

4.18 Effects Found Not to be Significant

Section 15128 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) briefly describe any possible effects that were determined not to be significant. The environmental factors discussed below are in response to the checklist questions listed in CEQA Guidelines Appendix G that were not discussed in the impact sections of the EIR.

4.18.1 Agricultural and Forestry Resources

Thresholds of Significance

Pursuant to CEQA Guidelines Appendix G, potentially significant impacts to agricultural and forestry resources would occur if the proposed project would result in any of the following:

1. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract;
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]);
4. Result in the loss of forest land or conversion of forest land to non-forest use; and/or
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Assessment of Impacts

Currently, there are no active, commercial agricultural uses in Solvang. Of the total 1,968 acres within the Planning Area, 6.1 acres (0.3 percent) have existing agricultural land use designations under the current General Plan. The 2045 General Plan Land Use Element would remove the Agriculture land use designation included in the current General Plan because there are no properties in the Planning Area that are primarily used for agriculture. The 2045 General Plan would redesignate most of these properties from Agriculture to Open Space/Recreation, except the Alisal Guest Ranch which would be designated Guest Ranch (as discussed further below). The Open Space/Recreation designation would allow public parks, indoor and outdoor recreation and entertainment uses, and open space. Redesignation would more closely fit the existing uses of these properties, which are primarily characterized by recreational uses and open space. Because there is no active, commercial agriculture within the city, redesignation of these properties would not result in the conversion of farmland to non-agricultural use.

According to the Farmland Mapping and Monitoring Program, nearly all of the land in Solvang is considered Urban and Built-Up Land, with the exception of the southernmost part of the Planning Area, which contains the Alisal Guest Ranch, which is identified as Prime Farmland (California Department of Conservation 2023). The Alisal Guest Ranch, located at 1054 Alisal Road, is a hotel and resort, is not currently used for agriculture, and is associated with an existing horse and cattle operation located outside of City limits. The 2045 General Plan would add a new designation, Guest Ranch, to recognize the approximately 30 acres of the Alisal Guest Ranch located within the city.

Allowable uses in the Guest Ranch land use designation would include guest lodging, employee housing, restaurants, and recreation and entertainment. Therefore, because the Alisal Guest Ranch cottages and associated buildings are not used for agriculture, implementation of the 2045 General Plan would not result in the conversion of farmland to non-agricultural use.

Mission Santa Inés, located at 1760 Mission Drive, is the only property in the Planning Area that is currently used for limited agriculture. Mission Santa Inés consists of the Mission buildings, a parking lot, and an open field in front of the Mission. Agriculture activities occurring at Mission Santa Inés are not for commercial purposes, but instead are complementary to the recreational uses occurring at the Mission and the surrounding open space. Although the property would be redesignated to Open Space/Recreation under the 2045 General Plan, current agricultural activities at Mission Santa Inés would not change. The proposed land use designation of Open Space/Recreation would more closely fit the existing use of this property and would not result in a physical change to any existing agriculture uses. Therefore, because agriculture activities at Mission Santa Inés are limited and would not change as a result of 2045 General Plan implementation, the 2045 General Plan would not result in the conversion of farmland to non-agricultural use.

The 2045 General Plan would implement the following policies designed to protect existing agricultural uses within Solvang, as well as surrounding agricultural land in unincorporated Santa Barbara County:

- **Policy LU-7.6: Mission Santa Inés** . The City shall support religious, cultural, educational, community oriented, and agricultural uses at Mission Santa Inés that are compatible with existing land uses.
- **Policy LU-8.1: Community Separators**. The City shall work with Santa Barbara County and the City of Buellton to protect the agricultural areas surrounding the city boundaries and Sphere of Influence to serve as "greenbelt" open space to separate communities in the Santa Ynez Valley.
- **Policy ENV-1.3: Maintain Agricultural Lands**. The City shall support Santa Barbara County to retain the Agriculture designation in viable farming units on lands surrounding the City and support implementation of the Santa Ynez Valley Community Plan.

Policy LU-7.6 would ensure that implementation of the 2045 General Plan would not interfere with the limited existing agricultural activities at Mission Santa Inés. Policies LU-8.1 and ENV-1.3 would protect the agricultural areas surrounding the Planning Area within unincorporated Santa Barbara County. As such, 2045 General Plan policies would preserve the limited non-commercial agricultural uses in Solvang and encourage the conservation of adjacent agricultural lands in unincorporated Santa Barbara County.

As part of approval of the 2045 General Plan, current agricultural zoning designations would undergo zone changes to be consistent with the proposed land use designations and the existing non-agricultural uses on the redesignated parcels. As such, the 2045 General Plan would not conflict with existing zoning for agricultural use. As discussed previously, because there is no active, commercial agriculture within the city, the zone change would not result in the conversion of farmland to non-agricultural use. Furthermore, the Planning Area does not contain land under a Williamson Act contract (County of Santa Barbara Department of Planning and Development 2015). Therefore, the 2045 General Plan would not conflict with existing zoning for agricultural use or an existing Williamson Act contract.

The City's Planning Area has a wide diversity of forest habitats, including coastal oak woodland, deciduous orchard, and valley oak woodland. However, the City does not contain any lands zoned

for forest land or timberland zoned Timberland Production (City of Solvang 2021). Therefore, the project would not conflict with existing zoning for, or cause the rezoning of, forest land, timberland, or timberland zoned Timberland Production. The project would not result in the loss of forest land, or the conversion of forest land to non-forest use.

The project would not involve changes in the existing environment that would result in the conversion of farmland to non-agricultural use or forest land to non-forest use. Although the 2045 General Plan would eliminate the Agriculture land use designation, it is not reasonably foreseeable that any of these properties would be converted from their current uses to agriculture because agriculture uses do not fit with the existing uses or envisioned growth and projected uses in Solvang. No impacts related to agricultural or forestry resources would occur as a result of the proposed 2045 General Plan.

4.18.2 Mineral Resources

Thresholds of Significance

Pursuant to the State *CEQA Guidelines*, Appendix G checklist, potentially significant impacts to mineral resources would occur if the proposed 2045 General Plan would result in any of the following:

1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State; and/or
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Assessment of Impacts

Mineral resources occurring in the Solvang area include sand and gravel, limited oil and gas resources used for fuels, and diatomaceous earth that is used as filtering material and for insulation. However, there are no sand and gravel extraction activities, oil and gas fields, or diatomite mining activities within the Planning Area itself (City of Solvang 2016). Neither the current General Plan nor the 2045 General Plan delineate sites containing mineral resources.

The 2045 General Plan would implement the following goal and policies, which are designed to encourage continued accessibility to native minerals while avoiding significant harm to the environment or human health from their extraction:

- **Goal ENV-6:** To achieve environmentally responsible reclamation of mineral extraction sites.
- **Policy ENV-6.1:** Mineral Extraction Site Reclamation. The City shall require the environmentally responsible reclamation of mineral extraction sites within the City and shall work with other agencies in the area to do the same.
- **Policy ENV-6.2:** Prohibit Mineral Extraction in Open Space. The City shall prohibit mineral extraction within open space owned by the City in fee or as an easement.
- **Policy ENV-6.3:** Mineral Extraction. The City shall work with existing mineral extraction operations to minimize impacts to human health and the environment.

With the implementation of the above goal and policies from the 2045 General Plan, the project would have no impact related to mineral resources.

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