

ATTACHMENT F

Policy Consistency Analysis Eastern Goleta Valley Community Plan

Case Nos. 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015,
13ORD-00000-00011, 11RZN-00000-00002, and 15RZN-00000-00004
14EIR-00000-00005

The table below analyzes the Eastern Goleta Valley Community Plan (EGVCP) for consistency with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan (CLUP). The analysis is provided at the programmatic level. A finding of consistency with County policies for the EGVCP as a whole does not ensure that individual projects developed in conformance with the EGVCP will necessarily be found consistent as well. Future project specific determinations shall be made on an individual case-by-case basis.

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
Land Use Element	
<p>Land Use Development Policy #3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</p>	<p>Consistent. The EGVCP includes proposed changes to the existing Urban/Rural boundary to remedy existing inconsistencies between zoning and make the zoning consistent with and implementing of land use designations. The Plan would re-designate approximately 846 acres of land currently in the Urban Area (673 acres) or Inner-Rural Area (173 acres) to the Rural Area. The EGVCP proposes to adjust the delineated Urban/Rural boundary line to follow the existing urbanized area extent according to the following policy:</p> <p><i>Policy EGV-1.2: The Urban/Rural Boundary through EGV shall separate principally urban land uses from those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the EGV urban area, and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are not adequate to accommodate needs. This Boundary shall not be modified except as part of a County-initiated amendment of the Community Plan.</i></p>
<p>Land Use Development Policy #4: 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>Consistent. The Goleta Water District is the primary agency managing the water supply in the EGV, with the La Cumbre Mutual Water Company also serving the Hope Ranch area of the EGV and the Hollister Avenue – State Street commercial corridor. The Goleta Sanitary District provides wastewater treatment. The EGVCP incorporates policies that require the adequate provision of public services where available to serve proposed development including Policy WAT-EGV-1.3, which only allows the County to grant permits if the water district serving the project determines that long-term water supplies are sufficient, and Policy WW-EGV-1.1, which requires development connect to the public</p>

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<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% of the total number of units for affordable housing or 30% 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>Land Use Development Policy #5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</p>	<p>sanitary district sewer system when it is available. The EGVCP also includes several policies and development standards for onsite wastewater disposal systems for site where public sewer is not available.</p>
<p>Hillside and Watershed Protection Policy #1: 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>Hillside and Watershed Protection Policy #2: 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>Hillside and Watershed Protection Policy #3: 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>Hillside and Watershed Protection Policy #4: 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>Hillside and Watershed Protection Policy #5: Temporary vegetation, seeding, mulching, or other</p>	<p>Consistent. The EGVCP has as an objective that calls for a watershed-based approach for land use and development and contains policies intended to minimize environmental impacts of land development through low impact site design and measures to minimize grading and manage storm water runoff. Overall, the EGVCP's policies and development standards support and enhance the policy direction of the Land Use Element for the protection of hillsides and watersheds.</p>

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<p>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>Hillside and Watershed Protection Policy #6: 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>Hillside and Watershed Protection Policy #7: 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>Stream and Creeks Policy #1: 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>Consistent. The EGVCP includes several policies and development standards to protect water quality during grading and construction activities as well as low impact site design and water quality treatment for the operational phase of projects. The EGVCP also includes several policies and development standards that limit development within stream corridors. Development standard DevStd ECO-EGV-5A and Policy ECO-EGV-5.5 specify setbacks and minimum buffer distances from creeks and streams.</p>
<p>Flood Hazard Area Policy #1: 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, provide 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>Flood Hazard Area Policy #2: 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>Consistent. Two of the housing opportunity sites, the Hollister Avenue – State Street commercial corridor and the South Patterson Triangle Site, are located within the flood hazard for Atascadero Creek. The EGVCP policies HYD-EGV-2.1 and HYD-EGV-2.2 require that adequate setbacks from floodways and flood hazard zones are maintained for future development within the Plan area. In addition, DevStd HYD-EGV-2A requires that any future development proposed within a floodplain that requires channel improvements must prepare a site-specific hydrology study.</p>
<p>Historic and Archaeological Sites Policy #1: 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>Historic and Archaeological Sites Policy #2: When developments are proposed for parcels where</p>	<p>Consistent. The EGVCP includes a policy framework that proposes to preserve cultural, archaeological, and historical resources. Development standards establish a buffer area from archeological resources and a development review process for historic resources. The EGVCP's policies and development standards support and enhance the policy direction of the Land Use Element for the protection of historic and archaeological</p>

