

## **5.0 Consistency with Plans and Policies**

### **5.1 Introduction**

CEQA Guidelines Section 15125(d) requires that a project be evaluated to determine potential inconsistencies with applicable adopted general plans, policies and goals of the community where it is located, as well as any regional plans that may apply (e.g., habitat conservation plans, air quality attainment plans). Since the proposed Plan applies to a certain geographic area within the County and serves as an implementing component of the County's Comprehensive Plan, the policies, programs, development standards, and actions in the proposed Plan must be consistent with the Comprehensive Plan. In addition, the proposed Plan incorporates by reference the relevant policies of the Comprehensive Plan. The proposed Plan's consistency with the Comprehensive Plan is analyzed in this section; however, it is recognized that many of the policies in the proposed Plan are refinements of the Comprehensive Plan as it pertains to the proposed Plan Area and set forth specifically targeted objectives that help implement the Comprehensive Plan.

### **5.2 Policy Consistency Analysis**

The following section provides a preliminary evaluation of the proposed Plan's consistency with applicable County policies. The final determination of the proposed Plan's consistency will be made by the Board of Supervisors, with recommendations from staff.

This evaluation is done at the programmatic level. A finding of consistency with County policies for the program as a whole does not ensure that individual projects developed in conformance with the proposed Plan will necessarily be found consistent as well. Such determinations shall be made on a project-specific basis.

The policy consistency evaluation is presented in Table 5-1 below. The policies are listed in the left-hand column. Discussion and the preliminary consistency determination are provided in the right-hand column.

## 5.2.1 Local and Regional Governing Land Use Plans and Policies

### 5.2.1.1 County of Santa Barbara Comprehensive Plan

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
<b>Land Use Element</b>	
<p><b>Land Use Element Land Use Development Policy #3:</b> No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy LU-1, which incorporates all pertinent Comprehensive Plan policies and prohibits alteration of the Plan boundary except as part of a County-initiated update of the proposed Plan. Limiting alteration of the Plan boundary except as part of a County-initiated update of the proposed Plan would protect potential development of urban uses within the Plan Area.</p>
<p><b>Land Use Element Land Use Development Policy #4:</b> Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</p> <p>Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50 percent of the total number of units for affordable housing or 30 percent of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.</p>	<p><b>Potentially Consistent.</b> The proposed Plan incorporates Policy TEI-17, which restricts annexations to water or sanitary districts or extensions of sewer lines unless required to prevent adverse impacts on an environmentally sensitive habitat, or to protect public health. Existing policies would continue to be implemented upon review of site-specific development.</p>
<p><b>Land Use Element Hillside and Watershed Protection Policy #1:</b> Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p><b>Land Use Element Hillside and Watershed Protection Policy #2:</b> All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p> <p><b>Land Use Element Hillside and Watershed Protection Policy #3:</b> For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p>	<p><b>Potentially Consistent.</b> The proposed Plan's Natural Resource and Stewardship Policies call for a watershed-based approach for land use and development and contains policies intended to minimize environmental impacts of land development. Existing policies would continue to be implemented upon review of site-specific development. Various other Plan policies are included in the proposed Plan, as follows:</p> <p>The proposed Plan incorporates a systematic hierarchy of site design and treatment issues to ensure a consistent approach to implementing visual resources protection on the Gaviota Coast. The Site Design Hierarchy establishes a priority ranking of preferred design component to utilize first to avoid or lessen visual impacts; with the highest priority design component being site selection, followed in priority by architecture, grading, and landscaping.</p> <p>Policy VIS-1 provides for adherence to the Site Design Hierarchy which may allow for more grading under certain circumstances to avoid visual impacts. While site selection that minimizes grading is the highest ranked preferred design component, there may exist limited instances where grading and excavation, in conjunction with other Site Design Hierarchy design features, can reduce visibility and building massing to achieve better architectural integration with the natural topographical features, and thus minimizing visual resources impacts. The proposed Plan's Site Design Hierarchy provides priority guidance for avoiding and minimizing visual resources impacts and would be potentially</p>

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	<p>consistent with Land Use Element Hillside and Watershed Protection policies.</p> <p>Policy AG-3.B provides that grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.</p> <p>Action AG-3 includes preparation of steep slopes development standards for agricultural development on slopes of 30 to 40 percent or greater on agriculturally zoned land. The standards may include preparation of an erosion control plan with best management practices to ensure slope stabilization, soil conservation, and water quality control, preferred land clearing methods, and provisions for reclamation when the operation has been abandoned.</p> <p>Policy REC-5 provides siting and design considerations applicable to future trails siting including a provision that proposed trail alignments avoid areas that are highly geologically unstable or especially prone to erosion.</p> <p>Policy REC-6 provides coastal trail siting and design considerations applicable to future trail siting and provides that vertical beach access should utilize natural topography.</p> <p>Policy LU-4 provides guidelines for development siting of non-agricultural development, including respect for site constraints such as steep slopes.</p>
<p><b>Land Use Element Hillside and Watershed Protection Policy #4:</b> Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy AG-2.A, which requires the County to require measures designed for the prevention of flooding and sedimentation resulting from urbanization, especially as such damage relates to new non-agricultural development.</p>
<p><b>Land Use Element Hillside and Watershed Protection Policy #5:</b> Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been distributed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</p> <p><b>Land Use Element Hillside and Watershed Protection Policy #6:</b> Provisions shall be made to conduct surface water to storm drains or suitable watercourse to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy AG-2.A: Prevention of Flooding and Sedimentation, which requires the County to require measures designed for the prevention of flooding and sedimentation resulting from urbanization, especially as such damage relates to new non-agricultural development. Action TEI-5 is intended to minimize private road and driveway impacts and requires appropriate planting of slopes and submittal of detailed drainage and erosion control plans and requires certification from a qualified engineer that erosion impacts from road construction are adequately mitigated. .</p>
<p><b>Land Use Element Hillside and Watershed Protection Policy #7:</b> Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p><b>Potentially Consistent.</b> Policy TEI-14 requires minimization surface and groundwater pollution to the maximum extent practicable. Dev Std TEI-6 also protects water quality by requiring leach fields to decrease the amount of nitrates filtering through soil to groundwater by requiring specified measures.</p>
<p><b>Land Use Element Stream and Creeks Policy #1:</b> All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes policies and development standards that limit development within stream corridors. Development standard Dev Std NS-2 requires mapped riparian ESH overlay areas to have a development area setback buffer of 100 feet from the edge of either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further.</p>

