1,137 ft <sup>2</sup> attached garage, a 800 ft <sup>2</sup> guesthouse with 792 ft <sup>2</sup> detached garage, a 2,000 ft <sup>2</sup> garage/shop and improvements to an existing access driveway. The project would also include the installation of three 5,000 gallon water tanks and related access and site improvements.	083-680-027	Hollister Ranch Parcel 77, Gaviota Plan Area	Exempt—Discretionary Action	Under Construction	With a total area of 8,229 ft <sup>2</sup> , this project exceeds the 5,000 ft <sup>2</sup> limit and the impacts are therefore relevant.

**Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	APN	Location	CEQA Process	Status	Discussion
26 Dos Pueblos Naples Residential Development Pre-Application (Makar)	Pre-application to merge 25 antiquated lots into 10 new lots and construct a single-family dwelling on each lot.	079-180-010 079-180-048 079-180-049 079-180-050 079-180-052 079-180-053 079-180-058 079-180-059 079-180-060 079-180-061 079-180-062 079-180-063 079-180-064 079-180-068 079-180-071 079-180-072	Gaviota Coast Plan Area	Discretionary Action	Construction Complete	With the construction of 10 new residential developments across a span of 63 acres this developments impact are therefore relevant.
27 Gaviota State Park Backcountry Roads Repair	Re-grade and repair approximately 2.5 to 3.7 miles of existing backcountry dirt roads with seven stream crossings.	083-590-003 083-590-007 083-590-009 083-590-011 083-590-016 083-650-008 083-650-009	Gaviota Coast Plan Area	Discretionary Action	In Process	With the re-grading of the backcountry roads in the Plan area the impacts are therefore relevant.
28 Ballantyne Single Family Residential	Construction of a 13,333 ft <sup>2</sup> single-family dwelling, 800 ft <sup>2</sup> guest house with 568 ft <sup>2</sup> garage 1200 ft <sup>2</sup> barn, municipal waterline and accessory structures.	079-090-036	Goleta Community Plan	EIR	Application Closed	With a total of 13,333 ft <sup>2</sup> of construction adjacent to the plan area, this project impacts are therefore relevant.
29 El Rancho de Tajiguas Coordinated Land Use and Development Plan	Merger and subdivision of 23 existing legal parcels, on an approximately 3,500 acre ranch.	081-200-028	Gaviota Coast Plan Area	Discretionary Action	In Process	Although this project aims to substantially reduce residential development potential through the reconfiguration of the existing lots, the sheer size of the project still exceeds the 5000 ft <sup>2</sup> limit and impacts are therefore relevant.

**Table 3-1b. Section Two Projects Included in the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	APN	Location	CEQA Process	Status	Discussion
30 Phillips 66 Company Rail Spur Extension And Crude Unloading Project	Modification of an existing rail spur to build and operate a crude oil rail unloading facility at the Santa Maria Refinery (SMR) in Nipomo, San Luis Obispo County. The project would include an eastward extension of the existing rail spur, a railcar crude oil unloading facility, and associated above-ground pipelines. Trains would deliver crude oil to the SMR for processing. The unloaded material would be transferred from the proposed unloading facility to existing crude-oil storage tanks via a new on-site above-ground pipeline.	091-141-062 092-391-021 and 034 092-401-005, 011, and 013 092-411-002 and 005	Arroyo Grande Mesa, San Luis Obispo County	EIR and Vertical Coastal Access Project Assessment	In Process	The project is relevant because it would increase the number of oil trains traveling on the main lines of the Union Pacific Railroad, including the rail line that traverses the Gaviota Coast.

