3.2.3.4 **Project Impacts**

The GP/CLUP was analyzed with respect to policies that would directly affect agricultural resources as well as other resource policies that may indirectly affect agricultural resources. If GP/CLUP policies do not adequately reduce an impact, new mitigation measures are identified.

**Class I Impacts**

Short-Term Impacts
There are no short-term significant and unavoidable (Class I) impacts involving agricultural resources resulting from GP/CLUP implementation.

Long-Term Impacts

*Impact 3.2-1. Conversion of Agricultural Land and Loss or Impairment of Agricultural Productivity*

Buildout under the GP/CLUP of proposed sites for new residential development and other uses such as commercial and recreation would result in the conversion of 55.7 acres of agricultural land and the loss of a large amount of agricultural productivity, resulting in 353.3 acres of remaining agricultural land in the City (Table 3.2-3). Of the agricultural land that would not be converted, only 11.6 acres (Fairview Gardens) are permanently preserved. This conversion of agricultural land would constitute a significant impact by permanently eliminating these lands from agricultural production.

Buildout under the GP/CLUP would result in the conversion of approximately 6.5 acres of Prime Farmland and approximately 22 acres of Unique Farmland according to the California Department of Conservation Farmland Mapping and Monitoring Program. The proposed project would also result in the conversion of approximately 6 acres of Class I Soils and approximately 37 acres of Class II Soils. Buildout under the Plan would not result in the conversion of any Williamson Act Contract Lands or other agricultural preserve areas.

*Table 3.2-3* outlines the existing agricultural lands and the proposed land use designations of the GP/CLUP in coordination with Figure 3.2-1.

**Policies That Would Reduce Impact 3.2-1, but Not to a Level of Insignificance.** Policies and objectives incorporated into the GP/CLUP intended to preserve and protect agricultural resources include:

- **Policy CE 11:** Preservation of Agricultural Lands

The conversion of valuable agricultural land does not advance General Plan Goal #3 in the Land Use Element and Goal #6 in the Conservation Element. Though the incorporation and implementation of these policies and objectives would help to discourage further conversion of agricultural lands to noncompatible uses, the loss of agricultural land resulting from buildout of the proposed land uses in the GP/CLUP would remain significant and unavoidable.
<table>
<thead>
<tr>
<th>Site # (See Figure 3.2-1)</th>
<th>Existing Conditions</th>
<th>Land Use Designation and Potential Agriculture Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agriculture Areas (Acres)</td>
<td>Farmland Categories (Acres)</td>
</tr>
<tr>
<td>#1 (Ellwood Canyon)</td>
<td>31.5</td>
<td>P (15.4)</td>
</tr>
<tr>
<td>#2 (Couvillion)</td>
<td>13.9</td>
<td>P (11.3)</td>
</tr>
<tr>
<td>#3 (Roman Catholic Archbishops)</td>
<td>9.4</td>
<td>P (3.1) U (5.3)</td>
</tr>
<tr>
<td>#4 (Bishop Ranch)</td>
<td>290.6</td>
<td>P (32.6) U (6.53) L (163.82)</td>
</tr>
<tr>
<td>#5 (Philip)</td>
<td>6.6</td>
<td>P (5.0)</td>
</tr>
<tr>
<td>#6 (Herold)</td>
<td>9.4</td>
<td>U (6.83)</td>
</tr>
<tr>
<td>#7 (Fairview Gardens)</td>
<td>11.6</td>
<td>U (11.34)</td>
</tr>
<tr>
<td>#8 (Sumida)</td>
<td>21.2</td>
<td>U (12.55)</td>
</tr>
<tr>
<td>#9 (McPage Enterprises)</td>
<td>12.2</td>
<td>N/A</td>
</tr>
<tr>
<td>#10 (Pine Avenue Associates)</td>
<td>2.4</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>408.8</td>
<td></td>
</tr>
</tbody>
</table>

See Table 3.2-5 for legend of Farmland Classifications and Soil Types

* Only Class I and Class II soils are considered prime soils.