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<p><b>Land Use Element Flood Hazard Area Policy #1:</b> All development, including construction, excavation, and grading, except for flood control projects and non- structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p>	<p><b>Potentially Consistent.</b> Policy AG-2.A requires measures for prevention of flooding and sedimentation resulting from urbanization.</p>
<p><b>Land Use Element Flood Hazard Area Policy #2:</b> Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelization's, etc.</p>	<p><b>Potentially Consistent.</b> Policy AG-2.A requires measures for prevention of flooding and sedimentation resulting from urbanization.</p>
<p><b>Land Use Element Historic and Archaeological Sites Policy #1:</b> All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p><b>Land Use Element Historic and Archaeological Sites Policy #2:</b> When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p>	<p><b>Potentially Consistent.</b> The proposed Plan's cultural resource stewardship policies require preservation of significant cultural, archaeological, and historical resources to the maximum extent feasible. The proposed Plan includes policies requiring preparation of archaeological surveys and studies. Implementing actions and development standards support government-to-government consultant, tribal access, protecting the confidentiality of traditional cultural, historical, and spiritual areas. (Policies CS-1, CS-2; Action CS-5; Dev Stds CS-1, CS-2, CS-5)</p>
<p><b>Land Use Element Historic and Archaeological Sites Policy #3:</b> When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the California Native American Heritage Commission.</p> <p><b>Land Use Element Historic and Archaeological Sites Policy #4:</b> Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policies CS-1 through CS-3, Actions CS-1 through CS-5, and Development Standards CS-1 through CS-5 that address the importance of cultural resources and the need for avoidance, protection, or other mitigation issues.</p>
<p><b>Land Use Element Historic and Archaeological Sites Policy #5:</b> Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Action CS-3 which requires the County to continue its government-to-government consultations with the tribes identified by the Native American Heritage Commission (NAHC) pursuant to SB 18 to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning. Dev Stds CS-3 and CS-4 similarly require consultation with Native Americans when development proposals could impact significant archaeological or cultural sites and requires consultation with Chumash during each stage of cultural resources review.</p>
<p><b>Land Use Element Parks/Recreation Policy #1:</b> Bikeways shall be provided where appropriate for recreational and commuting use.</p> <p><b>Land Use Element Parks/Recreation Policy #3:</b> Future development of parks should emphasize meeting the needs of the local residents.</p> <p><b>Land Use Element Parks/Recreation Policy #4:</b> Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p> <p><b>Land Use Element Parks/Recreation Policy #5:</b> Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes a goal to protect existing public access and actively promote expansion of recreation, open space, coastal access, and trails within the Gaviota Coast. Action REC-7 would require the County to work with affected agencies to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. Numerous other policies, implementing actions and development standards are proposed to support provision of trails, including for equestrian use, where appropriate. Trail siting and design considerations would include consideration of the potential impacts of trail development from the landowner perspective, and seek to avoid or minimize conflicts with surrounding land uses.</p>

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<p><b>Land Use Element Visual Resource Policy #1:</b> All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes a site design hierarchy which provides the framework for siting and design criteria under the visual resource policies. Site Design Hierarchy and Design Guidelines include landscaping requirements to provide visual softening and screening.</p>
<p><b>Land Use Element Visual Resource Policy #2:</b> In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes a policy requiring visually subordinate development as seen from public viewing places. Visually subordinate development would be achieved through adherence to the Site Design Hierarchy and Design Guidelines included in the proposed Plan. Existing policies would continue to be implemented upon review of site-specific development.</p>
<p><b>Land Use Element Visual Resource Policy #4:</b> Signs shall be of size, location, and appearance so as not to detract from scenic areas of views from public roads and other viewing points.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes action item TEI-1 which encourages Caltrans to prepare Highway 101 Design Guidelines in coordination with the County, Coastal Commission, Santa Barbara County Association of Governments, State Department of Parks and Recreation, and local citizens. Design criteria would address signs and other highway related improvements and would ensure improvements are inconspicuous and are in harmony with the rustic natural setting of the Gaviota Coast.</p>
<p><b>Land Use Element Visual Resource Policy #5:</b> Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</p>	<p><b>Potentially Consistent.</b> The Site Design Hierarchy and Design Guidelines included in the proposed Plan require the visibility of utilities to be eliminated or minimized from public viewing places.</p>
<b>Coastal Land Use Plan</b>	
<p><b>Coastal Land Use Plan Policy 2-2:</b> Protect the long-term integrity of the groundwater basins or sub-basins in the coastal zone.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes several policies intended to protect groundwater basins from pollution including Policy TEI-14 and Dev Std TEI-6.</p>
<p><b>Coastal Land Use Plan Policy 2-3:</b> Consider requiring applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.*</p> <p><b>Coastal Land Use Plan Policy 2-5:</b> Water-conserving devices shall be used in all new development.</p>	<p><b>Potentially Consistent.</b> The Site Design Hierarchy included in the proposed Plan requires identification of water availability, including quality and quantity. The proposed Plan also includes Action TEI-8 which would require the County to consider adopting the State's Nonpotable Water Reuse Systems regulations. These policies would continue to be implemented upon review of site-specific development</p>
<p><b>Coastal Land Use Plan Policy 2-10:</b> Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into rural area(s) shall not be permitted unless certain conditions are met.*</p>	<p><b>Potentially Consistent.</b> No new rural annexation requests in the Coastal Zone would occur as a result of the proposed Plan. In addition, the proposed Plan includes Policy TEI-17, which restricts annexation to a water or sanitary district or extensions of sewer lines unless required to prevent adverse impacts on an environmentally sensitive habitat, or to protect public health.</p>
<p><b>Coastal Land Use Plan Policy 2-11:</b> All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes various policies intended to ensure that agriculture is conducted in an environmentally sensitive manner. Goal AG-3 would encourage agricultural operations to incorporate techniques such as soil conservation. Policy AG-3.B would ensure grading and brush clearing does not cause excessive erosion or downslope damage. The proposed Plan also includes Policy NS-2, which provides protection for ESH areas within the Coastal Zone and states that ESH shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Finally, an additional policy has been added to the proposed Plan as mitigation. Policy NS-12 applies to land within the Coastal Zone, and states "if any policy or provision of the Gaviota Coast Plan conflicts with any policy or provision of</p>

