

4.1 Land Use and Development

This section addresses potential impacts associated with land use compatibility and plan consistency as a result of buildout of proposed land uses and implementation of programs proposed as part of the proposed Plan. More specifically, it evaluates potential impacts that the physical changes buildout of the Plan would have on existing land uses, short-term impacts associated with construction, impacts attributed to plan inconsistencies, and cumulative impacts related to land use issues. The land use policies included in the proposed Plan are specifically intended to preserve and enhance the quality of Plan Area through appropriate land use planning. A detailed discussion of the Plan's consistency with applicable County Comprehensive Plan policies, and the Local Coastal Program (LCP) goals and policies are contained in Chapter 5, Consistency with Plans and Policies.

4.1.1 Setting

The unincorporated Plan Area encompasses 158 square miles (101,199 acres) of the coastal plain and foothills between the city of Goleta, which borders the Plan Area to the east, and Vandenberg Air Force Base to the west and north. The ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed generally defines the Plan Area's northern limits. The Pacific Ocean borders the Plan Area to the south and west (see Figure 2-1). The Plan Area extends from the shore into the foothills, with a portion within the Coastal Zone.

4.1.1.1 Existing Land Use

Agriculture, specifically cattle grazing, is the primary and dominant land use in the Plan Area. Residential development is broadly dispersed, with 162 permitted single-family dwellings in the Plan Area located primarily at Arroyo Quemada, El Capitan Ranch, the upper reaches of Refugio Road near West Camino Cielo, and Hollister Ranch. In addition to agriculture, land uses in the Plan Area include public recreation and publicly managed County, State, and National Forest parkland and conservation land. Tajiguas Landfill is located just north of Highway 101 between the Arroyo Hondo Preserve and Baron Ranch. Oil and gas production also has a presence on the Gaviota Coast, with Freeport McMoRan/Plains Exploration and Production Company, Point Arguello and Las Flores Canyon oil and gas processing Facilities located in the central portion of the Plan Area. Highway 101 is the major transportation corridor through the Plan Area, while Highway 1 provides access to the Lompoc Valley.

Coastal Zone

Pursuant to the Coastal Act of 1976, local jurisdictions are required to prepare a LCP for land within the Coastal Zone. The LCP includes a Coastal Land Use Plan (CLUP), coastal zoning ordinance, and other implementation programs. Generally, the Coastal Zone extends inland 1,000 yards from the mean high tide line. This generally holds true for the portion of the Plan Area east of the Gaviota Tunnel. However, to the west the Coastal Zone reaches much further

inland. Therefore, the Plan Area is divided roughly 50:50 into lands within the Inland Area and the Coastal Zone. The Plan maps accept the State coastal zone boundary for the Plan Area, and delete any reference to a distinct mapped County Coastal Zone boundary that in the past showed distinct County and State Coastal Zone boundaries.

Inland Area

All lands outside of the Coastal Zone are referred to as the Inland area, subject to the Comprehensive Plan.

Rural/Urban Area

The County's Comprehensive Plan differentiates between Rural and Urban Areas and designates allowable uses based upon these sub-areas. The Plan Area consists entirely of Rural Area lands. Existing land uses within the Rural Area include rural agriculture, low-density residential, and open space. Rural agriculture in the Plan Area is typified by grazing land, orchards and other cultivated lands. The minimum parcel size within the Rural Area is 40 acres.

Mountainous Area

The Mountainous Area designation delineates land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. These lands are to be kept free from intensive development and reserved for such uses as watershed protection, scenic enjoyment, wildlife habitat and low intensity recreation that are consistent with Forest Plan management prescriptions for the area. The proposed Plan amends the land use and zoning designation of federally owned lands within the Los Padres National Forest from agriculture to Mountainous Area to better reflect the physical constraints of these steep watershed lands.