Table 3-1c. Section One Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Plan/Policy Level)						
Project Name	Description	Applicability	CEQA/NEPA Process	Status	Discussion	
1	Isla Vista Master Plan	The Isla Vista Master Plan is a planning document for the Isla Vista area which sets forth community goals and policies to guide the future growth of Isla Vista. Once certified by the California Coastal Commission, the Plan will update the policies, land use and zoning designations, and development standards within the Plan Area. The Plan is intended to address public infrastructure problems, reduce automobile dependency, revitalize the Isla Vista downtown, and develop and up-grade the housing stock for all income levels.	Isla Vista, Unincorporated South Coast	EIR	Environmental Review	A Supplemental Draft EIR was released for public review in May 2015
2	Winery Ordinance Update	The project includes a review and potential amendments to permit requirements and development standards for wineries and associated activities. The project would more clearly define standards for allowed tasting room and event activities food service, including the permitting of kitchen facilities in wineries; and sale of wine related items. Ordinance revisions could also establish standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries.	County-wide on Agriculturally zoned land.	EIR	Environmental Review Phase	This ordinance update would influence Gaviota only if there were any current or future wineries in the inland portion of the Plan area. The region has no historic or current vineyard or winery use; therefore, the ordinance update has been disregarded for the Plan.
3	Inclusionary Housing Program	This program relocated the former Inclusionary Housing Program from Appendix A of the Housing Element to a separate Inclusionary Housing Ordinance in order to facilitate future revisions and administration. In addition, it reduced the current inclusionary housing requirements in response to recent changes in the residential real estate market and overall economy.	County-wide	Exempt	Adopted	This program seeks to create and maintain affordable housing in the County. Because Gaviota is primarily zoned for agriculture and recreation, there is no need to look at the program and it has been disregarded for the Plan.
4	<u>Chumash Heritage National Marine Sanctuary (CHNMS)</u>	<u>The National Oceanic and Atmospheric Administration (NOAA) accepted the nomination for a new Chumash Heritage National Marine Sanctuary in October 2015. The acceptance recognizes the site as deserving consideration for special status, and puts it officially under consideration for protection as part of the National Marine Sanctuary Program. The proposed Chumash Heritage National Marine Sanctuary would be the first one to focus on indigenous culture and history as a primary core value along with protection of ocean habitat.</u>	<u>Pacific Ocean and coastline, from Gaviota Creek in Santa Barbara to Santa Rosa Creek in Cambria. The eastern (northern along the Gaviota Coast) boundary is the mean high tide line.</u>	<u>EIS</u>	<u>Pending Environmental Review</u>	<u>The NOAA accepted the nomination for a new Chumash Heritage National Marine Sanctuary in October 2015. The public and environmental review process will take several years.</u>

Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)							
Project Name	Description	Location	APN	CEQA Process	Status	Discussion	
1	Stoltman Residence	Construction of a 3,996 ft <sup>2</sup> single story single family residence with attached 644 ft <sup>2</sup> garage on a 10.03 acre parcel. Appx. 570 cy of grading is proposed.	420 Calle Lippizana, Gaviota Coast Plan area	081-260-004	Exempt— Ministerial Action	Approved/ Built	At a total of 4,640 ft <sup>2</sup> , this project is insignificant and exempt from the Plan.
2	Gaviota Marine and Oil Storage Terminal Demolition	Since operations ceased permanently in fall 2004 on these two 42.44 total acre parcels, the operator is preparing an application for a demolition and reclamation permit. County-initiated revision to land use and zone district designations of the site from Coastal Dependent Industry to Recreation.	16899 Highway 101, Gaviota Coast Plan area	081-130-060 081-130-019	Sampling currently underway- Process TBD	Pending	While demolition may be extensive for this project, the sampling is not yet completed. It may be several more years before this project moves forward.
3	Hart Farm Employee Dwelling	Construction of a 1,600 ft <sup>2</sup> farm employee dwelling on 24.24 acre parcel.	14440 Terra Vista Drive, Gaviota Coast Plan area	081-150-033	Notice of Exemption	Approved/ Not Built	The project is of sufficiently small size to be considered insignificant; subsequently, it was never built and the building permit has been withdrawn.
4	El Capitan Canyon Campground	Relocation and development of 40 campsites to an area approximately 2,000 feet east of the existing campground on the 196.31 acre parcel. The project would also include conversion of an existing 5,716 ft <sup>2</sup> service building into general mercantile, food service, comfort station, laundry, and other incidental uses for the guests.	11560 Calle Real, Gaviota Coast Plan area	081-250-014	MND	Approved	While in the plan area this is a recreational project and is therefore insignificant.
5	Schulte/ Dos Pueblos Ranch Lot Line Adjustment	Lot Line Adjustment (LLA) to adjust the lot lines between a 1,977.5 acre parcel (Parcel A) and an adjacent 76-acre parcel (Parcel B). LLA would result in a 1,693.5 acre parcel (Parcel 1) and a 360 acre parcel (Parcel 2). LLA would help reconfigure a parcel that would be subdivided and developed under a Vesting Tentative Parcel Map approved as part of Santa Barbara Ranch Project	Portion of Santa Barbara and Dos Pueblos Ranches, Gaviota Coast Plan area	079-060-066, 079-080-021, 079-090-030, 081-240-018	EIR	Under Review	While this LLA may facilitate steps that may lead to subdivision and development, those consequences will not be a direct effect of the LLA. Therefore, this project is considered insignificant.
6	Olas de Alegria	Construction on property zoned AG-II-320 of a 3,101 ft <sup>2</sup> residence, 376 ft <sup>2</sup> garage with attached 563 ft <sup>2</sup> storage area, conversion of an existing barn into an 800 ft <sup>2</sup> guesthouse and construction of a new access driveway.	Hollister Ranch Parcel 125, Gaviota Plan area	083-700-021	MND	In Process	The project is under the 5,000 ft <sup>2</sup> cut-off (at a total of 4,840 ft <sup>2</sup> ), and is therefore insignificant.

Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)							
Project Name	Description	Location	APN	CEQA Process	Status	Discussion	
7	HR 127 Partnership	Request for a Coastal Development Permit on property zoned AG-II-320, to allow construction of a new 2,354 ft <sup>2</sup> single-family residence with attached 752 ft <sup>2</sup> garage, a new 799 ft <sup>2</sup> guest house with 409 ft <sup>2</sup> detached garage and related access and site improvements.	Hollister Ranch Parcel 127, Gaviota Plan area	083-700-023	MND	Under Construction	At a total area of 4,314 ft <sup>2</sup> , this project is below the threshold for significance.
8	Tanbark Oaks Ranch	Construction of four new buildings, including a 1,477 ft <sup>2</sup> main residence, a 781 ft <sup>2</sup> guest house, a 528 ft <sup>2</sup> garage for the main house, and a 336 ft <sup>2</sup> garage for the guest house, as well as three accessory structures totaling 4,677 ft <sup>2</sup> . A 240 ft drive way, water cisterns and pipes, and on-site septic tank will all be included.	Hollister Ranch Parcel 48, Gaviota Plan area	083-660-031	MND	In Process	As a total area of 5,000ft <sup>2</sup> this project is below the threshold for significance.
9	Healy Single Family Dwelling	Construction of a new single family dwelling of approximately 1,786 ft <sup>2</sup> , a guesthouse of approximately 481ft <sup>2</sup> , and a detached garage/storage structure of approximately 800 ft <sup>2</sup> .	Hollister Ranch Parcel 43, Gaviota Plan area	083-660-027	MND	In Progress	At 3,067 ft <sup>2</sup> , this project is below the threshold for significance.
10	Gaviota Terminal Ex-situ Bioremediation Study	An ex-situ bioremediation study for evaluating the feasibility of bioremediation options of soil impacted with total petroleum hydrocarbons (TPH) at the Gaviota Terminal. The proposed project consists of excavation of appx. 450 cy of soil above 500 mg/kg of total TPH, of which approximately 300 cy will be placed into three aboveground, pilot-scale treatment cells where aerobic microorganisms will degrade the TPH constituent compounds into carbon dioxide and water. Approximately 5,000 to 10,000 gallons of water per month will be required to maintain soil moisture to achieve the pilot study goals.	Gaviota Coast Plan area	081-130-060 081-130-019			As a beneficial project in line with the open-space goals of the Plan and that requires minimal excavation, this project is therefore insignificant.

**Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	Location	APN	CEQA Process	Status	Discussion
11 Jones Greenhouse Trellis, Fire pit	Construction of a new 120 ft <sup>2</sup> greenhouse, a new 110 ft <sup>2</sup> trellis and a gas fire pit. No trees would be removed as part of the project and grading would include less than 50 cy of cut and fill, balanced onsite.	Hollister Ranch Parcel 131, Gaviota Plan area	083-700-038	Exempt— Ministerial Action	Approved	Such a small and ministerial project (of less than 300 ft <sup>2</sup> of new construction) is below the threshold for significance.
12 Cullen Addition	Construction of a 246 ft <sup>2</sup> bedroom addition to an existing 2,200 ft <sup>2</sup> residence. An existing wooden entry deck would also be expanded by 160 ft <sup>2</sup> as part of the project. No trees are proposed for removal and no grading would be necessary to carry out the project.	Hollister Ranch Parcel 129, Gaviota Plan area	083-700-025	Exempt— Ministerial Action	Under Construction	As this project would require less than 500 ft <sup>2</sup> of construction and is below the threshold for significance.
13 SB Land & Ranching Co. Fencing	Installation of appx. 3,000 ft of livestock fencing around two properties totaling appx. 22 acres bisected by the Union Pacific Railroad within the Naples Townsite. The fencing was installed the required permits and the approval of the project would resolve the outstanding zoning violation on the site.	Naples Townsite, Gaviota Plan area	079-160-046, 079-160-045, 079-160-021, 079-160-038, 079-170-031 through 079-160-045, 079-180-081	MND	In Progress	As these 3,000 feet of fencing are already constructed and is therefore insignificant.
14 Kelly New Guesthouse	Construction of a new 793 ft <sup>2</sup> guesthouse with an attached 1,012 ft <sup>2</sup> garage and an attached 358 ft <sup>2</sup> workshop. The combined structure would have a maximum height of appx. 11 ft above existing grade. The project also includes installation of an emergency generator. Grading would include appx. 1,850 cy of cut and 1,850 cy of fill.	Hollister Ranch Parcel 108, Gaviota Coast Plan area	083-700-004	Exempt— Ministerial Action	Under Construction	At 2,163 ft <sup>2</sup> , this project is below the threshold for significance.
15 Chouinard New Workshop	Construction of a new 545 ft <sup>2</sup> detached workshop/storage building. The new building would have a maximum height of appx. 12 ft above existing grade and be attached to an existing 651 ft <sup>2</sup> detached garage. Grading will include appx. 38 cy of cut and 8 cy of fill.	Hollister Ranch Parcel 33, Gaviota Coast Plan area	083-670-008	Exempt— Ministerial Action	Under Construction	At 545 ft <sup>2</sup> of new construction, this project is below the threshold for significance.
16 Cegelski Guest House Garages/Barn	Construction of a new 800 ft <sup>2</sup> guesthouse with a 593 ft <sup>2</sup> detached garage, a new 1,160 ft <sup>2</sup> detached garage associated with the existing residence, a new 1,728 ft <sup>2</sup> barn and validation of an existing unpermitted 432 ft <sup>2</sup> tractor storage barn.	Hollister Ranch Parcel 53, Gaviota Coast Plan area	083-680-004	MND	Under Construction	At 4,713 ft <sup>2</sup> , this project is below the threshold for significance.

**Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	Location	APN	CEQA Process	Status	Discussion
17 Salt Jungle LLC New Development and Ag Employee Dwelling	Legalization of an existing unpermitted mobile home to serve as an agricultural employee dwelling, to be replaced in the future by a permanent 1,100 ft <sup>2</sup> residence and 500 ft <sup>2</sup> garage. Grading quantities include 1,500 cy of cut and 1,930 cy of fill associated with the future agricultural employee dwelling and detached garage as well as the new horse stable and riding arena.	10810 Calle Real, Gaviota Coast Plan area	081-260-018	Exempt— Ministerial Action	Under Construction	The mobile home in question is already in place and being utilized as a dwelling. The future construction will total 3,100 ft <sup>2</sup> of new buildings. For both of these reasons, this project is below the threshold for significance.
18 Verizon Wireless at Gaviota State Beach Amendment	Replacement of the existing 45 ft tall wood monopole supporting two whip antennas with six panel antennas mounted on a new 53 ft tall steel monopole, replacement of the existing standby generator with a new standby generator, and extending the existing 6 ft. chain link fence surrounding the facility to a height of 8 ft. No vegetation will be disturbed, and no ground disturbance below the facility's existing 24 inch fill pad is proposed.	17620 Gaviota State Park, Gaviota Coast Plan area	081-270-002	Addendum to Negative Declaration	Approved	As this project calls for replacing one monopole with a new, slightly taller monopole, and no other disturbances or construction will occur, it is below the threshold for significance.
19 Behunin Pool	Construction of a new swimming pool and patio. No trees would be removed as part of the project and grading would include 91 cy of cut and 25 cubic yards of fill.	Hollister Ranch Parcel 103, Gaviota Coast Plan area	083-690-021	Exempt— Ministerial Action	Construction	A project of such small size with no construction beyond excavation is below the threshold for significance.
20 Adorno Single Family Dwelling Addition	Additions and exterior and interior alterations to the existing residence located on the northern portion of the subject parcel. It also includes permitting an existing horse stall and improving the driveway. The proposed residence will total 2,931 ft <sup>2</sup> of living space, 17 ft <sup>2</sup> of storage space, 1,206 ft <sup>2</sup> of terrace/decks, and attached garage of 396 ft <sup>2</sup> .	Hollister Ranch Parcel 93, Gaviota Coast Plan area	083-690-011		Under Construction	As no new major construction is taking place, this project is below the threshold for significance.
21 Ricon Residence, Guesthouse and Garages	Construction of a new 2,019 ft <sup>2</sup> single family dwelling with attached 759 ft <sup>2</sup> garage, and new 863 gross ft <sup>2</sup> guesthouse with detached 688 ft <sup>2</sup> garage. Grading for the project would require 1,170 cy of cut and 570 cy of fill. Development would be confined to a 1.02-acre area. The remainder of the 102-acre parcel would be used for cattle grazing.	Gaviota Coast Plan area	083-700-011	ND	Under Construction	At 4,329 ft <sup>2</sup> of construction, this project is below the threshold for significance.

**Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	Location	APN	CEQA Process	Status	Discussion
22 Dash Holdings Addition, Cabana, Guesthouse, Garage	Construction of a 675 ft <sup>2</sup> addition to the main residence, a 900 ft <sup>2</sup> addition to the main residence garage, a 561 ft <sup>2</sup> pool cabana, a 1,717 ft <sup>2</sup> workshop/garage building, a 286 ft <sup>2</sup> storage building, an 800 ft <sup>2</sup> guesthouse, a 680 ft <sup>2</sup> guesthouse garage, a 190 ft <sup>2</sup> gazebo, a 640 ft <sup>2</sup> stable, and grading including 750 cy of cut and 750 cy of fill.	Gaviota Coast Plan area	083-680-024	Exempt	Approved	At 5,619 ft <sup>2</sup> this project is below the threshold for significance.
23 Refugio Road "Loading" and "No Parking" Signs	Installation of signs and designation of a "Commercial Loading Zone" and "No Parking Zones" along N. Refugio Road.	Refugio Road, Gaviota Coast Plan area	081-210-051	Exempt— Ministerial Action	Approved	This small, ministerial project is below the threshold for significance.
24 Nojoqui Ranch, LLC	Approval of a Conditional Certificate of Compliance to legalize the creation of a 230 acre gross/net parcel, comprised of two Assessor Parcel numbers in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-II-100 under the Santa Barbara County LUDC.	Gaviota Coast Plan area	081-020-024, 081-020-029	Exempt— Ministerial Action	Approved	This purely ministerial project is below the threshold for significance.
25 Turpin Single Family Dwelling, Guesthouse	Construction of a new 80 ft <sup>2</sup> addition to an existing 789 ft <sup>2</sup> single-family dwelling and the conversion of the 461 ft <sup>2</sup> attached garage to habitable space (resulting in a gross 1,250 ft <sup>2</sup> SFD), construction of a new 240 ft <sup>2</sup> terrace, the construction of a new 1,200 ft <sup>2</sup> 1st story barn and attached 800 ft <sup>2</sup> 2nd story guesthouse and a new 540 ft <sup>2</sup> covered carport. Grading will include less than 50 cy of cut and fill and will be balanced onsite.	Hollister Ranch Parcel 124, Gaviota Coast Plan area	083-700-020	Exempt— Ministerial Action	Approved	At 2,860 ft <sup>2</sup> , the project is below the threshold for significance.
26 Wall Accessory Storage Structure	Construction of an accessory storage structure of 852 ft <sup>2</sup> .	Hollister Ranch Parcel 36, Gaviota Coast Plan area	083-670-011	Ministerial	Constructed	This small accessory structure is below the threshold for significance.
27 Agua Azul New Single Family Residence and Guesthouse	Development of a new residence and guest house. Significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Resources, Noise and Water Resources.	Hollister Ranch Parcel 80, Gaviota Coast Plan area	083-680-030	Exempt— Discretionary Action	Approved	Because these affects were suitably mitigated, the project is below the threshold for significance.

**Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)**

Project Name	Description	Location	APN	CEQA Process	Status	Discussion	
28	Gaviota State Park Water Tank Replacement	Demolish an existing redwood water tank, slab, and 10,000 gallon partially underground cistern, and construct a 53,000 gallon 16 ft 1 inch tall water tank. Allow demolition of an existing redwood water tank, slab, and 10,000 gallon partially underground cistern, and construction of a 53,000 gallon 16 ft 1 inch tall water tank.	17620 Gaviota State Park, Gaviota Coast Plan area	081-270-002	Exempt— Ministerial Action	Approved	As an exempt project being done by the state in a state park, the project is below the threshold for significance.
29	Kong Lot Line Adjustment	Rezone 106.4 acres from General Agriculture, 100-acre minimum lot area (100-AG) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100) under the County Land Use & Development Code (LUDC).	2377 Refugio Road, Gaviota Coast Plan area	081-040-052 081-040-012	Exempt— Ministerial Action	Approved	An agricultural rezone is below the threshold for significance.
30	Makela Rezone	Proposing to rezone a single 100-acre parcel from Unlimited Agricultural, 100-acre minimum lot area (U) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100).	12477 Calle Real, Gaviota Plan area	081-230-028	Exempt— Ministerial Action	Approved	A rezone project is below the threshold for significance.
31	Gaviota Holdings Habitat Restoration	Application for a Coastal Development Permit to implement a habitat restoration plan. Application submitted to help mitigate the impacts of unpermitted removal of 7.45 acres of eucalyptus trees, coastal sage shrub, native grass, and nonnative vegetation.	8501 Hollister Ave, Goleta Plan area	079-200-002 079-200-005	MND	Under Review	Gaviota Holdings LLC has yet to complete their application since first submitting in 2007. Due to this inactivity, along with the rehabilitating nature of this project is below the threshold for significance.
32	Hope Ave. Reorganization Annexation	Annexation of a 3.3 acre lot from the unincorporated county to the City of Santa Barbara	455 & 457 North Hope Avenue, City of Santa Barbara Plan area	057-191-011	ND	Approved	This annexation is below the threshold for significance.
33	Cieneguitas Reorganization Annexation	Annexation of three parcels, totaling an area of 4.31 acres, from the unincorporated county to the City of Santa Barbara.	4151 Foothill Rd., 675 Cieneguitas Rd., and 681 Cieneguitas Rd., City of Santa Barbara Plan area	059-160-017 059-160-021 059-160-023	MND	Approved	This annexation is below the threshold for significance.
34	Pavelka Dwelling/Barn & Garage	New, two level structure of approximately 1,994 ft <sup>2</sup> including a first floor barn and second floor dwelling unit, a new garage of approximately 864 ft <sup>2</sup> with a second level, hobby craft room of approximately 864 ft <sup>2</sup> .	14440 Terra Vista Drive, Gaviota Coast Plan area	081-150-033	Exempt	In Progress	At 2,858 ft <sup>2</sup> , this project This annexation is below the threshold for significance..

Table 3-1d. Section Two Projects Excluded from the Gaviota Coast Plan EIR Cumulative Impact Analysis (Site Specific)						
Project Name	Description	Location	APN	CEQA Process	Status	Discussion
35	Rancho Tajiguas Lot Line Adjustment	Gaviota Coast Plan area	081-150-008	Discretionary Action	Pending; Application Incomplete; Processing Suspended At Request of Client	A lot line adjustment is below the threshold for significance.
36	Eagle Canyon Ranch Lot Line Adjustment (Parsons)	Gaviota Coast Plan area	079-060-062 079-060-063 079-090-003 079-090-005 079-090-032 079-090-033 079-090-034 079-090-037	Discretionary Action	Pending; Application Incomplete	The reduction of density ensures that this project is below the threshold for significance.