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	the certified Local Coastal Program, the policy or provision that is most protective of coastal resources shall take precedence (consistent with certified Coastal Plan Policy 1-2).”
<p><b>Coastal Land Use Plan Policy 2-13:</b> The existing townsite of Naples is within a designated rural area and is remote from urban services. The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development. If the County determines that transferring development rights is not feasible, the land use designation of AG-II-100 should be re-evaluated.</p>	<p><b>Potentially Consistent.</b> The proposed Plan does not include revisions to the existing land use or zoning at the Naples Townsite. The proposed Plan would retain the AG-II-100 zoning designation.</p>
<p><b>Coastal Land Use Plan Policy 2-15:</b> The County shall not issue permits for non-exempt development on the Hollister Ranch unless the Coastal Commission certifies that the requirements of PRC Section 30610.3 have been met by each applicant or that the Commission finds that access is otherwise provided in a manner consistent with the access policies of the Coastal Act.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes goals and policies to encourage and promote public coastal access. Policy REC-2 requires the County to actively promote expansion of public trails, coastal access and recreational opportunities within the Plan Area, using its regulatory authority, incentives and other tools to acquire and develop trails, coastal access and recreational facilities. For all pending private and public development projects with planned or existing recreational uses, the County shall fully explore options for new trails, coastal access and parking, and ways to promote their acquisition and development through the environmental and planning review processes. The proposed Plan does not include revisions to the existing land use or zoning within Hollister Ranch. Existing policies would continue to be implemented upon review of site-specific development</p>
<p><b>Coastal Land Use Plan Naples Townsite Policies 2-25 through 2-33</b></p>	<p><b>Potentially Consistent.</b> No changes are proposed to Naples Townsite designations and specific development proposals are not part of the proposed Plan.</p>
<p><b>Coastal Land Use Plan Bluff Protection Policies 3-4 through 3-7.</b> These policies address bluff protection by requiring new development to be sufficiently set back from bluff edges; requiring geologic reports to ensure bluffs are adequately protected; requiring maintenance of drought tolerant vegetation in the bluff top setback and other measures to protect bluff erosion such as directing surface water away from bluffs and prohibiting subsurface drainage; and prohibits development on the bluff face with exceptions. *</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy REC-5 which provides siting and design considerations for trails and includes consideration of bluff erosion as a siting criterion. The proposed Plan would not increase residential development potential near bluffs. Existing policies would continue to be implemented upon review of site-specific development</p>
<p><b>Coastal Land Use Plan Policy 3-8:</b> Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.</p> <p><b>Coastal Land Use Plan Policy 3-10:</b> Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Action TEI-5, which would require submittal of detailed drainage and erosion control plans prior to issuance of a permit for private roads or driveways serving residential development. Existing policies would continue to be implemented upon review of site-specific development</p>

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<p><b>Coastal Land Use Plan Policy 3-11:</b> All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p> <p><b>Coastal Land Use Plan Policy 3-12:</b> Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy AG-2.A, which requires the County to impose measures designed for the prevention of flooding and sedimentation resulting from urbanization, especially as such damage relates to new non-agricultural development. Existing policies would continue to be implemented upon review of site-specific development</p>
<p><b>Coastal Land Use Plan Hillside and Watershed Protection Policies 3-13 through 3-19.</b> These policies address minimization of cut and fill, promote development with minimal alteration of the natural terrain; preservation of natural landforms including trees and native vegetation; avoidance of areas not suited for development due to soil, geologic, flood, erosion or other hazards; and support measures to avoid runoff, erosion, and sedimentation and protect water quality. *</p>	<p><b>Potentially Consistent.</b> The proposed Plan incorporates a systematic hierarchy of site design and treatment issues to ensure a consistent approach to implementing visual resources protection on the Gaviota Coast. The Site Design Hierarchy establishes a priority ranking of preferred design component to utilize first to avoid or lessen visual impacts; with the highest priority design component being site selection, followed in priority by architecture, grading, and landscaping.</p> <p>Policy VIS-1 provides for adherence to the Site Design Hierarchy, which may allow for more grading under certain circumstances to avoid visual impacts. While site selection that minimizes grading is the highest ranked preferred design component, there may exist limited instances where grading and excavation, in conjunction with other Site Design Hierarchy design features, can reduce visibility and building massing to achieve better architectural integration with the natural topographical features, and thus minimizing visual resources impacts. The proposed Plan's Site Design Hierarchy provides priority guidance for avoiding and minimizing visual resources impacts and would be potentially consistent with Coastal Land Use Plan Hillside and Watershed Protection policies.</p> <p>Policies REC-5 provides siting and design considerations for trails including a provision that proposed trail alignments avoid areas that are highly geologically unstable or especially prone to erosion. In addition, the proposed trail siting guidelines contained in Appendix C (Draft Gaviota Coast Plan Trail Siting Guidelines) would address the location and design of new trails within the Plan Area. Policy REC-6 also provides coastal trail siting and design considerations and provides that vertical beach access should utilize natural topography.</p> <p>Policy LU-4 provides guidelines for development siting of non-agricultural development, including respect for site constraints such as steep slopes. In addition, mitigation measure MM-GEO-1 states that the Steep Slope Guidelines and Standards (Appendix E) for orchards shall be adopted as ordinance amendments into the County Land Use and Development Code (LUDC) and Article II to minimize and reduce erosion impacts associated with agricultural development and orchard expansions on steep slopes. The ordinance amendments identify preferred land clearing methods and reclamation provisions for abandoned operations. These standards address agricultural uses to prevent the degradation of steep slopes. Future agricultural and orchard expansion on steep slopes must comply with the new ordinance amendments in order to manage potential soil erosion impacts.</p> <p>Policy TEI-14 supports protection of surface and groundwater.</p>