Existing Developed Rural Neighborhoods/Rural Neighborhoods

An EDRN is a neighborhood area already developed with lots smaller than normally allowed in the surrounding Inland area rural lands. A Rural Neighborhood (RN) is the equivalent within the Coastal Zone. The purpose of the EDRN/RN boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands and open space. Within the EDRN/RN boundary, infilling of parcels at densities specified on the land use plan maps is permitted. There is one EDRN in the Plan Area near Las Cruces. The Plan removes this designation from that area since no development has occurred and it has no status as an existing developed neighborhood. There are no existing RNs in the Plan Area. However, a the Plan designates an RN for the Arroyo Quemada neighborhood to recognize the previous historical development of homes on lots much smaller than currently allowed within the Rural Area.

Summary of Existing Land Use

Tables 4.1-1 and 4.1-2 provide an inventory of current land uses and planning area statistics within the Plan Area.

Table 4.1-1: Existing Land Use Acreage¹			
Land Use	Acreage	Parcels	Percentage
Agricultural Commercial (AC)	23,263	162	22.99%
Agriculture (All-100)	28,760	516	28.42%
Agriculture (A-II-320)	44,878	368	44.35%
Coastal Dependent Industry	100	3	0.10%
Education Facility	11	4	0.01%
Highway Commercial (CH)	16	4	0.02%
Mountainous Area (MA-320)	0	1	0.00%
Naples Townsite (NTS)	57	23	0.06%
Recreation/Open Space	2,933	60	2.90%
Rural Residential	53	36	0.05%
Transportation Corridor (TC)	1,127	67	1.11%

SOURCE: County of Santa Barbara, 2015b

¹ Note that the planning process for this project relied on multiple data sources, including but not limited to Assessor parcel data, GIS databases created by the County Planning and Development Department, and data from outside agencies such as the USFS. As a result, there are slight discrepancies in the total acreages. Acreage is provided for informational purposes only and to provide a plan-level analysis. The exact acres of a given parcel would be verified upon submittal of a future development proposal.

Table 4.1-2: Planning Area Statistics		
	Acres	Percentage
Inland/Coastal		
Inland Area	51,350	50.7
Coastal Zone	49,849	49.3
Total	101,199	100
Ownership		
Private	76,506	75.6
Federal (Los Padres National Forest)	15,634	15.4
State ¹	5,465	5.4
County	1,619	1.6
Rights of way (unparcelized)	1,093	1.1
Conservancy	810	0.8
District/Agency	22	<0.1
Total	101,199	100
Important Farmlands		
Inland Area	2,689	83.9
Coastal Zone	515	16.1
Total	3,204	100

SOURCE: County of Santa Barbara, 2013a

¹State Parks recently acquired 2,500 additional acres

4.1.1.2 Surrounding Land Use

Land uses surrounding the Plan Area range from urban developed uses to the east within the city of Goleta, to the Vandenberg AFB at the western border of the Plan Area, to agricultural, mountainous, open space, and recreational lands.

4.1.2 Regulatory Framework

The following section provides a discussion of applicable plans and development regulations, including the County Comprehensive Plan, the LCP, and the Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS). Comprehensive Plan policies applicable to the Plan Area are presented in Chapter 5, Consistency with Plans and Policies, of this EIR.

4.1.2.1 Regional Land Use Plans

County of Santa Barbara Comprehensive Plan

The County's Comprehensive Plan, which was adopted in 1980, describes the land use pattern for future development in the County. The Comprehensive Plan is implemented through the County Land Use and Development Code, which regulates development. Over the years, various elements of the Comprehensive Plan have been added and/or amended, including the Land Use Element, which was last amended in 2011.

Land Use Element

The Land Use Element has four fundamental goals, which are listed verbatim below. These overarching goals set the direction for all County community plans:

- **Environment.** Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.
- **Urbanization.** In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.
- **Agriculture.** In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.
- **Open Lands.** Certain areas may be unsuited for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These open lands have importance as grazing, watershed, wildlife habitat, mineral resources, recreation, and scenic qualities. These lands are usually located so that they are not necessary or

desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.

