

## **3.0 ENVIRONMENTAL SETTING**

This section describes the general environmental conditions throughout the Santa Ynez Valley and surrounding area, and in the vicinity of each of the four sites designated for the proposed Affordable Housing Overlay. It also discusses cumulative development in the vicinity of the Santa Ynez Valley Community Plan Area (Plan Area). More detailed descriptions of the setting for individual issue areas can be found in the discussions contained within Section 4.0, *Environmental Impact Analysis*.

### **3.1 PLAN AREA SETTING**

#### **3.1.1 Local Geography**

The Santa Ynez Valley Community Plan Area is located in Santa Barbara County, California. Topography in and around the Plan Area is varied and ranges from rolling hills, and valley lowland areas to the mountains surrounding the valley. The Santa Ynez Valley is a wedge-shaped topographic feature bounded by the Santa Ynez Mountains on the south, the San Rafael Mountains to the east and north, and the Purisima Hills on the west. Numerous streams, creeks, and their tributaries drain the Valley area and eventually feed into the Santa Ynez River, which flows east to west across the southern portion of the Plan Area.

#### **3.1.2 Regional Climate**

Santa Barbara County has a Mediterranean climate characterized by warm, dry summers and temperate, semi-moist winters. Daytime summer temperatures in the County average from the high 70s to mid 90s, with generally higher temperatures in inland areas and lower temperatures along the coast. Nighttime low temperatures during the summer are typically in the high 50s to low 60s. Winter daytime high temperatures tend to be in the 60s, while winter low temperatures are typically in the 30s. The Plan Area tends to have larger day-night temperature variations and tends to be drier and warmer than the coastal areas of Santa Barbara County. Foggy conditions are relatively common in the mornings, particularly during the summer months, with fog typically burning off by mid- to late-morning. The western Plan Area is slightly cooler than the eastern plan area, as the influence of morning fog is greater in western portions of the Santa Ynez Valley.

Annual rainfall typically ranges from about 13 to 18 inches, with nearly all precipitation occurring between October and April. Over the past ten years, the Santa Ynez Valley received an average rainfall of 20.39 inches per year. Rainfall levels throughout the Plan Area are highly variable due to the area's diverse topography.

#### **3.1.3 Demographics**

The Plan Area occupies 45,380 net acres and contains 3,901 parcels (refer to Table 2-1). This is a net area determined by summing the acreage of all the Assessor's Parcels within the Plan Area. The "gross" acreage within the Plan Boundary, which includes areas such as public roads and right-of-ways, is approximately 46,933 acres. The total population within the Plan area is 9,850 residents, based on the 2000 Census, and excluding the incorporated cities of Buellton and



Solvang. Over half of the residents reside in the three townships: Ballard, Los Olivos, and Santa Ynez, which are described in Section 3.2, below. Consequently, the majority of the residential and commercial land in the Plan Area is found within or adjacent to these townships. These communities range from small towns with established downtowns to more rural in character, and include low- to medium-density residential development along with community and tourist-serving commercial uses. The nearby cities of Buellton and Solvang offer higher and more-urban densities as well as more intensive commercial and industrial development. Maximum theoretical buildout for the SYVCP area according to the current adopted Comprehensive Plan would potentially be approximately 14,887 residential units. In addition to primary residential units, this number also includes potential secondary, mixed-use and agricultural-employee units which based on the current rate of development, are unlikely to ever reach these maximum potential buildout numbers. Nevertheless, under these maximum theoretical buildout conditions, buildout under the existing Comprehensive Plan would result in 31,239 new residents (based on the County's average household size of 2.76 persons per dwelling unit, California Department of Finance, 2007).

### **3.1.4 General Development Patterns**

The Santa Ynez Valley is semi-rural with more urban development concentrated in the townships of Los Olivos, Ballard, and Santa Ynez, the cities of Solvang and Buellton, and on the Chumash Reservation. The SYVCP separates the Plan Area into three categories, each of which possess similar characteristics and planning issues: Urban Townships, Inner-Rural area, and Rural area.

The townships or urban areas are home to most of the residents, and almost all of the commercial and industrial development in the Plan Area. The Inner-Rural area surrounds the townships and the incorporated cities (refer to Figure 2-7) and serves as a buffer between urban and rural uses. Development within the Inner-Rural area is limited to agricultural, recreational, and ranchette-style residential uses. Parcel sizes in the Inner-Rural area generally range from 5 to 40 acres. The Rural area contains larger parcels ranging from 40 to several hundred acres, and is characterized by less development and larger scale agricultural uses. Wineries, some which include tasting rooms and related activities (events, concerts, etc.), are located throughout the Plan Area.

While most higher-density residential development has been focused in the townships, some exceptions to this pattern exist. Several neighborhoods are scattered throughout the Valley in rural or semi-rural locations. These areas are identified as Existing Developed Rural Neighborhoods (EDRNs) and are shown on Figure 2-6.

### **3.1.5 Regional Access**

U.S. Highway 101 is the primary regional artery connecting the cities of Santa Barbara County to one another and connecting the County to points both north and south. Within the Plan Area, there are four interchange connections to Highway 101: Santa Rosa Road, State Highway 246, Avenue of the Flags, and State Highway 154. Highway 246, Highway 154 and Baseline Road are the major east/west routes that connect the six communities of the Valley. The primary north/south routes connecting the urban communities include Edison Street, Refugio Road, Alamo Pintado Road, and Ballard Canyon Road. Roblar Avenue, Baseline Avenue, Armour



Ranch Road, and Happy Canyon Road provide access to agricultural areas and EDRNs to the east. Highways and major streets surrounding the project area are shown on Figure 2-2.