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<p>archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p> <p>Historic and Archaeological Sites Policy #3: 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>Historic and Archaeological Sites Policy #4: 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>Historic and Archaeological Sites Policy #5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>resources.</p>
<p>Parks/Recreation Policy #1: Bikeways shall be provided where appropriate for recreational and commuting use.</p> <p>Parks/Recreation Policy #3: Future development of parks should emphasize meeting the needs of the local residents.</p> <p>Parks/Recreation Policy #4: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p> <p>Parks/Recreation Policy #5: Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.</p>	<p>Consistent. EGVCP objectives call for the provision of parks, bikeways, and trails needed to serve the community of Eastern Goleta Valley. EGVCP policies further recommend the use of available recreational resources and pursuit of new recreational resources in order to meet the needs of the existing and future population.</p>
<p>Visual Resource Policy #1: All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.</p>	<p>Consistent. The EGVCP has numerous policies that address landscaping requirements within various contexts, including multiple on-site land uses; use in Low-Impact Development Standards; agricultural buffers; public rights-of-way, etc. Nothing in the EGVCP precludes or supersedes the Comprehensive Plan policy that requires landscape plans for commercial, industrial, and planned development.</p>
<p>Visual Resource Policy #2: 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</p>	<p>Consistent. The EGVCP includes DevStd VIS-EGV-1A, which specifies that development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes. The development standard includes a subset of design guidelines that would ensure that future development is respectful of the natural landscape. Thus, the new development standard further supports and enhances Policy #2.</p>

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seen from public viewing places.	
Visual Resource Policy #3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.	Consistent. The EGVCP includes Policy VIS-EGV-1.6, which requires that development shall be compatible in design and scale with the surrounding built environment and shall not impair public visual resources. Thus, the new policy further supports and enhances Policy #3.
Visual Resource Policy #4: 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.	Consistent. The EGVCP includes Policy VIS-EGV-1.1, which specifies that development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.
Visual Resource Policy #5: 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.	Consistent. The EGVCP includes DevStd VIS-EGV-1A, which specifies that development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes. The development standard includes a subset of design guidelines that requires undergrounding of utilities.
Air Quality Supplement to Land Use Element	
<p>Air Quality Policy A: Direct new urban development to areas within existing urbanized areas without endangering environmentally sensitive areas or open space resources.</p> <p>Measure A-1: Encourage mixture of residential and commercial/industrial uses in and around commercial/industrial areas.</p> <p>Measure A-2: Encourage neighborhood convenience establishments. The permitted commercial uses are intended to serve the needs of the new residents and immediate surrounding neighborhood.</p> <p>Measure A-3: Within each Housing Market Area, the County should encourage infill and an equitable balance between the production of housing and jobs generated by the economic sector consistent with population growth policies, the availability of services, and environmental concerns.</p> <p>Measure A-6: The County should develop and adopt innovative ordinances to foster infill uses of urban land and prevent urban sprawl.</p> <p>Air Quality Policy B: Promote the Conservation and rehabilitation of existing urban development.</p> <p>Air Quality Policy C: Increase the attractiveness of bicycling, walking, transit, and ridesharing.</p> <p>Air Quality Policy E: Improve the integration of long-range planning and project approval procedures with air quality planning requirements.</p>	Consistent. The EGVCP would result in a potential increase in residential development at each of the housing opportunity sites. The development of the housing opportunity sites, mixed-use locations, and complete streets is consistent with goals of reducing sprawl, directing new housing to areas in close proximity to transit, and reducing vehicles miles traveled. The EGVCP's policies and development standards support and enhance the policy direction of the Air Quality Supplement to the Land Use Element.