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<p><b>Coastal Land Use Plan Hillside and Watershed Protection Policies 3-20 through 3-22.</b> These policies address agricultural development and support measures to be implemented when agricultural development occurs, including protection of slopes; requiring a brush removal permit for clearance of natural vegetation; and implementation of measures to minimize soil erosion.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes various policies intended to ensure that agriculture is conducted in an environmentally sensitive manner including Goal AG-3, Policy AG-3.B, and Policy NS-2.</p> <p>In addition, the proposed Plan’s new policies and development standards intend to meet the goal of protecting visual resources and preserving the natural beauty and rural character specific to the proposed Plan area. Several tools are included in the proposed Plan to help ensure potential impacts on visual resources that could occur as a result of development from buildout of the proposed Plan land uses and rezones are minimized. These tools include the addition of the new Mountainous – Gaviota Coast (MT-GAV) zone (LUDC only) and the Critical Viewshed Corridor – Gaviota Coast (CVC), and Environmentally Sensitive Habitat – Gaviota Coast (ESH-GAV) overlays to address potential use impacts to steep slopes, critical viewsheds and sensitive habitat in the proposed Plan area. The proposed Plan proposed ordinance amendments package are located in Appendix B (Proposed Ordinance Amendments) and the proposed steep slope development guidelines are located in Appendix E (A Guide to Steep Land Orchard Development for Santa Barbara County).</p> <p>In addition, mitigation measure MM-GEO-1 states that the Steep Slope Guidelines and Standards (Appendix E) for orchards shall be adopted as ordinance amendments into the County Land Use and Development Code (LUDC) and Article II to minimize and reduce erosion impacts associated with agricultural development and orchard expansions on steep slopes. The ordinance amendments identify preferred land clearing methods and reclamation provisions for abandoned operations. These standards address agricultural uses to prevent the degradation of steep slopes. Future agricultural and orchard expansion on steep slopes must comply with the new ordinance amendments in order to manage potential soil erosion impacts.</p>
<p><b>Coastal Land Use Plan Visual Resource Policies 4-1 through 4-8.</b> These policies address requirements for architectural review, landscaping to provide screening to development, ensuring structures are compatibility with the rural character and natural environment, and protection of public views, beach views, and other scenic views.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan implements a Site Design Hierarchy that would ensure a consistent consideration of visual resource protection in the proposed Plan area. This hierarchy addresses site selection, architecture, grading and landscaping to ensure development is compatible with the rural character and natural environment and does not adversely affect views.</p>
<p><b>Coastal Land Use Plan Policy 4-9:</b> Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway #101, and shall be clustered to the maximum extent feasible.</p> <p><b>Coastal Land Use Plan Policy 4-10:</b> A landscaping plan shall be submitted to the County for approval. Landscaping when mature, shall not impede public views.</p> <p><b>Coastal Land Use Plan Policy 7-13:</b> In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.</p>	<p><b>Potentially Consistent.</b> The proposed Plan proposes additional standards for highly scenic areas including the view corridor along Highway 101 from Goleta to the Gaviota Tunnel. A Critical Viewshed Corridor Overlay is proposed to provide enhanced protection to critical viewsheds to ensure that development is sited and/or screened to reduce impacts to the Highway 101 viewshed. The proposed Site Design Hierarchy/Design Guidelines provides protection for natural features and rural character through guidelines for site selection, architecture, grading, and landscaping.</p>
<p><b>Coastal Land Use Plan Policy 7-18:</b> Expanded opportunities for access and recreation shall be provided in the Gaviota Coast planning area.</p>	<p><b>Potentially Consistent.</b> The proposed Plan’s Trails and Coastal Access Goals and Policies protect existing public access and actively promote expansion of recreation, open space, coastal access, and trails.</p>