### **3.1.6 Public Services and Utilities Provided for the Plan Area**

The Santa Ynez River Water Conservation District Improvement District No. 1 (ID#1) is the main public water purveyor in the Plan Area and serves all three townships and the Chumash Reservation. In addition, several small public water systems (serving fewer than 200 service connections) and numerous private water systems are located throughout the planning area.

The Cities of Solvang and Buellton own and operate respective wastewater treatment plants within the Santa Ynez Valley. The City of Solvang wastewater treatment plant, which collects and treats wastewater from within the Solvang city limits and the Santa Ynez Community Service District (SYCSD) service boundary, has a capacity of 1.50 million gallons per day (mgd) that is contractually allocated between the City of Solvang (1.21 mgd) and SYCSD (0.29 mgd). The City of Buellton's wastewater treatment facility serves uses within the city limits, and has a capacity of 0.65 mgd.

The SYCSD provides wastewater collection for urban land uses in Santa Ynez Township as well as wastewater collection for the Chumash Reservation through contractual agreements (88,000 gallons per day current entitlement). Capacity projections for the SYCSD indicate that at 225 gallons per household the SYCSD could support roughly 343 additional homes within their sphere of influence. (It is important to note however that this does not consider commercial and industrial connections or improvements within the boundaries, only single family dwellings. The Santa Ynez Band of Chumash Indians has recently constructed a 200,000 gallon capacity centralized wastewater treatment plant on the Reservation. The plant serves the needs of the hotel, casino, health clinic, and existing residential development on the reservation. The plant is owned by the Chumash, but maintained and operated by the SYCSD.

The Public Works Department's Resource Recovery and Waste Management Division is responsible for planning and implementing waste collection and recycling programs throughout the county. Health Sanitation Services is the privately contracted company that serves the Santa Ynez Valley.

The Santa Barbara County Sheriff's Department, North County Operations Division, provides law enforcement services to the Valley, with stations located in Buellton and Solvang. Fire protection service is provided by the Santa Barbara County Fire Department, operating stations in Buellton, Solvang, and Santa Ynez.

Six separate school districts are located in the Plan Area, with a total of eleven schools. In addition, two private schools serve the residents of the Valley and surrounding area. Recreation opportunities include a county park, several city parks, courts and playing fields at neighborhood schools, several private facilities, and a variety of public campgrounds and hiking opportunities nearby.



## **3.2 TOWNSHIPS SETTING**

### **3.2.1 Santa Ynez**

The township of Santa Ynez is located east of the incorporated City of Solvang, and just west of the junction of Highways 154 and 246. The downtown area of Santa Ynez includes several blocks along and extending from Segundo Street between Edison Street and Meadowvale Road. Founded in 1882, it remains a western style town surrounded by ranchette homes and agricultural land uses. Approximately 4,000 residents inhabit the township's approximately 1,750 acres (gross) where land use is predominately lower density residential surrounding a downtown commercial center located in the southeastern part of the town. A gradual increase in the overall housing density of the Santa Ynez township has occurred during recent years. Construction of second residential units and guest houses on single-family parcels has become more common and most of the few remaining vacant parcels have been developed.

Santa Ynez has 90 commercially zoned parcels totaling 56 acres. The commercial core is located in the southeastern corner of the township. Historically, Santa Ynez has provided community-serving commercial uses. In recent years, a growing number of tourist-serving uses have been established. This area also contains a handful of mixed-use buildings that house residential or office uses above commercial space. Areas fronting Highway 246 are designated for Highway Commercial uses, though they remain largely undeveloped. Santa Ynez is home to the Valley's only high school, which also serves the residents of Buellton and Solvang. A designated County park is located in Santa Ynez, just west of the downtown commercial core. The Santa Ynez municipal airport is also located within the urban boundary of the township, and is one of only four public airstrips in the County.

Also within the urban boundary of Santa Ynez is the approximately 137-acre reservation of the Santa Ynez Band of Chumash Indians. Approximately 249 people live in primarily single-family homes on the reservation located along Sanja de Cota Creek. A federally-recognized sovereign nation and a significant community within the township, the Chumash tribe has authority over land use decisions on the reservation. A major casino expansion that included the construction of the Chumash Casino Resort Hotel was completed on the reservation in June 2004. The Casino and associated hotel fronts Highway 246 immediately west of its intersection with Edison Street.

The Santa Ynez Community Services District (SYCSD) provides wastewater collection for urban land uses in Santa Ynez, as well as for the Chumash Reservation under a contractual agreement. Not all properties are served by the sewer district, and Santa Ynez has over 770 parcels with private septic systems. The west side of Santa Ynez is constrained for further development on parcels smaller than 1 acre because of the high concentration of septic systems in the area, and related health and safety concerns about groundwater quality degradation.

As discussed above in Section 3.1.6, the majority of the properties within Santa Ynez township have water service through ID#1. The central section of Santa Ynez north of Highway 246, between Refugio and Calzada, however, is served by the Skyline Park Water District, while the western portion of Santa Ynez including the Janin Acres subdivision is served by the Rancho Marcelino Water District. The Janin Acres subdivision area south of Highway 246 and the



parcels east of the Township have been designated Special Problem Areas due to constraints and historic problems with the use of onsite sewage disposal systems.

### **3.2.2 Los Olivos**

Established in 1888, Los Olivos is the northernmost township within the Plan Area. Los Olivos was once the economic center for agriculture in the Valley, due in part to the town's location at the Southern terminus of the Pacific Coast Railroad. Today, the community consists of approximately 305 acres (gross) with an estimated population of 1,000 people. The 22-acre commercial district is located primarily along the northern portion of Grand Avenue, which is the principal north-south roadway through the township. Over the past 30 years, Los Olivos has experienced the most commercial development of the three townships with hotel, restaurant, and retail development stimulated by the growing tourist industry in the valley. As a result, the majority of commercial uses in Los Olivos are tourist-serving retail and services. Small privately owned businesses and appropriate commercial uses help define the semi-rural, small town character of downtown Los Olivos.