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Measure E-4: The decision makers should use the Accessibility Criteria in evaluating the suitability of proposed projects and mitigation measures.	
Coastal Land Use Plan	
Policy 2-1: In order to obtain approval for a division of land, the applicant shall demonstrate that adequate water is available to serve the newly created parcels except for parcels designated as “Not a Building Site” on the recorded final or parcel map.	Consistent. The EGVCP incorporates policies that require the adequate provision of water, especially Policy WAT-EGV-1.3, which only allows the County to grant permits if the water district serving the project determines that long-term water supplies are sufficient.
Policy 2-2: Protect the long-term integrity of the groundwater basins or sub-basins in the coastal zone.*	Consistent. The only groundwater basin in the Plan area that is located fully within the Coastal Zone is the More Ranch basin. Policies WAT-EGV-1.5 and WAT-EGV-1.6 would protect groundwater recharge areas from the adverse effects of urban and non-urban land uses, impermeable paving, and creek channelization.
Policy 2-3: Consider requiring applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.*	Consistent. The EGVCP includes Policy WAT-EGV-1.4, which would encourage efforts to comprehensively monitor the condition of private wells.
Policy 2-5: Water-conserving devices shall be used in all new development.	Consistent. The EGVCP includes Policies WAT-EGV-2.1, which would require development to utilize water-conserving landscaping and low-flow irrigation and plumbing where feasible. Policy WAT-EGV-2.2 would require water-conserving plumbing devices.
Policy 2-6: 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. ... *	Consistent. The EGVCP incorporates policies that require the adequate provision of public services where available to serve proposed development including Policy WAT-EGV-1.3, which only allows the County to grant permits if the water district serving the project determines that long-term water supplies are sufficient, and Policy WW-EGV-1.1, which requires development connect to the public sanitary district sewer system when it is available.
Policy 2-8b: In Goleta, the County shall give highest priority to low and moderate income housing and agricultural expansion followed by public recreation and visitor-serving commercial uses.	Consistent. The EGVCP includes Policy LUR-EGV-2.1, which would prioritize affordable housing on County-owned lands within the Urban Area. In addition, land use map and zoning revisions within the Coastal Zone would maintain residential and agricultural use and not add any visitor-serving commercial uses.
Policy 2-10: 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.*	Consistent. No new rural annexation requests in the Coastal Zone would occur as a result of the EGVCP, as there are no rural lands in the Coastal Zone of the EGVCP area.
Policy 2-11: All development, including agriculture, adjacent to environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts to habitat.*	Consistent. Within the Coastal Zone, the EGVCP would not re-designate or rezone any lands as agriculture that are not already designated and zoned for agriculture. Existing lands zoned for agriculture in the Coastal Zone that are adjacent to existing ESH areas are located

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	adjacent to an approximately 4,400-foot linear stretch of Atascadero Creek. The EGVCP includes Policy ECO-EGV-5.5, which requires a minimum 50-foot buffer area from ESH areas within the Urban Area along with specific habitat protection development standards. One of the land use map changes would result in County-owned land north of Shoreline Drive that has an agricultural designation and is within the ESH Overlay to be changed to recreation/open space, reducing the potential for adverse impacts to habitat resulting from agricultural use.
Policies 2-16 – 2-21: These policies specify development standards for parcels with a Planned Development designation.*	Consistent. The EGVCP would implement these policies when individual properties with a Planned Development designation are reviewed for development. The only property within the Coastal Zone of the EGV Plan area with a Planned Development designation is More Mesa. The EGVCP carries forward the site-specific More Mesa policies and development standards of the 1993 GCP. The policies of the CLUP and the EGVCP would be implemented concurrently for any development proposed for More Mesa.
Policies 3-1 – 3-3: These policies provide standards for the allowance of seawalls (in very limited circumstances) and other shoreline structures.*	Consistent. The EGVCP does not include any new policies addressing seawalls and shoreline structures, and therefore, would not conflict with these CLUP policies. These policies would be implemented upon review of site-specific development.
Policies 3-4 – 3-7: These policies provide development standards for new development near bluffs and incorporate bluff protection.*	Consistent. The EGVCP includes policies and development standards that support and enhance the policy direction of the CLUP, including Policy GEO-EGV-1.1, 1.2, and 1.3. Policy GEO-EGV-1.2 provides more bluff protection than the CLUP by requiring new development incorporate a greater setback from the bluff edge.
Policies 3-8 and 3-10: These policies require project to be reviewed for potential geologic hazards and require a minimum setback from active, potential active, and historically active faults.*	Consistent. The EGVCP includes one new policy addressing avoidance of geologic faults, consistent with CLUP Policy 3-10. These CLUP policies would be implemented upon review of site-specific development.
Policy 3-11: 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. Policy 3-12: 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	Consistent. The EGVCP policies HYD-EGV-2.1 and HYD-EGV-2.2 require that adequate setbacks from floodways and flood hazard zones are maintained for future development within the Plan area. In addition, DevStd HYD-EGV-2A requires that any future development proposed within a floodplain that requires channel improvements must prepare a site-specific hydrology study.