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<p><b>Coastal Land Use Plan Policy 7-19:</b> In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational use shall not be encouraged. Access to the site should continue to be by way of boats.</p>	<p><b>Potentially Consistent.</b> Policy REC-20 would protect the marine resources of Naples Reef and the adjacent beach by not encouraging intensive recreational use.</p>
<p><b>Coastal Land Use Plan Policy 7-21:</b> Jalama Road shall be maintained as a two-lane road with only minor realignment from the summit to the park. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall result in a minimum removal of any riparian vegetation along the creek.</p>	<p><b>Potentially Consistent.</b> The proposed Plan include Policy TEI-8 which supports maintenance of Jalama Road as a two-lane road with only minor realignment from the summit to the park and requires that improvements are designed and constructed to minimize adverse impacts on Jalama Creek and riparian vegetation along the creek. (Incorporated from CLUP Policy 7-21, p. 99)</p>
<p><b>Coastal Land Use Plan Policy 7-25:</b> Easements for trails shall be required as a condition of project approval for that portion of the trail crossing the parcel upon which the project is proposed.</p>	<p><b>Potentially Consistent.</b> DevStd REC-1 requires dedication of a lateral and/or vertical accessway, as a condition of development, where a nexus and rough proportionality exist between impacts of proposed development and provision of public access.</p> <p>Policy REC-1 provides additional opportunities for public trails and open space on both public and private lands. Policy REC-3 provides that public trails, access, and recreational opportunities shall be pursued as they arise on: 1) public lands, 2) private lands of willing landowners, and 3) lands exacted as a result of the discretionary development process or eminent domain, subject to state and federal law.</p> <p>Policy REC-2 promotes expansion of trails and requires that for all pending private and public development projects with planned or existing recreational uses, the County shall fully explore options for new trails, coastal access and parking, and ways to promote their acquisition and development through the environmental and planning review processes.</p>
<p><b>Coastal Land Use Plan Policy 8-1:</b> An agricultural land use designation shall be given to any parcel in rural areas that contains prime agricultural soils, other prime agricultural lands, lands in existing agricultural use, or with agricultural potential.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan designates a majority of Plan Area with an agricultural land use designation with the exception of Federal and State Park lands, conserved lands, and other areas of the proposed Plan with existing development such as rural residential, coastal dependent industry, transportation corridor, etc.). The Naples Townsite designation is retained to recognize historic development rights.</p>
<p><b>Coastal Land Use Plan Policy 8-2:</b> If a parcel is designated for agricultural use, conversion to non-agricultural use shall not be permitted unless such conversion would allow for another priority use under the Coastal Act. Such conversion shall not be in conflict with contiguous agricultural operations in the area.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan proposes no land use changes that would result in conversion of agricultural use to non-agricultural use. The only land in the Coastal Zone being proposed for zoning change from agriculture in the Plan Area is the Arroyo Hondo Preserve and small portions of State Park owned land south of Highway 101 near Refugio Road.</p>
<p><b>Coastal Land Use Plan Policy 8-4:</b> As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I or II in the land use plan, the County shall make a finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.</p>	<p><b>Potentially Consistent.</b> These policies would continue to be implemented upon review of site-specific development.</p>
<p><b>Coastal Land Use Plan Policy 8-5:</b> All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes amendments to the zoning ordinance regulations for greenhouses within the Critical Viewshed Corridor Overlay. Within the AG-I and AG-II zones a land use or coastal permit would be required for a greenhouse except that greenhouses within AG-II zones that are within the Critical Viewshed Corridor Overlay would be limited to 4,000 square feet per parcel.</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
<p><b>Coastal Land Use Plan Policy 8-8:</b> The existing and future viability of large, non-prime agricultural operations of 10,000 acres or more for which the County of Santa Barbara has not approved land divisions shall be protected. In order to preserve non-prime agricultural operations and avoid subdivision of large ranches down to the minimum parcel sizes specified in the land use plan, residential development at a density greater than that allowed under the specified minimum parcel size may be permitted only if clustered on no more than two percent of the gross acreage with the remaining acreage to be left in agricultural production and/or open space. An additional one percent of the gross area shall be dedicated for public recreation and reserved for commercial visitor-serving uses.*</p>	<p><b>Not Applicable:</b> The proposed Plan includes Action LU-8, which proposes to delete the Agriculture Residential Cluster (ARC) Overlay Zone in Article II, Section 35-99, and delete the companion CLUP Policy 8-8.</p> <p><b>In lieu of the ARC Overlay Zone and CLUP Policy 8-8:</b> The proposed Plan includes Action LU-3, which would support development of a Rural Clustering Ordinance including incentives to encourage clustering of development to balance potential development rights with important coastal and inland land use issues. A policy consistency determination to delete CLUP Policy 8-8 is not applicable since this represents a policy choice by the Board of Supervisors to develop a rural clustering tool appropriate for the Gaviota Coast Plan area. The ARC Overlay and Policy 8-8 has been in existence since the Santa Barbara County Local Coastal Program was certified in 1982. While the ARC Overlay is a voluntary tool a landowner could pursue, there has never been a development application request to apply the overlay since its inception more than 40 years ago. Since the LCP was certified, the County has adopted additional tools for the protection of agricultural resources including the County of Santa Barbara Environmental Thresholds and Guidelines Manual, Agricultural Resource Guidelines. The Agricultural Resource Guidelines are applicable during the CEQA environmental review process, and establish an agricultural viability threshold to assess impacts associated with parcelization of agricultural lands.</p>
<p><b>Coastal Land Use Plan Policies 9-1 – 9-5:</b> These policies intend to protect coastal dune habitats by prohibiting destruction of dune vegetation resulting from development, non-authorized motor vehicle use, and foot traffic and protects critical bird habitats during the breeding and nesting seasons.*</p>	<p><b>Potentially Consistent.</b> These policies would continue to be implemented upon review of site-specific development.</p>
<p><b>Coastal Land Use Plan Policies 9-6 – 9-16b:</b> These policies intend to protect wetlands by providing dredging limitations, requiring a 100-foot natural wetland buffer, limiting uses within wetlands, prohibiting the discharge of wastewater into wetlands unless RWQCB finds it would improve water quality, limiting mosquito abatement practices, and prohibiting grazing or other agricultural uses in coastal wetlands,*</p>	<p><b>Potentially Consistent.</b> These CLUP policies would continue to be implemented upon review of site-specific development.</p>
<p><b>Coastal Land Use Plan Policies 9-18 and 9-21 through 9-23:</b> These policies address protection of native grassland and vernal pools through appropriate siting and design of development; and protection of butterfly trees.</p>	<p><b>Potentially Consistent.</b> The development contemplated in the proposed Plan would be subject to CLUP Policies 9-18 and 9-21 through 9-23. Site-specific review of development proposals would be required to be consistent with these policies.</p>
<p><b>Coastal Land Use Plan Policies 9-33:</b> Naples reef shall be maintained primarily as a site for scientific research and education. Recreational and commercial uses shall be permitted as long as such uses do not result in depletion of marine resources.*</p>	<p><b>Potentially Consistent:</b> The proposed Plan includes Policy REC-21 which intends to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals by not encouraging intensive recreational uses.</p>
<p><b>Coastal Land Use Plan Policy 9-35:</b> Oak trees shall be protected during land use activities, including cultivated agriculture and grazing. Regeneration of oak trees on grazing lands should be encouraged.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy NS-2, which would protect biological and natural resources to the maximum extent feasible. In addition, Policy NS-4 establishes the criteria for the proposed Environmentally Sensitive Habitat overlay and would include coast live oak and Valley oak woodlands.</p>
<p><b>Coastal Land Use Plan Policy 9-36:</b> Development shall be sited, designed, and constructed to minimize impacts to native vegetation. Grading and paving shall not adversely affect root zone aeration and stability of native trees.*</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy NS-2, which would protect biological and natural resources to the maximum extent feasible. Policy LU-4 requires siting of non-agricultural development to be scaled, sited, and designed to reduce impacts to resources such as environmentally sensitive habitat, agriculture and visual resources, and to respect site</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
	<p>constraints such as steep slopes.</p> <p>The Gaviota Coast Plan incorporates a systematic hierarchy of site design and treatment issues to ensure a consistent approach to implementing visual resources protection on the Gaviota Coast. The Site Design Hierarchy establishes a priority ranking of preferred design component to utilize first to avoid or lessen visual impacts; with the highest priority design component being site selection, followed in priority by architecture, grading, and landscaping.</p> <p>Development in the Critical Viewshed Corridor Overlay would undergo permit screening using the new Site Design Hierarchy that identifies priorities for site design, architecture, grading, and landscape. Policy VIS-1 provides for adherence to the Site Design Hierarchy. However, the Site Design Hierarchy may allow for more grading under certain circumstances to avoid visual impacts. While site selection that minimizes grading is the highest ranked preferred design component, there may exist limited instances where grading and excavation, in conjunction with other Site Design Hierarchy design features, can reduce visibility and building massing to achieve better architectural integration with the natural topographical features, and thus minimizing visual resources impacts. Ultimately, the proposed Plan's Site Design Hierarchy would provide priority guidance for avoiding and minimizing visual resources impacts and would be potentially consistent with Coastal Land Use Plan Hillside and Watershed Protection policies. This provision would only be potentially inconsistent with Land Use Element Hillside and Watershed Protection Policy #1 if root zone aeration and stability of native trees became subordinate to visual impacts.</p>
<p><b>Coastal Land Use Plan Policies 9-37 – 9-43:</b> These policies protect streams and riparian areas by regulating development within stream corridors, establishing buffers for urban and rural streams, limiting structures, grading, dredging and filling activities within stream corridors, and prohibiting cultivated agriculture, septic tanks, and major stream alteration including new concrete channelization.*</p> <p><i>* CLUP policies marked with an asterisk are paraphrased; refer to CLUP for the complete policy text.</i></p>	<p><b>Potentially Consistent.</b> The proposed Plan includes policies NS-7 and NS-8. Policy NS-7 requires that riparian vegetation shall be protected to the maximum extent feasible and prohibits its removal except where clearing is necessary for the maintenance of existing roads and/or free flowing channel conditions, the removal of invasive exotic species, stream/creek restoration, or the provision of essential public services. Policy NS-9 supports natural stream channels and conditions to be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts. Policy NS-12 has been added as mitigation to emphasize that any policy or provision of the certified Local Coastal Program that is most protective of coastal resources would take and ensure consistency with the CLUP.</p>
<b>Energy Element</b>	
<p><b>Energy Element Policy 3.1:</b> Enhance opportunities for alternative transportation.</p> <p><b>Energy Element Policy 3.5:</b> The County shall consider the completion of an integrated bikeway system, linking residences with commercial centers, work locations, schools, parks and mass transit facilities to be a high priority for promoting the use of the bicycle as an alternative mode of transportation.</p>	<p><b>Potentially Consistent.</b> The proposed Plan area is a rural area without a significant commuting population. However, the proposed Plan includes Action REC-5 to work with California State Parks and the California Coastal Commission to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. In addition, Policy TEI-3 would encourage safety enhancements of the Pacific Coast Bike Route by: (1) establishing paths, completely separated from roadways, for the exclusive use of bicycles with cross flow by motorists minimized; (2) connecting existing bicycle paths, including linkages to and between communities and recreation areas; and (3) allow for flexible, site specific design and routing to minimize impacts on adjacent development and fragile habitat.</p>
<p><b>Energy Element Goal 4: Water Use and Solid Waste:</b> Increase the efficiency of water and resource use to reduce energy consumption associated with various phases of using resources (pumping, distribution, treatment, heating, etc.).</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy TEI-16 regarding the Tajiguas Landfill which requires the County to pursue additional resource recovery projects/programs prior to, or concurrent with, any plan to expand municipal solid waste disposal</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
	capacity through landfilling. In addition, the proposed Plan includes Action TEI-8, which states that the County should consider adopting the State updates to Title 24, Part 5, Chapter 16A, Part I – Non-potable Water Reuse Systems and Action TEI-9 which states the County should consider alternative waste disposal and water conservation systems.
<b>Circulation Element</b>	
<b>Circulation Element Policy A.</b> The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.	<b>Potentially Consistent.</b> The proposed Plan does not include update roadway classifications, intersection levels of service, or capacity levels. As a result, the standards of the Circulation Element would continue to apply within the Plan Area.
<b>Circulation Element Policy B.</b> Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance.	<b>Potentially Consistent.</b> Traffic noise levels associated with the proposed Plan land use changes would be negligible, as the Plan Area does not accommodate a significant population and would not result in significant impacts from traffic noise, as specified in Section 4.10.3.2.
<b>Circulation Element Policy C.</b> The County shall continue to develop programs that encourage the use of alternative modes of transportation, including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.	<b>Potentially Consistent.</b> The proposed Plan would encourage construction of additional bicycle routes within the Plan Area. Under Action REC-5, the County would work with California State Parks and the California Coastal Commission to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. Policy TEI-3 would encourage safety enhancements of the Pacific Coast Bike Route.
<b>Circulation Element Policy E.</b> A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element’s Land Use Development Policy #4 with regard to roadway and intersection capacity.	<b>Potentially Consistent.</b> Future discretionary projects within the Plan Area would be subject to the Land Use Element’s Land Use Development Policy #4 with regard to roadway and intersection capacity.
<b>Environmental Resources Management Element</b>	
ERME is a compendium and synthesis of the Seismic Safety and Safety, Conservation, Open Space, and Scenic Highways Elements and identifies specific factors that mitigate against urban development, such as prime agricultural lands, steep slopes, biological habitat areas, floodplains and floodways, and geologic hazards.	<b>Potentially Consistent.</b> The proposed Plan includes standards to maximize compatibility with open space, agricultural resources and biological resources and to protect agricultural lands, steep slopes, floodplains, floodways, and geologic hazards. In addition, there are no urban areas within the Plan Area.