Comprehensive Plan land use policies also provide guidance for future development of the Plan Area. Policies relevant to this land use discussion are presented in Chapter 5 of this EIR. In summary, policies require protection of watersheds and associated hillsides, streams, and floodplains, sensitive biological resources, coastal resources, and cultural resources. Agriculture is to be supported and protected, and retention of agricultural lands is encouraged to help ensure that agriculture remains a viable production industry in the County. Policies addressing parks and recreational facilities support creation of quality recreational experiences, including publicly accessible coastal trails, while preserving and protecting valuable natural resources. Visual resources policies encourage development to be subordinate to the natural surroundings and avoid intrusion into the skyline to protect the unique visual character of the Gaviota Coast.

Transportation policies address Highway 101 improvements that do not detract from the rural scenic characteristics of the highway, enhancement of bicycle routes, and safety of railroad corridors. Energy policies emphasize renewable energy as a resource priority provided it is implemented in a manner that avoids or minimizes impacts. Infrastructure policies support water conservation, protection of surface and groundwater supplies, and limits annexation to a water or sanitary district unless required to prevent adverse impacts on an environmentally sensitive habitat, or to public health.

Housing Element

The Comprehensive Plan Housing Element goals and policies are generally implemented by adopted Community Plans. However, the Housing Element does not include residential development potential in the Rural Area in the land inventory and they are not included in the Housing Element estimates of residential development potential. As the entirety of the Plan Area is in the Rural Area, development in the Plan Area would not play a role in meeting Housing Element goals.

Agricultural Element

The Agricultural Element identifies goals and policies that are designed to protect and enhance agricultural resources and ensure compatibility with surrounding land uses. The Agricultural Element only applies to the Inland Areas of the County. Plan proposed Policies AG-1 and AG-2 incorporate some of the Agricultural Element policy concepts protective of agriculture. In this way, the proposed agricultural policies further the goal of having consistent agricultural policies, where possible, between the Inland and Coastal areas of the Plan. A key policy (Policy AG-I.A) states that the integrity of agricultural operations shall not be violated by non-compatible uses. The Agricultural Element is also supplemented by the County's Right-to-Farm Ordinance.

Local Coastal Program/Coastal Land Use Plan

The CLUP (1982, republished June 2009) is an element of the Comprehensive Plan. The CLUP implements the California Coastal Act (1977) and consists of the “local government’s land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level,” as cited in Section 30108.6 of the California Coastal Act.

The LCP includes policies related to beach access, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, and coastal dependent energy and industrial development, including a separate Zoning Ordinance that implements the CLUP. These policies establish standards for future growth and development in the Coastal Zone and supersede other policies of the Comprehensive Plan where overlap may occur.

Chapter 3 of the CLUP, the Resource Protection and Development Policies, addresses the major coastal resource, protection, and development issues in Santa Barbara County. Specific policies focus on water management and long-term protection of water resources; avoidance of hazardous areas; and protection of sensitive habitats, hillsides, bluffs, beaches, cultural resources, scenic quality, public open space, recreation, and beach access. Conservation of resources, coastal-dependent and coastal-related uses (including industrial, energy, and gas and oil production), agriculture, protection of trees, and provision of low and moderate housing opportunities are also addressed. The CLUP identifies policies specific to the Plan Area, including policies addressing the Naples Townsite and oil and gas resources. Where Gaviota-specific policies are intended to be revised by the project, this is denoted in the Plan. Implementing actions that apply to the Plan Area are also identified.

Conservation Element

The Conservation Element addresses the County’s natural and cultural resources and is required by state planning law as part of the Comprehensive Plan. Conservation issues addressed in the element include water resources, ecological systems, mineral resources, agricultural resources, and historic and archaeological sites.

Energy Element

The Energy Element is an optional element and is intended to help the County improve energy efficiency through implementation of policies addressing alternative energy, technology, and programs to be incorporated in future development proposals.

Noise Element

The Noise Element contains goals and policies addressing land use and the separation of uncontrollable noise sources associated with transportation facilities and commercial or industrial uses from residential and other noise-sensitive areas. The County Environmental Thresholds and Guidelines Manual (2008) provides a policy framework compilation for noise

control, as gathered from the Comprehensive Plan Noise Element and Community Plans within regions of the County.