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channelizations, etc.	
Policies 3-13 – 3-18: These policies provide direction for the protection of hillsides and watersheds as provided for the Inland Area under Land Use Element Hillside and Watershed Protection Policies 1-6.*	Consistent. The EGVCP has as an objective that calls for a watershed-based approach for land use and development and contains policies intended to minimize environmental impacts of land development through low impact site design and measures to minimize grading and manage storm water runoff. Overall, the EGVCP's policies and development standards support and enhance the policy direction of the CLUP for the protection of hillsides and watersheds.
Policy 3-19: 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.	Consistent. The EGVCP includes several policies and development standards to protect water quality during grading and construction activities as well as low impact site design and water quality treatment for the operational phase of projects. The EGVCP also includes several policies and development standards that limit development within stream corridors. Development standard DevStd ECO-EGV-5A and Policy ECO-EGV-5.5 specify setbacks and minimum buffer distances from creeks and streams.
Policies 4-2, 4-4, 4-6 and 4-7: These policies of the CLUP provide direction for the protection of visual resources as provided for the Inland Area under Land Use Element Visual Resources Protection Policies 1, 3, 4 and 5.* Policy 4-5: In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.	Consistent. The EGVCP includes several policies and development standards to protect visual resources. Overall, the EGVCP's policies and development standards support and enhance the policy direction of the CLUP for the protection of visual resources.
Policies 5-1 – 5-10: These policies provide direction for protecting existing, and providing new opportunities for, affordable housing and coordinating review of new developments for consistency with the County Housing Element.*	Consistent. The EGVCP provides for affordable housing consistent with the current Housing Element in the Inland Area. However, any future residential development would be reviewed for consistency with the CLUP policies and the Housing Element to determine whether the project complies with these policies.
Policies 7-1 and 7-2: These policies direct the County to take all necessary steps to protect the public's constitutionally guaranteed rights of access to and along the shoreline and to obtain vertical access easements.*	Consistent. The policies of the CLUP would continue to apply to new coastal development in the EGV Plan area. The EGVCP includes goals, policies, and development standards focused on improving recreational opportunities over the Plan area and including DevStd PRT-EGV-7A and Actions PRT-EGV-7A and 7B. In addition, the PRT map includes proposed trails over

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	More Mesa. Policies and development standards addressing future development on, and public access to the beach through, More Mesa would be carried over from the 1993 GCP. Thus, the EGVCP would support the recreation and coastal access policies of the CLUP.
<p>Policy 7-12: New opportunities for beach access and coastal recreation shall be provided in the Goleta planning area. Implementing Actions:</p> <p>a. Provision of a public moderate use recreation area including parking, restrooms, bluff top hiking and biking trails, picnic tables, and stairway access to the beach shall be required as a condition of development on the More Mesa property.</p> <p>d. The County shall encourage the adjacent property owners to provide beach access at the end of Orchid Lane for use by educational and scientific groups.</p>	<p>Consistent. The EGVCP includes Policy PRT-EGV-7.3, which would strive to provide coastal access associated with the acquisition or designation of property for public open space and passive recreation. DevStd PRT-EGV-7A would require consideration of opportunities for providing coastal public access for any discretionary proposal within the Coastal Zone. In addition, the policies (LUDS-EGV-1.1) and development standards (especially LUDS-EGV-1E) addressing future development on, and public access to the beach through, More Mesa would be carried over from the 1993 GCP.</p>
<p>Policy 8-1: 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. These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.*</p>	<p>Consistent. No rural agricultural land exists in the Coastal Zone of the Plan area. However, these criteria were considered in the designation of agricultural land uses in the Urban Area. Consistent with this policy, three agriculturally designated parcels located just north of Shoreline Drive, bordered by residential development, owned by the County of Santa Barbara, and used for flood control and recreational purposes, would be designated Recreational/Open Space.</p>
<p>Policy 9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. ...</p>	<p>Consistent. The EGVCP incorporates numerous policies and development standards for the protection of environmentally sensitive habitats, some of which may occur within the Coastal Zone. These policies and development standards support and enhance the policy direction of the CLUP.</p>
<p>Policies 9-2 – 9-5: 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>Consistent. The EGVCP does not include any new policies addressing dune habitats, and therefore, would not conflict with these CLUP policies. These policies would be implemented upon review of site-specific development if dune habitats are determined to be present.</p>
<p>Policies 9-6 – 9-16b: 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>Consistent. These CLUP policies would be implemented upon review of site-specific development along with EGVCP policies and development standards (especially Policies ECO-EGV-3.1, 3.2, and 5.4) that would support and enhance the CLUP policy direction for the protection of wetlands.</p>
<p>Policy 9-18: Development shall be sited and designed to</p>	<p>Consistent. The development contemplated in the</p>