Residentially zoned land surrounds the commercial core with higher densities near the center of the township and lower densities at the periphery. Residential neighborhoods account for over 85% of the total land area of the township. Opportunities for future residential development are limited as the town approaches residential buildout, with approximately 70% of the residentially zoned land developed.

While Los Olivos has public water service provided by ID#1, it is entirely served by private septic systems. With two-thirds of over 340 of the residential and commercial parcels being under half of an acre, and many under one quarter of an acre in size, a significant constraint for septic system usage exists, especially in the commercial core. Los Olivos is a designated Special Problem Area due to constraints and historic problems with the use of onsite sewage disposal systems.

### **3.2.3 Ballard**

Established in 1880, the community of Ballard is the oldest and smallest of the three Valley townships with an estimated population of 500 residents. Located north of Santa Ynez and south of Los Olivos, the Ballard township encompasses approximately 102 acres (gross) and 118 parcels. A mix of smaller agricultural parcels between five and forty acres, and a variety of agricultural uses surround Ballard. Over ninety percent of the township is designated for residential use with approximately four acres of commercially zoned land. The commercial district maintains a quiet, rural character.

Residential land is near buildout with only two vacant parcels remaining. Theoretically, current zoning would allow up to 30 additional units, assuming maximum densities could be achieved; however buildout is unlikely to reach this potential because a number of lots that could subdivide are constrained by Alamo Pintado Creek. Oak Hills Cemetery is located in the southeastern portion of Ballard and is the only cemetery district for the planning area. The township is also home to the "Little Red Schoolhouse" established in 1882.



Ballard is also entirely served by private septic systems. The majority of the 120 parcels are between one half to one acre in size, posing similar development constraints related to onsite sewage disposal. Ballard is a designated Special Problem Area due to constraints and historic problems with the use of onsite sewage disposal systems. Water service to Ballard is provided by ID#1.

### **3.3 AFFORDABLE HOUSING OVERLAY DISTRICT (AHOD) SITES SETTING**

As discussed in Section 2.4.4.1 *Affordable Housing Overlay District*, the Community Plan identifies four candidate sites for possible application of the AHOD Overlay. The four candidate sites for this Overlay as listed in Table 2-5 are described below.

#### **3.3.1 Proposed Site A: Caesar's Property**

The proposed affordable housing overlay Site A is a 2.27-acre parcel located within the unincorporated community of Santa Ynez. This parcel currently has split zoning of Commercial Highway (C-H) and Single-Family Residential 1 acre minimum (1-E-1). The site is located on the north side of State Highway 246; the south-eastern portion of the parcel fronts Highway 246 (see Figure 2-11b). There is a small parcel that separates the south-western property boundary from having frontage on Highway 246. Site access would be via Highway 246.

According to the County's resource database, no special-status biological species or habitats are known to occur on the site, nor does the site contain any identified significant cultural resources. A small area in the southern portion of the site may be impacted by noise from nearby Highway 246.

The site is underlain by three distinct soil types that have been described by the Natural Resource Conservation Service Soil Survey of Santa Barbara County. The on-site soils are: Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes, Positas fine sandy loam, 2 to 9 percent slopes, and Ballard fine sandy loam, 0 to 2 percent slopes (a prime soil if irrigated). As indicated by the on-site soil types, the site topography is generally level.

The site is currently developed with commercial uses: a car wash, auto storage, and auto sales yard. Thus the site has been graded and highly disturbed from its natural state. As a result, there is limited biological habitat on site. The site is located just to the east of the Santa Ynez Community Service District. Sewer service could be utilized to serve the site, but would require annexation into this district. The site is located within the Skyline Park Public Water System service area. Other utilities (i.e. power, gas, cable, and phone) are currently provided on site to serve the existing development.

#### **3.3.2 Proposed Site B: Sanja Cota Motel**

The proposed affordable housing overlay Site B is a 1.04-acre parcel located within the unincorporated community of Santa Ynez. This parcel is currently zoned Commercial Highway (C-H). The site is located on the north side of State Highway 246; the southern property



boundary fronts Highway 246. It is immediately west of Site A (see Figure 2-11b). Site access would be via Highway 246.

According to the County's resource database, no special-status biological species or habitats are known to occur on the site, nor does the site contain any known significant cultural resources. A small area in the southern portion of the site may be impacted by noise from nearby Highway 246.

The site is underlain by two soil types, as described by the Natural Resource Conservation Service Soil Survey of Santa Barbara County. The on-site soils are: Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes and Positas fine sandy loam, 2 to 9 percent slopes. As indicated by the on-site soil types, the site topography is generally level.

The site is currently developed with a commercial use, the Sanja Cota Motel. Thus the site has been graded and highly disturbed from its natural state. As a result, there is limited biological habitat on site. Additionally on site grading that occurred during the development of the existing use would have accounted for any on-site drainage issues. The site is located just to the east of the Santa Ynez Community Service District. Sewer service could be utilized to serve the site, but would require annexation into this district. The site is located within the Santa Ynez River Water Conservation District (ID#1) service area. Other utilities (i.e. power, gas, cable, and phone) are currently provided on site to serve the existing development.

### **3.3.3 Proposed Site C: Raleigh Property**

The proposed affordable housing overlay Site C is a 2.07-acre parcel located within the unincorporated community of Santa Ynez. This parcel is currently zoned Single-Family Residential 1 acre minimum (1-E-1). The site is located on the south side of State Highway 246; the northern property boundary fronts Highway 246 (Figure 2-11c). Site access would be via Highway 246.