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
<b>Conservation Element</b>	
<p>The Conservation Element contains numerous recommendations relating to various topics, including water resources, ecological systems, mineral resources, agricultural resources, historic sites, archaeological sites, and conservation and energy. The recommendations in the text of this Element relating to ecological systems and water resources are addressed in this discussion. Recommendations of this Element related to other subjects listed above are not cited, as policy consistency is addressed in other elements of the Comprehensive Plan.</p> <p><b>Stream Buffers:</b> All streams of the County are delicate habitats because even a cursory survey indicates that their character is changed greatly, generally to a less desirable condition, by any development of the riparian land. We estimate that as little as 100 feet on either side of a stream could provide a good deal of protection to the stream, although this width would have to be increased where the slope of the land is significant. The discussion of stream setbacks also states that within the buffer strips, communities of native vegetation should be kept intact and no pesticide usage should occur on the buffer strips.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes various Natural Resources Stewardship Policies, Actions, and Development Standards that would protect natural resources of the Gaviota Coast, including environmentally sensitive habitat (Policies NS-2, NS-4, NS-11 and Dev Std NS-2), wetlands (Policy NS-5), wildlife corridors (Policy NS-6, Action NS-2, Dev Std NS-1), riparian vegetation (Policy NS-7, Action NS-3), and natural stream channels (Policy NS-9). The proposed Plan also promotes watershed protection and restoration of habitat ( Policies NS-1, NS-3, NS-8, NS-11 and Actions NS-1, NS-4, NS-5)</p>
<b>Noise Element</b>	
<p><b>Noise Policy #1:</b> In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p> <p><b>Noise Policy #4</b> Residential use should be avoided within the 65 dB CNEL contour of any airport and under airport traffic patterns.</p>	<p><b>Potentially Consistent.</b> The Plan Area includes areas located along Highway 101 and the Union Pacific Railroad that could exceed the maximum noise level allowed for sensitive land uses. However, the Plan would not increase development potential in these areas and any future discretionary development would be subject to County noise policies including the Noise Element and Noise Ordinance. Future residential development adjacent to Highway 101 and the Union Pacific Railroad would continue to be subject to these policies.</p>
<b>Housing Element</b>	
<p><b>Housing Element Goal I:</b> Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.</p> <p><b>Housing Element Policy 1.1:</b> Promote new housing opportunities adjacent to employment centers and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low-income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.</p> <p><b>Housing Element Goal 2:</b> Promote, Encourage, and Facilitate Housing for Special Needs Groups</p> <p><b>Housing Element Program 2.4:</b> Farmworker Housing. The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farmworker housing projects. Past and/or potential funding sources for farmworker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency (repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, Housing and Community Development Division). In addition, the County shall continue</p>	<p><b>Potentially Consistent.</b> The proposed Plan provides for a range of housing types appropriate to a rural area, including farm employee dwellings. Higher urban densities are not proposed, nor appropriate by the Plan given the area's rural character and substantial constraints, including high fire hazards in the area and policies prioritizing the preservation of agriculture.</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
to evaluate and revise as appropriate permit process procedures which streamline the permit process for farmworker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.	
<b>Agricultural Element</b>	
<b>Agricultural Element Goal I:</b> The County shall ensure and enhance the continuation of agriculture as a major viable production industry in the County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and Intensification shall be supported.	<b>Potentially Consistent.</b> The proposed Plan includes an equivalent goal. Goal AG-1.A states, "Santa Barbara County shall protect and enhance the vitality of agricultural operations and resources as part of a major viable production industry. Where conditions allow, taking into account environmental impacts, expansion and intensification shall be supported."
<b>Agricultural Element Policy I.A:</b> The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.  Imposition of any condition requiring an offer of dedication of a recreational trail or other recreational easement shall be discretionary (determined on a case-by-case basis), and in exercising its discretion, the County shall consider the impact of such an easement upon agricultural production of all lands affected by and adjacent to said trail or other easement.	<b>Potentially Consistent.</b> The proposed Plan includes Policy AG-1.A, which states that land designated for agriculture shall be preserved and protected for agricultural use and the integrity of agricultural operations shall not be violated by non-compatible uses. Policy AG-1.D.1 would ensure trails are sited to minimize the impacts to prime soils, agricultural operations, public safety, and environmentally sensitive areas. Policy AG-1.D states that requirements for trail dedications shall be made on a case-by-case basis and shall consider the impact of such an easement upon agricultural production of all lands affected by and adjacent to said trail or other easement.
<b>Agricultural Element Policy I.B.</b> The County shall recognize the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions. These rights and freedoms shall be conducted in a manner which is consistent with: (1) sound agricultural practices that promote the long-term viability of agriculture and (2) applicable resource protection policies and regulations.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-1.E.
<b>Agricultural Element Policy I.C.</b> To increase agricultural productivity, the County shall encourage land improvement programs.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-1.H.
<b>Agricultural Element Policy I.D.</b> The use of the Williamson Act (Agricultural Preserve Program) shall be strongly encouraged and supported. The County shall also explore and support other agricultural land protection programs.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-1.I.
<b>Agricultural Element Policy I.E.</b> The County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects.	<b>Potentially Consistent.</b> The proposed Plan includes DevStd AG-2, which requires a Notice to Property Owner, consistent with the County's adopted Right to Farm Ordinance which provides notice that any inconvenience or discomfort from properly conducted agricultural operations shall be allowed consistent with the intent of the Right to Farm Ordinance. The Plan also includes Policy AG-1.E, which recognizes the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions.
<b>Agricultural Element Policy I.F:</b> The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-1.J.
<b>Agricultural Element Policy I.G.</b> Sustainable agricultural practices on agriculturally designated land should be encouraged in order to preserve the long-term health and	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-1.K.