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<p>protect native grassland areas.</p> <p>Policy 9-19: No mosquito control activity shall be carried out in vernal pools unless it is required to avoid severe nuisance.</p> <p>Policy 9-20: Grass cutting for fire prevention shall be conducted in such a manner as to protect vernal pools. No grass cutting shall be allowed within the vernal pool area or within a buffer zone of five feet or greater.</p> <p>Policy 9-21: Development shall be sited and designed to avoid vernal pool sites as depicted on the resource maps.</p> <p>Policy 9-22: Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.</p> <p>Policy 9-23: Adjacent development shall be set back a minimum of 50 feet from the trees.</p>	<p>EGVCP 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 along with EGVCP policies and development standards (especially Policies ECO-EGV-3.1, 5.4, 6.1, and 6.2 and DevStd-6A, 6C, 6D, 6E, and 6F) that would support and enhance the CLUP policy direction for the protection of native grasslands, vernal pools and Monarch butterfly trees.</p>
<p>Policy 9-24: Recreational activities near or on areas used for marine mammal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.</p> <p>Policy 9-25: Marine mammal rookeries shall not be altered or disturbed by recreational, industrial, or any other uses during the times of the year when such areas are in use for reproductive activities, i.e., mating, pupping, and pup care.</p>	<p>Consistent. The EGV Plan area supports a marine mammal hauling ground as described in the CLUP. The EGVCP does not include any new policies addressing marine mammal hauling grounds, and therefore, would not conflict with CLUP Policies 9-24 and 9-25. Any development contemplated in the EGVCP would be subject to these policies when applicable.</p>
<p>Policies 9-26 – 9-29: These policies specify protection of the More Mesa area as a feeding and nesting habitat for the black-shouldered kite, provides protections for roosting and nesting areas, and for preserving ravine plant communities and grasslands to provide feeding areas for the kites.*</p>	<p>Consistent. The EGVCP includes DevStd LUDS-EGV-1H, which would require development to be sited and designed to avoid areas used for nesting and roosting by the white-tailed kites and other sensitive species as identified by the More Mesa Habitat Study.</p>
<p>Policy 9-35: 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>Consistent. The EGVCP includes Policy ECO-EGV-4.1, which would protect existing trees, including oaks, to the maximum extent feasible.</p>
<p>Policy 9-36: 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>Consistent. The EGVCP includes Policy ECO-EGV-2.4, which would require development to avoid sensitive or important habitats to the maximum extent feasible, and ECO-EGV-4.2, which would ensure "protected trees" are protected except where preservation of trees would preclude reasonable use of a parcel, or threaten life and/or property. Consistent with CLUP Policy 9-36, Policy ECO-EGV-5.4 also identifies certain native vegetation, that may occur in the Coastal Zone, as environmentally sensitive habitat, including coastal sage scrub, coastal bluff scrub, oak woodlands, and sensitive native flora, which would allow additional protection under the ESH Overlay policies and development standards.</p>