According to the County's resource database, no special-status biological species or habitats are known to occur on the site, nor does the site contain any identified significant cultural resources. A small area in the northern portion of the site may be impacted by noise from nearby Highway 246.

The site is underlain by two soil types, as described by the Natural Resource Conservation Service Soil Survey of Santa Barbara County. The on-site soils are: Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes and Ballard fine sandy loam, 2 to 9 percent slopes (a prime soil if irrigated). As indicated by the on-site soil types, the site topography is generally level.

The site is developed with one single-family residence. The site is located to the west of the Santa Ynez Community Service District. Sewer service could be utilized to serve the site, but would require annexation into this district. The site is located with the Rancho Marcelino Public Water System service area. Other utilities (i.e. power, gas, cable, and phone) are currently provided on-site to serve the existing development. The site is located within a "Special Problem Area" as defined by Santa Barbara County Ordinance No. 3665. Development of parcels within this area requires additional discretionary approval by a committee of



representatives of the Roads Division, Flood Control, Planning and Development, Health Services, and the Fire Department.

### **3.3.4 Proposed Site D: Uyesaka Property**

The proposed affordable housing overlay Site D is a 2.21-acre parcel located within the unincorporated community of Santa Ynez. This parcel is currently zoned Single-Family Residential 1 acre minimum (1-E-1). The site is located on the south side of State Highway 246; the northern property boundary fronts Highway 246. It is immediately east of Site C (see Figure 2-11c). Site access would be via Highway 246.

According to the County's resource database, no special-status biological species or habitats are known to occur on the site, nor does the site contain any known cultural resources. A small area in the northern portion of the site may be impacted by noise from nearby Highway 246.

The site is underlain by two soil types, as described by the Natural Resource Conservation Service Soil Survey of Santa Barbara County. The on-site soils are: Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes and Ballard gravelly fine sandy loam, 2 to 9 percent slopes (a prime soil if irrigated). As indicated by the on-site soil types, the site topography is generally level.

The site is developed with one single-family residence. The site is located to the west of the Santa Ynez Community Service District. Sewer service could be utilized to serve the site, but would require annexation into this district. The site is located within the Santa Ynez River Water Conservation District (ID#1) service area. Other utilities (i.e. power, gas, cable, and phone) are currently provided on site to serve the existing development. The site is located within a "Special Problem Area". As discussed above, development of parcels within this area requires additional discretionary approval by a committee of representatives of the Roads Division, Flood Control, Planning and Development, Health Services, and the Fire Department.

## **3.4 CUMULATIVE DEVELOPMENT**

Cumulative impacts are defined in CEQA as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of the development of a proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be inconsequential when analyzed separately, but could have a substantial impact when analyzed together.

As a Community Plan, cumulative impacts are treated somewhat differently than would be the case for a project-specific development. CEQA *Guidelines* Section 15130 provides appropriate direction for the discussion of cumulative impacts in a Community Plan:

*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 Community Plan considers cumulative development within the Plan Area. However, the EIR cumulative impact analysis also considers a number of community and regional plans that govern development in various surrounding areas, including the General Plans for the City of Solvang and City of Buellton. Depending on the environmental issue area, the analysis of cumulative impacts may involve consideration of other projects or actions resulting from the implementation of these other plans. Certain issues, such as traffic and air quality, are more regional in nature, and cumulative impacts may consider data outside the Plan Area's boundaries.

For example, the discussion of cumulative air quality impacts considers County-wide development as contained in the Santa Barbara County Clean Air Plan (CAP). The analysis of cumulative impacts in traffic and circulation considers buildout conditions in the Cities of Solvang, Buellton, and Lompoc as well as the unincorporated town of Los Alamos. The cumulative impacts analysis also considers any regional transportation improvements planned or programmed in the Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan (RTP). Cumulative water quality impacts are considered on a watershed basis for the Santa Ynez River Watershed.

The proposed Community Plan must also be analyzed for its consistency with other broader plans that pertain to the plan area. Related plans and their relevance are described below and discussed in greater detail in Section 5.0, *Policy Consistency*.

- ***Santa Barbara County Comprehensive Plan.*** *The Comprehensive Plan is a long-range plan to serve as a guide for the physical development of Santa Barbara County. It includes goals, policies, and implementation measures that provide a general framework for countywide development. Within the Comprehensive Plan are a number of Community Plans, including the Los Alamos Community Plan and the Orcutt Community Plan.*
- ***Regional Transportation Plan (RTP).*** *The RTP, adopted by the Santa Barbara County Association of Governments (SBCAG) in 2003, is a 20-year plan of regional transportation needs and goals. The plan provides countywide guidance regarding public policy decisions relating to transportation expenditures and financing.*
- ***Santa Barbara County Clean Air Plan (CAP).*** *The CAP, adopted by the Santa Barbara County Air Pollution Control District (SBCAPCD) in 2007, sets forth a series of policies and measures to manage air quality with the goal of meeting state and federal air quality standards.*

The impacts of the Plan, including the 20-year Plan buildout, would be combined with cumulative impacts resulting from development contemplated in the Buellton and Solvang General Plans as well as buildout of the Chumash Reservation. General Plan buildout in the City of Buellton would result in approximately 1,814 additional residential units and 1,197,730 sf of new commercial development. Excluding existing development, the buildout under Solvang's General Plan will result in approximately 532 additional residential units, and 115,436 sf of new commercial development. Of the 532 additional residential units, 210 units are currently pending, while 322 would result from the development of vacant/underutilized land. Similarly, of the 115,436 sf of commercial development, 93,876 sf are currently pending, while 21,560 sf would result from the development of vacant/underutilized land.