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
viability of the soil.	
<b>Agricultural Element Goal II:</b> Agricultural lands shall be protected from adverse urban influence.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Goal AG-2.
<b>Agricultural Element Policy II.A:</b> The County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-2.A.
<b>Agricultural Element Policy II.B.</b> Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-2.B.
<b>Agricultural Element Policy II.C.</b> Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-2.C.
<p><b>Agricultural Element Policy II.D:</b> Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</p> <p><b>Agricultural Element Goal III:</b> Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations</p> <p><b>Agricultural Element Policy III.A:</b> Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.</p>	<b>Potentially Consistent.</b> The proposed Plan includes Policy AG-1.C, which requires the County to develop and promote programs to preserve agriculture in the Plan Area. Policy AG-1.A would protect land designated for agriculture for agricultural use and ensure the integrity of agricultural operations is not violated by non-compatible uses. Policy AG-1.B would require the County to protect agricultural land, to the extent feasible, for continued agricultural uses would discourage conversions or other uses that are incompatible with long-term agricultural production.
<b>Agricultural Element Goal IV.</b> Recognizing that agriculture can enhance and protect natural resources, agricultural operations should be encouraged to incorporate such techniques as soil conservation and sound fire risk reduction practices.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Goal AG-3.
<b>Agricultural Element Policy IV.A.</b> Major wildfires cause severe erosion, property damage, and safety hazards. The County shall encourage range improvement and fire hazard reduction programs, including prescribed burning of brush and alternative non-burning techniques. Such programs shall be designed and conducted to avoid excessive erosion and other significant adverse effects on the environment for the purpose of increasing water yields, improving wildlife habitat, wildlife protection, and increasing agricultural productivity.	<b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-3.A.
<p><b>Agricultural Element Policy IV.B.</b> Because of fire-risk reduction or soil instability, the use of certain slopes for agricultural production may be preferable to leaving the land in its natural state, or allowing non-agricultural development provided that adverse effects are minimized.</p> <p><b>Agricultural Element Policy IV.C.</b> Grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Policy AG-3.B, which requires grading and brush clearing for new agricultural improvements on hillsides to not cause excessive erosion or downslope damage. Action AG-3 would require the County to develop Steep Slopes Development Standards setting enhanced standards for agricultural development on slopes of 30 to 40 percent or greater on agriculturally-zoned land. The standards may include preparation of an erosion control plan with best management practices to ensure slope stabilization, soil conservation, water quality control, and preferred land clearing methods.</p> <p>In addition, mitigation measure MM-GEO-1 states that the Steep Slope Guidelines and Standards (Appendix E) for orchards shall be adopted as ordinance amendments into the County Land Use and Development Code (LUDC) and Article II to minimize and reduce erosion impacts associated with agricultural development</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
	and orchard expansions on steep slopes. The ordinance amendments identify preferred land clearing methods and reclamation provisions for abandoned operations. These standards address agricultural uses to prevent the degradation of steep slopes. Future agricultural and orchard expansion on steep slopes must comply with the new ordinance amendments in order to manage potential soil erosion impacts.
<p><b>Agricultural Element Goal V.</b> Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm.</p> <p><b>Agricultural Element Policy V.A.</b> Santa Barbara County shall permit on-farm supportive installations for product handling and selling as prescribed in the Uniform Rules of the County's Agricultural Preserve Program.</p> <p><b>Agricultural Element Policy V.B.</b> Santa Barbara County should allow areas for supportive agricultural services within reasonable distance and access to the farm user.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Goal AG-1.B, which would allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm. Action AG-4, AG-5 and AG-6 would develop permit and zoning requirements to allow for agricultural processing appropriate for the Plan Area, would implement the Gaviota Agricultural Tiered Permit Structure Ordinance Amendments into the LUDC and Article II, and would support agricultural tourism.</p>
<p><b>Agricultural Element Goal VI:</b> The County should make effective-provision for access to agricultural areas and for the necessary movement of agricultural crops and equipment.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes the equivalent Goal AG-4. .</p>
<p><b>Agricultural Element Policy VI.A.</b> To the maximum extent feasible, the County Public Works Department shall design roads with the type and size of vehicles and/or equipment in mind which are used in the agricultural operations of the area.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes the equivalent Policy AG-4.A.</p>
<b>Open Space Element</b>	
<p>The Open Space Element addresses open space for public health and safety, the managed production of resources, outdoor recreation and the preservation of natural resources. This Element relates closely to the Seismic/Safety Element and the Conservation Element, and they are all synthesized in the Environmental Resources Management Element. Consistency with these elements is discussed elsewhere in this section. Specific resources along the Gaviota Coast are discussed in the Element, generally addressing the undisturbed nature of the many biological and cultural resources present at many of the remote bluffs and natural open space areas.</p>	<p><b>Potentially Consistent.</b> The Plan Area has substantial open space areas, including agricultural and recreational lands that are addressed in the Plan through various Natural Resources Stewardship Policies and Agricultural Goals and Policies, discussed previously.</p>
<b>Scenic Highways Element</b>	
<p>The Scenic Highways Element contains several preservation measures for scenic highways and their designation to assist in preserving and enhancing the most scenic areas along designated roadways within the County. The preservation measures within this Element include the regulation of land use to ensure that development in the scenic corridor will not conflict with the scenic objectives, a requirement for development plans for urban areas within the scenic corridors and overlays in rural areas, control of outdoor advertising, regulation of grading and landscaping, and design of structures and equipment.</p>	<p><b>Potentially Consistent.</b> The coastal view corridor along Highway 101 from Goleta to the Gaviota Tunnel provides high quality views of ocean and inland public views. The Plan includes a site design hierarchy to ensure a consistent approach to implementation of visual resources protection on the Gaviota Coast. A Critical Viewshed Corridor Overlay would be implemented and would require visual screening according to the site design hierarchy. Numerous visual resources policies are included in the Plan to achieve the Plan Goal VIS-1: To protect and enhance the rural, scenic, and visual qualities of the Gaviota Coast. Policy VIS-3 requires development to be sited so as not to intrude into the skyline as seen from public viewing places.</p>