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
<p>Policies 9-37 – 9-43: 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>Consistent. In addition to the policies and development standards protecting streams and creeks as ESH, the EGVCP includes DevStd ECO-EGV-6I, which would prohibit structures within a Riparian Corridor, with exceptions. Policy ECO-EGV-6.3 and DevStd ECO-EGV-6G would require riparian protection and reasonable riparian restoration measures during discretionary review. Policy ECO-EGV-6.4 would ensure that natural stream channels and conditions are maintained in an undisturbed state. In addition, DevStd WW-EGV-1E would require septic systems and other potential sources of water pollution to be a minimum of 100 feet from the tributary or creek banks.</p>
<p>Policy 10-1: 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>Policy 10-2: 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>Policy 10-3: 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 in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.</p> <p>Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p> <p><i>* CLUP policies marked with an asterisk are paraphrased; refer to Chapter 3.2.1 of the CLUP for the complete policy text.</i></p>	<p>Consistent. The EGVCP includes a policy framework that proposes to preserve cultural, archaeological, and historical resources. Development standards establish a buffer area from archeological resources and a development review process for historic resources. The EGVCP’s policies and development standards support and enhance the policy direction of the CLUP for the protection of historic and archaeological resources.</p>
Energy Element	
<p>Policy 1.1: Retrofitting existing governmental facilities with energy-efficient designs and technologies.</p> <p>Policy 1.2: Encouraging energy-efficiency and passive solar design in new and major remodeling of governmental buildings and use of new technologies.</p> <p>Policy 1.3: Locating new governmental buildings with mass transit service, bicycle and pedestrian facilities.</p>	<p>Consistent. The EGVCP includes objective SF-EGV-3, policy SF-EGV-3.1, and development standard SF-EGV-3A, which recommend that new or improved public facilities include energy-efficiency designs, technologies, or materials and minimize environmental impacts.</p>

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
Policy 2.1: Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of the California Building Code (Title 24) 36 in new and existing buildings by implementing energy efficiency measures.	Consistent. The EGVCP incorporates policies to promote energy efficiency and promote Green building design standards in projects. Policy EGV-3.5 promotes energy and resource efficiency and Policy EGV-3.6 promotes green building design standards and technologies.
Policy 2.4: Encourage increased use of passive, solar design and daylighting in existing and new structures.	Consistent. The EGVCP includes DevStd EGV-4A, which states that development should be designed, configured, and sited to perpetuate and promote the sense of natural light and air, solar exposure, and privacy as characteristics of the community aesthetics.
Policy 3.1: Enhance opportunities for alternative transportation.	Consistent. The EGVCP includes the provision of housing and mixed-use development in proximity to transit corridors. It also promotes the development of complete streets, which foster the use of alternative modes of transportation.
Policy 3.5: 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.	Consistent. The EGVCP recommends improvements to the existing bikeway system, as illustrated on Figure 21 of the draft EGVCP.
Policy 3.6: The County shall improve the convenience, comfort and safety for pedestrians.	Consistent. The EGVCP promotes the development of complete streets. A Complete Street is “a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users of the particular roadways, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.”
Policy 3.7: Planning efforts shall focus on mixed-use development to reduce vehicular trips, where appropriate.	Consistent. The EGVCP includes the provision of higher density housing and mixed-use development in proximity to transit corridors.
Policy 3.8: The County shall coordinate office, commercial and industrial developments with mass transit service and existing or proposed bikeways.	Consistent. The EGVCP allows for development of additional commercial square footage. New commercial development would be located within existing commercial corridors with proximity to transit routes.
Policy 3.9: The County shall coordinate high density residential developments with mass transit service and existing or proposed bikeways.	Consistent. The EGVCP includes the provision of higher density housing and mixed-use development in proximity to transit corridors. The following public roadways also are recommended for physical improvements as needed for each roadway to become multi-modal Complete Street Community Corridors: Hollister Ave from the City of Goleta to the City of Santa Barbara. Calle Real from the City of Santa Barbara to its western terminus. Turnpike Rd from Cathedral Oaks to its southern