An additional 72 residential units is estimated to accommodate 2030 growth projections on the Chumash Reservation<sup>1</sup>

In addition to growth from buildout projections of the Plan and similar buildout projections from other jurisdictions within the Santa Ynez Valley, a few projects, programs, or initiatives would have the potential for additional growth in the Valley: for example, the Santa Barbara County Uniform Rules Update, the Winery Permit Process Ordinance (Ordinance 4540), the Bradley Lands Annexation project in Santa Maria, the Los Alamos Community Plan, and the UCSB Long Range Development Plan. The Santa Barbara County Uniform Rules Update was adopted in September 2007, and is estimated to result in the development of 233 additional residential units that would be dispersed throughout the rural agricultural areas of the County. As a worst-case scenario, it is estimated that approximately one-third of these projected units (or 78 units) would be developed in the Santa Ynez Valley Community Plan area. Cumulative buildout in the area would also include the Winery Permit Process Ordinance that was adopted in 2004, which may encourage the additional development of small, low intensity wineries.

Other programs, initiatives, and projects of regional significance were considered and either included or excluded in the cumulative impacts analysis. These are listed in Tables 3-1 through 3-4. County policy initiatives and programs considered along with the proposed program are listed in Table 3-1 as “Tier 1” projects. Specific major pending and potential projects, including proposed annexations and large urban developments are listed as “Tier 3” projects in Table 3-2. Discretionary and ministerial projects are classified as “Tier 2” projects, and are not included in the Cumulative Projects list (see below). A brief discussion of each project’s potential to contribute to cumulative effects is provided in each of the tables.

Not all known projects are included in the tables. The main determinant for purposes of inclusion and evaluation in this analysis is whether an individual project, program, policy initiative, or conceptual future project is considered a closely related project with respect to the proposed Santa Ynez Valley Community Plan. Criteria used to decide whether to include or exclude a particular policy, program, project, annexation, or other listed item (public or private) follow.

Tier 1 programs *included* in the Santa Ynez Valley Community Plan cumulative impact analysis include:

- County policy initiatives and ordinance amendments which are funded and included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which are “geographically” related to the Santa Ynez Valley Community Plan EIR
- County policy initiatives and ordinance amendments which cause related impacts to resources evaluated in the Santa Ynez Valley Community Plan EIR;
- County policy initiatives and ordinance amendments which are not procedural in nature; and
- A County policy initiative or ordinance amendment project description which is specified, certain and defined. This criteria would apply to programs which

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<sup>1</sup> Based on the Reservation’s estimate of 198 new residents by 2030, and using the County’s 2.76 persons/residence average household size from the Department of Finance, 2007.



have undergone or are undergoing environmental review or have been formally initiated by the Board of Supervisors.

Tier 3 projects *included* the Santa Ynez Valley Community Plan cumulative impact analysis include:

- A project description which is specified, certain and defined. 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.

Tier 1 programs *excluded* from the Santa Ynez Valley Community Plan cumulative impact analysis include:

- County policy initiatives and ordinance amendments which are unfunded and not included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which are not “geographically” related to the Santa Ynez Valley Community Plan EIR;
- County policy initiatives and ordinance amendments which do not cause related impacts to resources evaluated in the Santa Ynez Valley Community Plan EIR;
- County policy initiatives and ordinance amendments which are procedural in nature; and
- A County policy initiative or ordinance amendment project description which is unspecified, uncertain, loosely defined, or speculative. This criteria would apply to programs which have not undergone environmental review or been formally initiated by the Board of Supervisors.

Tier 2 projects are not included in the Cumulative Projects list because they are accounted for in the 20-year buildout potential of the Community Plan. The Santa Ynez Valley Community Plan EIR will analyze the 20-year buildout of the Plan to forecast impacts and identify appropriate programmatic mitigation measures that would apply to Tier 2 projects.

Two sizeable Tier 2 discretionary projects within the Santa Ynez Valley Community Plan Area include:

- 1) The Stage Stop Plaza Development that proposes a 51,165 sq. ft. two-story mixed use development with 77 commercial parking spaces, 24 residential parking spaces and 36,591 sq. ft. of public recreation and open space. A recommendation to approve the project has been forwarded to the Board of Supervisors. Impacts related to the project are accounted for by analyzing 20-year buildout of the Plan, therefore the project is not included in the Cumulative Impacts project list.
- 2) The Santa Ynez Valley Airport Improvements Project would involve the addition of 32 new hangars and the removal of 32 tie-down spaces for a net effect of zero, improvements to existing hangars, fencing around the entire perimeter of the airport and apron improvements. The project would not increase the frequency or intensity of aircraft activities or the size of aircraft able to use the airport facilities. A CEQA initial



study/Mitigated Negative Declaration (MND) dated July 11, 2008, determined that impacts of the project are less than significant. However, that determination was disputed by reviewers of the MND, and based in part on this public input, the Airport Authority is considering reducing the scale of the project. Nevertheless, impacts of the Airport Improvements Project are accounted for in the analysis of development anticipated under the 20-year buildout of the Plan; therefore the project has not been included in the Cumulative Impacts project list.

Again, these projects are already accounted for in the 20-year buildout assumptions.

Tier 3 projects *excluded* from the Santa Ynez Valley Community Plan cumulative impact analysis include:

- A project description which is unspecified, uncertain, loosely defined, or speculative. 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

The Tier 1 and Tier 3 projects that are excluded from the cumulative analysis are listed in Tables 3-3 and 3-4.