<b>Table 5-1: Policy Consistency</b>	
<b>Comprehensive Plan Policies</b>	<b>Consistency Analysis</b>
<b>Seismic Safety and Safety Element</b>	
<p>The Seismic Safety and Safety Element contains policies intended to minimize or eliminate potential fire, geological, soil or seismic hazards related to land use planning and development. The Element includes recommendations to avoid locating development in high hazard area and includes recommendations to reduce potential geological and flood hazards.</p>	<p><b>Potentially Consistent.</b> The proposed Plan includes Action AG-3, which would require the County to develop steep slopes development standards to ensure slope stabilization, soil conservation, and water quality control to minimize erosion due to agricultural development on steep slopes. Policy AG-1.A intends to prevent flooding and sedimentation. Policy AG-3.A promotes development of fire hazard reduction programs within the Inland Area of the Plan. Action LU-7 requires the County to research and respond to the impacts of climate change related hazards on the Gaviota Coast</p>
<b>Safety Element Supplement</b>	
<p>The Safety Element Supplement focuses on the role of land-use planning in reducing the risk of exposure to hazardous materials.</p>	<p><b>Potentially Consistent.</b> Policy TEI-12 discourages the use of enhanced oil and gas recovery techniques such as hydraulic fracturing and steam injection in the Plan Area. In addition, a site design hierarchy provides a framework for siting and design criteria and considers hazards, such as fire and oil and gas pipelines.</p>

### 5.2.1.2 Clean Air Plan

The Clean Air Plan provides an overview of air quality and sources of pollution, and identifies the pollution-control measures needed to meet clean air standards. The Draft 2013 Clean Air Plan is the sixth triennial update to the initial state Clean Air Plan adopted by the County Air Pollution Control District Board in 1991. The 2013 Clean Air Plan goal is to reduce ozone precursor emissions from a wide variety of stationary and mobile sources. Each of the Clean Air Plans has implemented “an all feasible measures” strategy to ensure continued progress towards attainment of the state ozone standards.

Consistency between the 2013 Clean Air Plan and the proposed Plan means that stationary and vehicle emissions associated with the existing and future land use development and resulting population and traffic increases are accounted for in the Clean Air Plan's emissions growth assumptions. Operational emissions were calculated for the future buildout of the Plan; however, proposed land use designations do not alter the buildout potential of the Plan Area and new land use policies are intended to limit the expansion of residential development in favor of less intense, agricultural land uses. Therefore, growth under the Plan would not exceed current growth projections. As discussed in Chapter 2.0, Project Description of this Environmental Impact Report and in Section 4.5, Air Quality, buildout of the Plan Area is the same as existing; therefore, the Plan would be considered consistent with the Clean Air Plan because proposed land uses that do not exceed growth projections.

### 5.2.1.3 Congestion Management Plan

The Santa Barbara County Association of Governments is responsible for the development and implementation of the Countywide Congestion Management Plan (CMP) required in all urban counties. The CMP is a comprehensive program designed to reduce auto-related congestion

through capital improvements, travel demand management, and coordinated land use planning among all jurisdictions. The CMP provides a regional planning document that identifies and addresses congestion on designated roadways in the County. The CMP sets level of service standards for designated roadways in the County, and identifies the responsibilities of local jurisdictions in implementing the policies in the CMP. Within the Plan Area, the only CMP network corridors are State highways, including Highway 1 and Highway 101, under the jurisdiction of the California Department of Transportation.

Consistency with the CMP is examined as part of development projects, not long-range plans such as this Community Plan. Future individual development projects consistent with forecasted Plan buildout would be assessed relative to the CMP roadway network capacities and policies.