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
	<p>terminus.</p> <p>The complete street corridors are located within proximity to most of the housing opportunity sites.</p>
<p>Policy 4.1: Encourage recycling and reuse of construction waste to reduce energy consumption associated with extracting and manufacturing virgin materials.</p>	<p>Consistent. The EGVCP includes Policy RRC-EGV-1.4, which calls for appropriate recycling services to be provided at all construction sites to maximize diversion of construction and demolition (C&D) waste from the landfill.</p>
<p>Policy 4.2: The County shall require adequate areas for collecting and loading recyclable materials in development projects, and shall further address recycling logistics in its zoning ordinance.</p>	<p>Consistent. The EGVCP includes Policy RRC-EGV-1.4, which calls for appropriate recycling services to be provided at all construction sites to maximize diversion of C&D waste from the landfill and DevStd RRC-EGV-1A which requires new development design adequate and easily accessible enclosures for solid waste and recycling containers.</p>
<p>Policy 4.3: Promote reuse of asphalt removed from roads and paved structures within the county and use of recycled materials in roadway and paved surface construction.</p>	<p>Consistent. The EGVCP includes Policy RRC-EGV-1.4, which calls for appropriate recycling services to be provided at all construction sites to maximize diversion of C&D waste from the landfill.</p>
<p>Policy 4.7: The County shall encourage water purveyors and water customers to continue their efforts to install more efficient options to increase energy benefits associated with reduced pumping, distribution, heating and treatment of water and wastewater.</p>	<p>Consistent. The EGVCP includes policies and programs to reduce energy demands associated with water use:</p> <p><i>Policy WAT-EGV-2.1: In order to minimize water demand, development shall utilize water conserving landscaping and low flow irrigation and plumbing to the maximum extent feasible.</i></p> <p><i>Policy WAT-EGV-2.2: Water-conserving plumbing devices shall be required of discretionary development.</i></p> <p><i>Program WAT-EGV-2A: The County, in coordination with water purveyors and sanitary districts, shall maintain and periodically update standards for low water use plumbing fixtures. The County shall encourage the water purveyors to continue their efforts to retrofit old fixtures with more efficient designs (e.g., low flow toilets and showerheads).</i></p>
Circulation Element	
<p>Policy A: 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.</p>	<p>Consistent. The EGVCP establishes a level of service standard 'C' for roadways and intersections within the Eastern Goleta Valley with the exception of an acceptable level of service (LOS) 'D' for Hollister Avenue–State Street commercial corridor. Consistent with policy A, the LOS standard and roadway classifications in the EGVCP would supersede Circulation Element standards once adopted.</p>
<p>Policy B: Individual community and area plans adopted subsequent to this Element shall strive to achieve a</p>	<p>Consistent. Traffic noise levels associated with the EGVCP would result in potentially significant impacts at</p>

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
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.	noise sensitive land uses proposed in areas where exterior noise levels would exceed 65 dB(A) Ldn. These areas occur adjacent to the heaviest traveled roadways including U.S. 101, Hollister Avenue, State Street, and Calle Real. These impacts would be addressed by development standards N-EGV-1A, N-EGV-1B, and N-EGV-1C.
Policy C: 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.	Consistent. The EGVCP contains recommendations to implement Complete Streets in order to maximize safety, accessibility, and connectivity of all modes of transportation. EGVCP policies address the need for further planning and improvements for bicycle and pedestrian facilities to encourage these modes of travel and encourage transit ridership.
Policy E: 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.	Consistent. The EGVCP is consistent with the policies of the Circulation Element as discussed above. Therefore, the EGVCP is consistent with Land Use Development Policy #4.
Environmental Resources Management Element	
The ERME is a compendium of the Seismic Safety and Safety Element, Conservation Element, and Open Space Element. The ERME contains composite maps of environmental constraints and draws conclusions as to the suitability of urbanization of specific parcels. For Category A, ERME states that “urbanization should be prohibited”; for Category B, “urbanization should be prohibited except in relatively few special instances”; and, in Category C, “urbanization could be permitted only in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment.”	Consistent. The EGVCP would incorporate standards to maximize compatibility with surrounding open space, including agricultural resources and biological resources.
Seismic Safety & Safety Element	
The Seismic Safety & Safety Element contains policies intended to minimize or eliminate exposure to potential geological, soil or seismic hazards, fire hazards, and flood hazards related to land use planning and development. The Element includes recommendations to avoid locating development in high hazard areas and require appropriate technical studies for new subdivisions and development projects.	Consistent. The EGVCP contains objective GEO-EGV-3 and policies GEO-EGV-3.1 and GEO-EGV-3.2 to minimize potential seismic hazards and refers to the County’s Seismic Safety & Safety Element for further recommendations on seismic hazards. Policy GEO-EGV-3.1: Development shall avoid known geologic faults consistent with the policies of the County’s Seismic Safety and Safety Element. The EGVCP policies HYD-EGV-2.1 and HYD-EGV-2.2 require that adequate setbacks from floodways and flood hazard zones are maintained for future development within the Plan area. In addition, DevStd HYD-EGV-2A requires that any future development proposed within a