**Table 3-1. Tier 1 Projects Included in the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
<b>1 Uniform Rules Update</b>	<p>The Uniform Rules is the set of rules by which Santa Barbara County administers its Agricultural Preserve Program under the California Land Conservation Act of 1965, better known as the Williamson Act. The Uniform Rules Update process made changes to several aspects of the Uniform Rules in order to 1) bring the Uniform Rules into conformance with recent legislative amendments to the Williamson Act; 2) address discrepancies in the Uniform Rules that were identified in a 2001 audit by the California Department of Conservation; and 3) increase the clarity and flexibility of the Uniform Rules to expand and ensure continued participation in the Agricultural Preserve Program.</p>	<p>Agricultural and Open Space Lands</p>	<p>EIR</p>	<p>Board of Supervisors Adopted 2007</p>	<p>Uniform Rules Update adoption may effect the rate development will occur on agricultural lands within the Santa Ynez Valley Community Plan Area by providing tax relief to landowners who enter into Agricultural Preserve contracts for at least 10 years, which ensures the land remains in agriculture. The project is included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</p>
<b>2 Los Alamos Community Plan Update</b>	<p>Update to the Community Plan including consideration of expansion of the urban boundary line.</p>	<p>Los Alamos</p>	<p>TBD</p>	<p>Initial public participation underway</p>	<p>The Los Alamos Planning Advisory Committee (LAPAC) voted to reject a proposal to expand the western urban boundary line at their April 16, 2007 public meeting. The LAPAC has conducted public meetings throughout the spring and summer of 2007 to discuss potential policy and ordinance amendments that could facilitate mixed use development within the existing planning area along the Bell Street Corridor. The Plan Update proposes 251 additional primary residential units when compared to existing Plan buildout with 1,272 units at Proposed Plan buildout. The Plan Area will not reach Proposed Plan theoretical buildout over the 20 year Plan horizon. Within the 20 year Plan horizon the Plan Area will reach a primary residential buildout of 902 units. Commercial buildout of the Proposed Plan is 752,919 sq. ft. The Plan Area will not reach commercial theoretical buildout during the 20 year Plan horizon. The Plan Area will reach a commercial buildout of 324,656 square feet during the 20 year Plan horizon.</p>



**Table 3-1. Tier 1 Projects Included in the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
<b>3 Winery Permit Process Ordinance</b>	<p>Permit process amendment to establish three permit tiers of winery development based on case production, winery footprint and marketing activities.</p> <p>The tiered permit process acknowledges the potential differences in scale among winery projects and accounts for various types and/or magnitudes of impacts. The intent is to promote the orderly development of wineries, ensure that they are compatible with surrounding land uses, and streamline the permit process. Small, low intensity wineries (Tier 1) may be permitted at the staff level; mid-size wineries of moderate intensity (Tier 2) may be permitted at the Zoning Administrator level; and only the large and more intensive wineries (Tier 3) would be required to go before the Planning Commission.</p>	Inland areas of County	Negative Declaration (ND)	Board of Supervisors Adopted 2004	<p>Tier 1 winery projects are processed as ministerial projects that would not typically require project specific environmental review. Tier 2 and 3 winery projects would require a discretionary permit and full environmental analysis under existing ordinance language (i.e., preparation of an Initial Study to determine whether a Mitigated Negative Declaration or an Environmental Impact Report will be sufficient to fulfill CEQA requirements). Projects that would qualify for processing under Tiers 2 and 3 currently require a discretionary permit and environmental analysis. As Tier 2 and 3 projects would still receive environmental review on a case by case basis, it was determined that the creation of these tiers would not create the potential for any significant environmental impacts. Therefore, environmental analysis of Tiers 2 and 3 was not required for this ordinance amendment.</p>



**Table 3-2. Tier 3 Projects Included in the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Status	Discussion
<b>1</b> <b>City of Santa Maria:</b> Bradley Lands annexation	Potential future annexation of approximately 2,300 acres of agriculturally zoned land located east of Highway 101 near Santa Maria Way.	Pending, EIR being prepared	The project applicant has met with the City of Santa Maria and presented potential land use concepts to the Local Agency Formation Commission. The potential project proposes a predominantly residential master planned new community, on approximately 2,300 acres, with as many as 9,500 dwelling units, up to 356 gross acres of commercial uses, 83 gross acres of industrial uses, and up to 8 new schools (6 elementary, one junior high and one senior high).
<b>2</b> <b>City of Lompoc:</b> Purisima Hills development and annexation	Request for Sphere of Influence study, annexation, general plan and zone changes, and specific plan for potential development of 1,300 residences on 804 acres located on Harris Grade Road approximately 3-miles north of the current city limit line. The land is within the unincorporated rural area of Santa Barbara County.	Pending	In March of 2008, a joint meeting of the Lompoc City Council and Planning Commission was held to discuss "land use scenarios" to be approved or rejected for future study. One land use scenario will be selected for greater environmental review at a future meeting.
<b>3</b> <b>UCSB</b> Long Range Development Plan	Long range plan to guide campus development. Development plan would predominantly affect urban resources	Pending	The University is in the process of updating their long range development plan to guide future campus development through 2025. The draft plan objectives include a net increase of: 5,000 student enrollment; 1,700 faculty\staff positions; 1.6 million square feet of academic space; 4,800 bed spaces; 184 student family housing units; and 1,800 faculty\staff housing units.