** Important Farmland includes Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique...
2.2 AGRI LUTURE AND FARMLAND

2.2.1 Significant Impacts

Two Agriculture and Farmland Class I impacts have been identified relating to conversion of agricultural land and loss or impairment of agricultural productivity. These impacts can be reduced through policies in the GP/CLUP, but not to a level below significance. No additional mitigation has been identified. These impacts are as follows:

Impact 3.2-1. Conversion of Agricultural Land and Loss or Impairment of Agricultural Productivity. Buildout under the GP/CLUP of proposed sites for new residential development and other uses such as commercial and recreation would result in the conversion of 55.7 acres of agricultural land and the loss of a large amount of agricultural productivity, resulting in 353.3 acres of remaining agricultural land in the City. Of the agricultural land that would not be converted, only 11.6 acres (Fairview Gardens) are permanently preserved. This conversion of agricultural land would constitute a significant impact by permanently eliminating these lands from agricultural production.

Impact 3.2-4 Cumulative Loss of Agricultural Land. The GP/CLUP would result in the conversion of Prime Farmland and other valuable agricultural lands to non-agricultural use. Many of the other areas where the cumulative projects are located also contain prime farmland, prime soils, and are zoned and/or designated for agricultural uses. Viable agricultural land is becoming scarcer in California, and the South Coast is one of the most important regions economically and physically for agricultural production in the State. The competing growth pressures in the region have led to rapid conversion of agricultural lands in the City, County, and throughout the South Coast. The conversion of approximately 29 acres of important farmland that are currently in active agricultural production represents a significant impact. When combined with other cumulative development projects, the effects are exacerbated. Therefore, the conversion of agricultural land resulting from buildout under the GP/CLUP would represent a significant and unavoidable (Class I) contribution to cumulative impacts on agricultural resources.

2.2.2 Facts Supporting the Impact Findings

Overview
In the Goleta Valley, and specifically in the City of Goleta, urban agriculture (cultivated land within the designated urban boundary line) comprises small active farms of only a few acres to major producers of 100 acres or more. The agricultural land that still remains in the Goleta area provides a multitude of benefits for area residents. Agricultural uses in the foothill areas provide a scenic visual backdrop for the City, and open rangeland and orchards provide a healthy habitat for a variety of species to flourish.

Discussion
Buildout under the GP/CLUP would result in the conversion of approximately 6.5 acres of Prime Farmland and approximately 22 acres of Unique Farmland according to the California Department of Conservation Farmland Mapping and Monitoring Program. The proposed project would also result in the conversion of approximately 6 acres of Class I Soils and approximately 37 acres of Class II Soils. Buildout under the Plan would not result in the conversion of any Williamson Act Contract Lands or other agricultural preserve areas.
GP/CLUP Policies That Reduce Impacts

Policies That Would Reduce Impact 3.2-1, but Not to a Level of Insignificance. Policies and objectives incorporated into the GP/CLUP intended to preserve and protect agricultural resources include:

- **Policy CE 11: Preservation of Agricultural Lands**

A discussion of how the policies reduce impacts relating to conversion of agricultural land and loss or impairment of agricultural productivity is provided below.

Policy CE 11 acts to promote and retain Goleta’s agricultural heritage by conserving existing agricultural resources for future generations and supporting agricultural production by minimizing activities and uses that may conflict with agricultural use of the land. Conversion of agricultural lands as designated on the GP/CLUP Land Use Plan Map (Figure 2-1) to other uses is not be allowed and those lands designated for agriculture within the urban boundary are preserved for agricultural use.

The conversion of agricultural land that is not designated as agriculture on the GP/CLUP Land Use Plan Map (Figure 2-1) does not advance GP/CLUP Goal #3 in the Land Use Element and Goal #8 in the Conservation Element. Though the incorporation and implementation of these policies and objectives would help to discourage further conversion of agricultural lands to noncompatible uses, the loss of agricultural land resulting from buildout of the proposed land uses in the GP/CLUP would remain significant and unavoidable.

2.2.3 Mitigation Measure Summary

No mitigation is identified.

2.2.4 Findings

Pursuant to Public Resources Code 21081(a) and State CEQA Guidelines Section 15091(a), the City of Goleta hereby finds that the impacts identified above are substantially lessened by policies incorporated into the GP/CLUP; but that specific economic, legal, social, technological, or other considerations outweigh the unavoidable adverse environmental effects. As such, the residual environmental effects may be considered acceptable.