Environmental Resource Management Element

The Environmental Resource Management Element consolidates a number of factors to be considered prior to approval of future projects and includes goals and policies to address them. These include: geologic conditions; seismic and soil conditions; potential for inundation by tsunamis; potential to degrade or increase silt production that could affect surface waters; flood hazards; recharge and protection of groundwater; minimizing or avoiding development of steep slopes; potential for exposure to noise and hazards within an airport approach pattern; location of prime or highly productive agricultural soils; presence and quality of mineral resources; existing parks and recreation areas, historic sites, and archaeological sites; open space; scientific preserves; common ecological communities, significant habitats, and areas of significant biological value; and areas of high scenic value and scenic corridors (e.g., Highway 101). The maps of Environmental Resource Management Element factors depict environmental constraints associated with these issues.

Open Space Element

Policy issues in this element focus on the potential conflicts between urban growth and preservation/extension of agriculture; agricultural expansion and the cost/availability of water; urban growth and environmental quality; protection of ecological systems and urban development or intensive recreation; and trail systems and adjacent private lands. Existing vacant lands are generally classified as open space for public health and safety and include steep slopes, areas subject to geologic problems or extreme fire hazard, and are in agricultural production or include valued coastal shoreline and coastal bluffs. Preservation of lands in agricultural production is recommended by the South Coast General Plan Advisory Committee as an important element of the environmental character of the South Coast communities. Undeveloped shoreline and coastal bluff areas are shown in one of four open space categories.

Seismic Safety and Safety Element

The Seismic Safety and Safety Element is intended to guide land use planning by providing goals and policies addressing geologic and seismic hazards, fire and flood hazards. Mapping and policies identified in this element address potential hazards. For example, mapping identifies areas where slope stability/landslides, soils, extreme and high fire hazard, and high groundwater may be a concern and future development proposals should be reviewed.

4.1.3 Impact Analysis

4.1.3.1 Thresholds of Significance and Methodology

The land use analysis in this section evaluates the potential for the Plan to introduce incompatible land uses relative to existing surrounding land uses, which could result in impacts on sensitive receptors. This analysis includes an evaluation of other potential Plan environmental impacts, which also constitute land use compatibility impacts. These land use impacts were assessed based upon the level of physical impact anticipated in the various issues that can affect land use compatibility (air quality, biological resources, noise, human health and safety, aesthetics, and traffic). These impacts are assessed under Impacts LU-1 and LU-2 below.

Impact LU-3 below identifies where policy inconsistencies cited in Chapter 5, Consistency with Plans and Policies, may result in secondary land use impacts pursuant to the CEQA Guidelines Appendix G. Finally, cumulative land use impacts resulting from the Plan in conjunction with other foreseeable past, present, or future projects are included under Impact LU-4.

CEQA Guidelines

According to CEQA Guidelines Appendix G, implementation of the Plan would have significant environmental impacts on land use if it would:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

The project comprises the proposed Plan, which provides both policy and regulatory measures used to evaluate future development projects within the Plan Area and identifies future action items for the County. The Plan includes associated amendments to land use and zoning overlay maps, ordinance amendments, and amendments to Parks, Recreation, and Trails (PRT) maps to reflect proposed trail alignments. Development potential under the proposed Plan would be the same as under existing land use and zoning designations. As no actions are proposed that would create a physical division of the community, this threshold is not addressed in the analysis below. In addition, the Plan Area is not subject to any adopted habitat conservation plan. Finally, the Plan Area is outside of any adopted Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA), including the Santa Barbara Municipal Airport AIA and

the Vandenberg AFB. As a result, consistency with habitat conservation plans and ALUCP's are not addressed in the analysis below.

The Plan's consistency with applicable land use plans, policies, and regulations are addressed in detail in Chapter 5, Consistency with Plans and Policies. Secondary land use impacts associated with policy inconsistencies are summarized under Impact LU-3 in the analysis below.

CEQA Guidelines Appendix G thresholds are augmented by those contained in Sections 4.2, 4.3, 4.4, 4.5, 4.10, and 4.12, (Transportation and Circulation, Aesthetic/Visual Resources, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Hazardous Materials/Risk of Upset, respectively), which include issues that relate directly to land use compatibility. Impacts would be considered significant if implementation of the Plan would adversely affect land use in the area.