**Table 3-3. Tier 1 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
<p><b>1 Housing Element Update 2003-2008</b></p>	<p>The Housing Element Action phase implements the Housing Element of the Santa Barbara County Comprehensive Plan that was adopted in May 2006. The actions identified in the Housing Element are designed to facilitate the construction of new residential units to meet the demand projected in the Regional Housing Needs Allocation (RHNA). The actions include:</p> <p>1) Rezoning for multi-family residential development with the adoption of the Isla Vista Master Plan: The Isla Vista Master Plan rezoned 260 acres of land and provided a net increase of 1,447 additional multi-family units. Of these, 1,415 could be built at densities to meet the RHNA shortfall for the very-low and low income categories during the planning period.</p> <p>The Housing Element also will develop:</p> <p>2) Policies to encourage the development of new housing for agricultural workers on agricultural land through permit streamlining.</p>	<p>County-Wide</p>	<p>Isla Vista Master Plan EIR</p>	<p>Pending final State Housing and Community Development certification</p>	<p>The rezoning of 260 acres for multi-family residential development with the adoption of the Isla Vista Master Plan will not be included in the Santa Ynez Valley cumulative impact analysis because the rezones are geographically removed and would result in residential development that would not affect the Plan Area. Policies to encourage new agricultural worker housing will not be considered in cumulative impact analysis because they are not fully developed and the resulting number of additional Santa Ynez Valley Community Plan Area units is unknown at this time. Policies will be reviewed in the context of the next Housing Element cycle allowing for a complete analysis of agricultural worker needs. <b>The project is not included in the Santa Ynez Valley Community Plan cumulative impact analysis.</b></p>
<p><b>2 Land Use Development Code (LUDC) amendment: Development Plan Threshold</b></p>	<p>Consider raising the threshold for triggering a development plan on agriculturally zoned property. All structures totaling 20,000 sq. ft. or more currently require a development plan regardless of zoning or parcel size.</p>	<p>County-wide agriculturally-zoned land</p>	<p>TBD</p>	<p>On hold</p>	<p>This planning effort is not a component of the Housing Element update. Due to work program priorities, it is not anticipated to begin until the Housing Element is completed and certified by the Board of Supervisors. Since the project description is not sufficiently defined at this time, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b></p>
<p><b>3 Goleta Valley Community Plan Update</b></p>	<p>Revisions to land use policies and development standards/guidelines particular to the Goleta Valley Community Plan area.</p>	<p>Eastern Goleta Valley - Goleta Community Plan Area</p>	<p>Future CEQA process TBD</p>	<p>Updates the 1993 Goleta Community Plan. In March 2008, the BOS initiated the Goleta</p>	<p>The planning effort will provide a forum for residents to discuss important issues pertaining to land use, resources, community services and infrastructure, and to develop a collaborative strategy and vision for the future of Eastern Goleta</p>



**Table 3-3. Tier 1 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion	
				Community Plan boundary for purposes of future study and analysis during the Plan update.	Valley. The initial public workshops are not anticipated to begin until Summer 2008. Potential project descriptions for this Plan update would not be available until well after community input. The project description is not sufficiently defined at this time, therefore <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>	
<b>4</b>	<b>Expanded Home Occupations Ordinance Amendment</b>	The amendment would revise the existing regulations regarding home occupations to provide additional opportunities on agricultural lots provided that the home occupation can comply with specific development standards designed to protect the surrounding neighborhood area from any potential negative effects.  The amendment proposes to allow use of buildings other than principal residences for home occupation (allowable commercial activities), and up to 3 off-site employees.	County-wide agriculturally-zoned land	Proposed CEQA Exemption Section 15061(b)(3)	County Planning Commission recommended approval on 07/12/06. Amendment is currently on hold.	This project has been on hold since Summer 2006 due to a shift in work program priorities. It is uncertain if the project will move forward or eventually be withdrawn. Due to project timing uncertainty, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
<b>5</b>	<b>Temporary Use Ordinance Amendments</b>	Establish permit requirements for various temporary uses such as special events	County-wide	Negative Declaration (ND)	Board of Supervisors Adopted 2005	For lots five acres or greater in size there is no limit on the number of charitable events that could occur in any given year and still remain exempt from a land use permit, provided the owner receives no remuneration and the number of persons at the event does not exceed 300. If the property is less than five acres in size, then the five times per year limit is retained in order to maintain exemption. Each permit is reviewed on a case by case basis ensuring compliance with the County Land Use and Development Code and there is a lack of ongoing quantifiable impacts related to Temporary Use Permits. Due to limited requests for Temporary Use permits and Ordinance Amendments not creating any on-going



**Table 3-3. Tier 1 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
					quantifiable impacts, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
<b>6 Ordinance 661 Consistency Rezone Project</b>	<p>Rezone remaining Ordinance 661 agricultural lands in the Santa Maria and San Antonio Creek Rural Regions to similar agricultural zoning in the modern Land Use &amp; Development Code (LUDC) The consistency rezone could potentially result in 111 net new residential units.</p> <p>The project also involves a Comprehensive Plan amendment and rezone to designate areas qualifying as Existing Developed Rural Neighborhoods (EDRN)</p>	Santa Maria and San Antonio Creek Rural Regions	Negative Declaration Completed September 2007	Board of Supervisors Adopted October 2007	The purpose of applying the Existing Developed Rural Neighborhood boundary line around six rural neighborhoods in eastern Santa Maria Valley is to recognize these neighborhoods historically developed overtime with smaller parcels, and to keep these pockets of rural residential development from expanding onto adjacent agricultural lands. The rezoning of remaining Ordinance 661 agricultural lands in the Santa Maria and San Antonio Creek Rural Regions is geographically removed from the Santa Ynez Valley Community Plan Area. <b>The project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
<b>7 Zoning Clearance for previously approved CUPs/DPs</b>	Revise the follow-up permit process for conditional use permits (CUP) and development plans (DP) so that the actual development may be approved with a Zoning Clearance (and Building Permit) provided any revisions to the project as originally approved by the CUP or DP do not require the approval of a substantial conformity determination. If the revisions do require the approval of a substantial conformity determination, then a Land Use Permit (and Building Permit) is required.	County-wide	Proposed CEQA Exemption Section 15061(b)(3)	Adopted by the BOS on 05/15/07. Certification of Local Coastal Program amendments pending.	This amendment to the County's Zoning Ordinances is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
<b>8 Zoning Violation Abatement Process</b>	Pilot project to revise procedures for processing minor zoning violations on AG-II zoned parcels.	Inland area of the county	N/A	Withdrawn	The pilot project to revise procedures for processing minor zoning violations on AG-II zoned parcels is no longer being pursued by the Planning & Development Department. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>