4.1.3.2 Impacts Determination and Mitigation Measures

Impacts

Impact LU-1: Land Use Compatibility

Plan buildout is estimated to result in development of 167 additional single-family residences and 9 agricultural employee housing units within the Plan Area over the 20-year Plan horizon. Potential highway commercial development is limited to an approximately 2-acre site located east of Highway 101 at Las Cruces. Zoning Ordinance amendments are also proposed that could encourage expansion of agricultural land uses and uses accessory and supportive of agriculture. The Gaviota Agricultural Tiered Permit Structure would allow small-scale uses with an over-the-counter or other staff-issued permit. For example, aquaponics, composting, firewood processing and sales, agricultural processing, farmstands, and small scale agricultural tourist activities such as fishing, camping and guest ranch/farmstay could be permitted if specified conditions and limitations are met. PRT Maps Amendments would support additional recreational trails within the Plan Area and are discussed in Section 4.13.

As discussed in Section 4.1.1, Setting, the primary land use in the Plan Area is agriculture, specifically cattle grazing. Residential development is broadly dispersed. The proposed Plan would have little or no effect on residential development potential within the Plan Area; however, full theoretical build out of the proposed Plan would result in the construction of new single-family dwellings. The existing EDRN designation near Las Cruces would be removed under the Plan since no development has occurred there and it has no status as an existing developed neighborhood. The Plan would add an RN designation for the Arroyo Quemada neighborhood to recognize the previous historical development of homes on lots much smaller than currently allowed within the Rural Area. These changes do not affect development potential in these areas as they reflect existing land use and development.

The entire Plan Area is part of the Rural Area. Under the Plan, the minimum parcel sizes would range from 40 acres up to 320 acres. The entirety of the western portion of the Plan Area is zoned for 320-acre minimum parcel sizes with smaller areas zoned for 100-acre minimum parcel sizes, outside of the Coastal Zone. In the eastern portion of the Plan Area, minimum parcel sizes are largely 100 acres on private lands with the exception of 40-acre minimum parcel sizes on approximately 170 acres at Las Varas Ranch. Federally owned land within the Los Padres National Forest would have 320-acre minimum parcel sizes. Buildout of these land uses would not result in land use compatibility impacts due to the large minimum parcel sizes and zoning provisions that limit development potential to one single-family residential unit. On agriculturally zoned properties, agricultural land uses would be allowed, including land uses supportive of agriculture as allowed under the Gaviota Agricultural Tiered Permit Structure.

Land use and zoning changes are largely proposed to accurately reflect the ownership and use of the land and redesignate Ordinance 661 lands. For example, the designation of Federal lands within the Los Padres National Forest would change from Agriculture to Mountainous Area (MA-320) to better reflect the physical constraints and use of these steep watershed lands. Per the Land Use Element, the purpose of this category is for remote lands with an average slope in excess of 40 percent that should be kept free of development in favor of uses such as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards. These changes would better protect sensitive lands, such as steep slopes in Mountainous Areas. As a result, buildout of residential development potential within the Plan Area due to land use and zoning changes would be less than significant.

Development of highway commercial land uses near Las Cruces could result in incompatibility with the rural setting due to the rural nature of this area and overall absence of commercial land uses in the Plan Area. While no specific development is proposed in the Plan, the CH zone would permit retail and visitor-serving uses that could potentially draw visitors and intensify use of the area. However, physical constraints and the limited land area zoned CH reduces the development potential in this area to a small scale. Existing CH zone permit and Plan requirements require discretionary review of any future development proposals for their compatibility with existing uses. Plan Policy LU-11 and DevStd LU-1 address rural commercial uses and provide that any development within the CH Zone shall be low intensity, compatible with the rural setting and subordinate to the surrounding landscape. These policies would minimize potential land use compatibility impacts. Therefore, Plan policies and development standards, existing zoning review requirements, and the small scale of potential development on land zoned CH would result in a less than significant land use compatibility impact.

Zoning changes related to the Gaviota Agricultural Tiered Permit Structure could introduce additional land uses within the Plan Area, as previously described. These land uses could introduce conflicts if they include features that are incompatible with existing land uses, such as agricultural operations, residential uses, or sensitive habitat areas. For example, a recreational horseback riding operation or composting operation could be incompatible with surrounding residential land uses depending on the nature of the existing use through increased car and

truck traffic volumes and parking demands in a rural area, the noise and emissions from farm equipment and noise, odors, and waste products from farm animals. ~~The~~ However, the County has existing regulations in place regarding land use compatibility between agricultural and non-agricultural uses, including the County's Right-to-Farm Ordinance and the Agricultural Buffer Ordinance. As further detailed in Section 4.4, Plan goals, policies, and development standards provide broad support for agricultural land uses within the Plan Area and protections from incompatible land uses. Policies AG-1.A and AG-1.B encourage the protection of agricultural lands and discourage introduction of non-compatible land uses ~~near~~ within agricultural lands. DevStd AG-2 reinforces the County's adopted Right-to-Farm Ordinance. Future projects within the Plan Area would be required to implement these policies and development standards if adjacent to agriculture. As these goals, policies, and development standards would be supportive of agriculture, they would provide protection to agricultural resources in relation to land use incompatibility/interface impacts.

Other policies relative to land use compatibility within the Plan include Policies LU-4 and LU-5, which address the siting of non-agricultural development and development of non-agricultural uses on land designated for agriculture, respectively. The intent of these policies is to address the scale, design, and site constraints as well as consider compatibility with continued existing agricultural use. Other related policies, such as Policy LU-10, address siting related to sensitive areas and compatibility with the rural setting of the Gaviota Coast.

Besides policies contained within the Plan and Comprehensive Plan that address land use compatibility issues, certain County, state, and federal regulations also impose mandatory controls on potentially incompatible land uses. For example, the County Noise Ordinance includes thresholds for exterior noise levels that cannot be exceeded at the edge of property lines for given land uses. These standards are mandatory and are enforced through the building permit and development approval process. Violations of the County Noise Ordinance are resolved through the Sheriff's Department and Planning and Development Department, which serve to ensure that noise standards are observed. Air pollutant emissions are also heavily regulated by local, state, and federal authorities, and industries must comply with mandatory air quality thresholds, including the requirement that industries monitor air emissions quality. These are further discussed in Section 4.5 of this EIR. These policies and development standards proposed as part of the Plan would be beneficial as they serve to protect the rural nature of the Plan Area and reduce potential land use compatibility impacts.

Mitigation

Impacts would be less than significant and therefore no mitigation is required.

Residual Impacts

The Plan includes certain features that address potential incompatibility, such as the Environmentally Sensitive Habitat (ESH) and Critical Viewshed Overlay zones that would ensure development is sensitive to natural and visual resources in high priority areas. In

addition, various policy citations are proposed that would address potential land use incompatibility issues with regards to potential agricultural incompatibility. Overall, potential land use incompatibility impacts would be less than significant (Class III).

Impact LU-2: Construction-Related Compatibility Impacts

Plan buildout would be associated with minimal development and construction activity due to the rural, agricultural nature of the Plan Area. However, future development that would occur over the next 20 years in accordance with the proposed Plan would cause temporary, short-term emissions of various air pollutants. In addition, construction activities could generate noise that may disturb nearby sensitive receptors where construction is located in proximity to sensitive receptors.

A detailed analysis of potential construction related compatibility impacts resulting from PRT Maps Amendments are discussed in Section 4.13. Construction-related air quality and noise impacts related to buildout of the Plan Area are discussed in Section 4.5, Air Quality and Greenhouse Gas Emissions, and Section 4.10, Noise. The Plan does not include specific policies or development standards related to construction-related land use compatibility impacts, typically related to noise and air quality. However, future construction within the Plan Area would be required to comply with existing Comprehensive Plan policies that address construction related land use compatibility impacts. If demolition of existing buildings and structures occurs, construction personnel and future residents could be potentially exposed to harmful chemicals associated with lead-based paint, asbestos, and aerially deposited lead. These impacts are discussed in Section 4.5, Air Quality and Greenhouse Gas Emissions, and Section 4.12, Hazardous Materials/Risk of Upset. As discussed in these sections, construction activities are subject to numerous regulations prior to obtaining a permit, including the existing policies set forth by the Comprehensive Plan. Therefore, compliance with existing regulations would ensure that construction-related compatibility impacts would be less than significant.