**Table 3-3. Tier 1 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
<b>9 Agricultural Resources Environmental and Economic Assessment (AREA): baseline study</b>	Establish a “baseline” of information on the current state of the agricultural industry, and the role of agriculture as an important environmental and economic resource in Santa Barbara County.	County-wide	Not a project subject to CEQA	Draft completed and was accepted by the Agricultural Advisory Committee in Fall 2007.	The AREA study is informational only and will not facilitate new development or result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
<b>10 Winery Permit Process Ordinance 661 Amendment</b>	The purpose of the amendment is to allow small wineries that qualify as a Tier 1 winery and comply with specific development standards to be permitted with a land use permit (LUP) on property that is zoned Limited Agriculture (AL), General Agriculture (AG) and Unlimited Agriculture (U) under Ordinance 661.	County-wide land zoned for property that is zoned AL, AG and U under Ordinance 661	Negative Declaration (ND)	Board of Supervisors Adopted 2006	In order to qualify as a Tier 1 winery, the development would have to comply with the following criteria: <ol style="list-style-type: none"> <li>1. For every 1,000 cases of wine produced per year there shall be at a minimum two acres of vineyard planted on the winery premises.</li> <li>2. The production capacity of the winery shall not exceed 20,000 cases per year.</li> <li>3. There shall be no onsite tasting room associated with the winery.</li> <li>4. All winery structural development shall not exceed 20,000 square feet.</li> </ol> <p>Winery special events occurring on the winery premises shall not exceed four per year and the attendance at each event shall not exceed 150 attendees. Otherwise, the winery shall not be open to the public and shall not offer tours and retain wine sales to the public. Plan area Ordinance 661 zoned parcels will be rezoned to equivalent County Land Use and Development Code zones in the Santa Ynez Valley Community Plan process. The rezoning of Ordinance 661 parcels will override the Winery Permit Process Amendment resulting in the same outcome. <b>The project is not included in the Santa Ynez Valley</b></p>



**Table 3-3. Tier 1 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name	Description	Location	CEQA Process	Status	Discussion
					<b>Community Plan EIR cumulative impact analysis.</b>
11 <b>Surface Mining and Reclamation Ordinance Text Amendments</b>	The ordinance amendment addresses situations where farming or ranching operations desire to export soil as a result of improving agricultural conditions on the property. This amendment provides a streamlined Conditional Use Permit (CUP) process by which the owner could export soil while complying with county and state Surface Mining and Reclamation Act (SMARA) regulations.	Agriculture- II zoned lands. Inland area.	CEQA Exempt Section 15061(b)(3)	Adopted by the BOS October 2006	This LUDC amendment is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. The amendment would not produce related or cumulative impacts associated with the project evaluated in the Santa Ynez Valley Community Plan EIR. <b>The project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
12 <b>Land Use Development Code (LUDC) amendment: Downshift small projects to ministerial permit</b>	Downshift small agriculture-related land use permits (LUP) to lower level of review (e.g. zoning clearance or exemption). Structures may include: agricultural accessory structures 3,000 sq.ft. or less; animal enclosures; entrance gate posts and cross member; and single family dwellings (proposed zoning clearance for dwellings 3,000 sq. ft. or less).	County-wide	TBD	The Process Improvement – Oversight Committee is currently discussing potential suggested changes.	This LUDC amendment is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. The amendment would not produce related or cumulative impacts associated with the project evaluated in the Santa Ynez Valley Community Plan EIR. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plans EIR cumulative impact analysis.</b>



**Table 3-4. Tier 3 Projects Excluded from the Santa Ynez Valley Community Plan EIR Cumulative Impacts Analysis**

Project Name		Description	Status	Discussion
1	<b>Chumash Casino and/or Hotel Expansion</b>	Potential future expansion of existing casino and hotel located east of Highway 101 and west of Highway 154 along Highway 246.	Pending	Expansion may occur at the existing Chumash Casino and Hotel, but there are no plans for development currently underway, so examination of this potential development would be speculative as to both the timing and scope. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
2	<b>Chumash Community Center</b>	Potential future development of a community center	Postponed	In November 2008, the Chumash tribe indefinitely postponed community center development activities, (Sam Cohen, Tribal Administrator, Santa Ynez Band of Chumash Indians, 11/7/08) , so examination of this potential development would be speculative as to both the timing and scope. Therefore, <b>the project is not included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>
3	<b>Chumash Museum, Cultural Center and Commemorative Park</b>	Potential future fee to trust* project involving development of a cultural center, museum and commemorative park on 6.9 acres along highway 246, east of Cuesta Rd.	Litigation	The project site is currently zoned CH, with proposed zoning of REC and C2-MU. The theoretical development of these properties under the proposed zoning is included in the overall plan area buildout assumptions analyzed in the EIR. However, the proposed project is currently in litigation, and its specific details are too speculative at this time to consider in the EIR. Therefore, <b>the project is not additionally included in the Santa Ynez Valley Community Plan EIR cumulative impact analysis.</b>

\* Fee to trust applications note: should such requests be approved, buildout on these lands would no longer be subject to County jurisdiction and regulations.



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