Mitigation

Mitigation measures related to temporary construction-related compatibility conflicts are discussed in Section 4.5, Air Quality, Section 4.6, Biological Resources, and Section 4.10, Noise. No additional mitigation measures are required.

Residual Impacts

Construction activities are subject to numerous regulations prior to obtaining a permit, including the existing policies set forth by the Comprehensive Plan. In addition, no major or large-scale construction operations would occur under the Plan. Plan buildout would include the potential development of 167 additional single-family residences and 9 agricultural employee housing units. These units would not all be constructed simultaneously. Construction would involve limited ground disturbance and building construction over a 20-year period. Therefore,

compliance with existing regulations would ensure that construction-related compatibility impacts would be less than significant (Class III).

Impact LU-3: Land Use Plan Consistency Impacts

Plan buildout is estimated to result in development of 167 additional single-family residences and 9 agricultural employee housing units within the Plan Area over the 20-year Plan horizon. Potential highway commercial development is limited to an approximately 2-acre site located east of Highway 101 at Las Cruces. Zoning amendments are also proposed that could encourage expansion of agricultural land uses and uses accessory and supportive of agriculture. As discussed below, Plan buildout and rezones would be consistent with applicable plans and policies and would result in less than significant impacts related to Plan consistency (Class III impact).

Comprehensive Plan

Community plans are sections of the County's Comprehensive Plan Land Use Element, and this Plan would amend the Comprehensive Plan. Community plans are required to be consistent with countywide land use goals. The fundamental goals of the Comprehensive Plan Land Use Element are stated in Section 4.1.2.1, above. The Plan is intended to further express the Comprehensive Plan through general and location-specific recommendations that implement countywide goals and policies, address community needs, and guide zoning. The Comprehensive Plan, proposed Plan, and zoning work together to establish the framework for growth and development in the Plan Area.

The proposed Plan includes chapters addressing Natural and Cultural Resources Stewardship, Agriculture, Parks, Recreation and Trails, Land Use, Visual Resources, Transportation, Energy and Infrastructure, each providing specific goals and recommendations tailored to the Plan Area. These goals and recommendations are consistent with development guidelines, other mobility and public realm guidelines, incentives, and programs in accordance with the general goals stated in the Comprehensive Plan. Chapter 5, Consistency with Plans and Policies, provides an analysis of the Plan relative to the goals and policies of the adopted Comprehensive Plan for the County.

The Land Use chapter of the Plan contains detailed descriptions and distributions of land uses for the Plan Area and specific policies for the development and siting of non-agricultural and highway commercial uses. The Plan also includes implementing actions to develop a Transfer of Development Rights Ordinance and Rural Clustering Ordinance. These future programs would be designed to balance potential development rights with the protection of environmental resources. An additional implementing action includes development of a Land Use Incentive Program, which would be a voluntary program intended to support and increase agricultural viability, public access, enhance habitat preservation and restoration opportunities, and preserve rural character within the Plan Area. This program would provide landowners with the incentive of the right to apply for a residential second dwelling unit in exchange for a trail

easement, public trailhead parking area, or a permanent agricultural, conservation, or scenic viewshed easement. These programs would enhance protection for agricultural lands and increase agricultural viability, while providing opportunities for conservation of environmental resources, protection of agricultural lands, and recreational opportunities.

The Plan would be consistent with the Comprehensive Plan in that it seeks to protect and support expansion of agricultural land uses in the Plan Area in an environmentally sensitive manner, but would not result in a change to the development potential within the Plan Area. Plan policies recognize existing constraints to development, such as a lack of services and steep slopes. Furthermore, the Plan policies and zone changes would be consistent with the County's Comprehensive Plan goals and Land Use Development Code requirements to protect natural resources, minimize the impacts of outdoor lighting, provide recreational facilities, and support and protect agricultural land uses. The Plan would be consistent with the Comprehensive Plan, and impacts would be less than significant.

Coastal Land Use Plan

The Plan would be consistent with the Coastal Act and the CLUP. Nearly 50 percent of the Plan Area is within the Coastal Zone and is subject to LCP policies. Within the Coastal Zone, the Plan policies provide for protection of natural and cultural resources, views, improved public coastal access, parking and recreational trails. Policies would also protect the long-term viability of agricultural lands through application of land use policies and zoning intended to protect agricultural operations and minimize conflicts with incompatible uses. Additional policies would protect coastal bluffs, beaches, mesas, wetlands/waters, habitats, and visual resources consistent with the CLUP. Impacts associated with CLUP consistency would be less than significant.

Mitigation

As implementation of the Plan would not result in significant impacts related to consistency with the Comprehensive Plan or CLUP, additional mitigation is not required. More detailed policy consistency analysis can be found the respective issue sections of this EIR and in Table 5-1 in Chapter 5, Consistency with Plans and Policies.

Residual Impacts

Plan buildout and implementation would be consistent with the Comprehensive Plan and CLUP; therefore, no significant environmental impacts would occur due to plan inconsistencies. As a result, impacts would be less than significant (Class III impact).

4.1.4 Cumulative Impacts Analysis

Impacts

The Plan Area is located to the west of the more densely populated incorporated cities of Goleta and Santa Barbara and is generally surrounded by rural, undeveloped lands. Sparsely developed public and private lands lie to the north. The area of influence for assessing cumulative effects in combination with proposed Plan buildout would be limited to the Plan Area and the surrounding land uses in the vicinity where related projects would potentially contribute to cumulative adjacent land use incompatibilities (see Tables 3-1a and 3-1b).

Development outside, but adjacent to, the Plan Area is anticipated to grow less than one percent annually (Santa Barbara County Association of Governments 2012). Existing land uses surrounding the Plan Area include rural, sparsely developed lands and Los Padres National Forest lands north of the Plan Area. Due to the rural nature of the Plan Area and surrounding communities, potential incompatibilities with surrounding land uses and development within the Plan Area would be minimal. Similar to the discussion under LU-1 above, development of cumulative projects within the Plan Area could result in land use compatibility impacts if uses are not properly sited. In addition, zoning changes related to the Gaviota Agricultural Tiered Permit Structure could introduce additional land uses within the Plan Area.

The Plan includes certain features that address potential incompatibility such as the ESH and Critical Viewshed Overlay that would ensure development is sensitive to natural and visual resources in high priority areas. The Plan includes numerous goals, policies, and development standards that have been developed specifically to manage cumulative land use incompatibilities. For example, Plan Policy LU-11 and DevStd LU-1 address rural commercial uses and provide that any development within the CH Zone shall be low intensity, compatible with the rural setting and subordinate to the surrounding landscape. Other policies reinforce existing regulations, such as the Right-to-Farm Ordinance, which would ensure that projects implemented under the Plan would not conflict with existing uses. Therefore, cumulative land use compatibility impacts would be less than significant.

Cumulative construction-related compatibility impacts would have the potential to occur if, for example, numerous construction projects would occur at the same time within close proximity. As previously detailed, construction activities are subject to numerous regulations prior to obtaining a permit, including the existing policies set forth by the Comprehensive Plan. Furthermore, the proposed Plan does not call for an extensive amount of development. The proposed Plan buildout is limited to a potential of 167 low-density residential units and 9 agricultural employee units over a 20-year period. It is not likely that numerous construction projects would occur at the same time within close proximity. Therefore, compliance with existing regulations would ensure that cumulative construction-related compatibility impacts would be less than significant.

With regard to cumulative land use plan consistency impacts, the Proposed Plan was specifically developed in order to ensure that potential future development would be consistent with existing plans, such as the Comprehensive Plan and Coastal Land Use Plan. Therefore, cumulative impacts would be less than significant.

Mitigation

As the Plan's contribution to cumulative impacts on land use and development would be less than significant, no additional mitigation measures are required.

Residual Impacts

Cumulative impacts would remain less than significant (Class III).