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
	<p>floodplain that requires channel improvements must prepare a site-specific hydrology study.</p> <p>Finally, the EGVCP includes several policies and development standards (FIRE-EGV-1.1 – 2-8) applicable to new development to minimize the potential hazard to human and animal life and property due to fire hazards.</p>
Safety Element Supplement	
<p>The Safety Element Supplement focuses on the role of land-use planning in reducing the risk of exposure to hazardous materials.</p>	<p>Consistent. The EGVCP contains goal #17, objective HAZ-EGV-1 and policies HAZ-EGV-1.1, HAZ-EGV-1.2, and LUC EGV-1.2 which are intended to avoid or minimize exposure to hazardous materials through the review of development projects and land use planning.</p>
Scenic Highways Element	
<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>Consistent. SR 154 is a state-designated Scenic Highway from U.S. 101 near Los Olivos via San Marcos Pass to U.S. 101 in Santa Barbara. The Scenic Highways Element also indicates the entire length of U.S. 101, throughout Goleta Valley, is “eligible” for scenic highway status. The EGVCP includes several policies that address visual change within scenic corridors, including Policy VIS-EGV-1.1, Policy VIS-EGV-1.2, Policy VIS-EGV-1.3, and Policy VIS-EGV-1.4.</p>
Conservation Element	
<p>The Conservation Element contains numerous recommendations for the conservation of 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 will be included in this discussion. Recommendations of this Element to other subjects listed above will not be cited, as policy concerns are addressed in other elements of the Comprehensive Plan.</p> <p>Stream Buffers: 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>Consistent. The EGVCP includes specific policies and development standards (Policy ECO-EGV-3.4, Policy ECO-EGV-5.5, DevStd ECO-EGV-5B, DevStd ECO-EGV-5C, and Policy ECO-GV-5.6) that require new development to maintain adequate buffers and limit for activities along streams and creeks.</p>

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Noise Element	
<p>Noise Policy #1: 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>Noise Policy #4: Residential use should be avoided within the 65 dB CNEL contour of any airport and under airport traffic patterns.</p>	<p>Consistent. Traffic noise levels associated with the EGVCP would result in potentially significant impacts at noise sensitive land uses proposed in areas where exterior noise levels would exceed 65 dB(A) Ldn. These areas occur adjacent to the heaviest traveled roadways including U.S. 101, Hollister Avenue, State Street, and Calle Real. These impacts would be addressed by development standards N-EGV-1A, N-EGV-1B, and N-EGV-1C.</p> <p>The majority of the Plan area that exceeds 65 CNEL noise contour of the airport is located east of Ward Drive and is currently an agricultural use. Approximately one third of the neighborhood west of More Mesa (west of Orchard Drive) is also located within the 65-69 CNEL noise contour. No changes to these land uses would occur under the Plan.</p>
Housing Element	
<p>Housing Element Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.</p> <p>Housing Element Policy 1.1: 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...</p> <p>Housing Element Program 1.1 – Regional Planning: Promote housing opportunities adjacent to employment centers through regional and local planning efforts... This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced;...and adequate housing is provided for households and individuals at all economic levels and needs.</p> <p>Housing Element Program 1.3 – Community Plan Rezones: Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley... As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development... within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven</p>	<p>Consistent. The 2015-2023 Housing Element of the Comprehensive Plan includes goals, policies, and specific programs that will help meet the current and future housing needs of households in all income categories and households with special needs.</p> <p>The EGVCP is consistent with and will help implement some of the goals, policies, and programs included in the 2015-2023 Housing Element. For example, the EGVCP promotes the development of a variety of affordable housing types through the identification and rezoning of housing opportunity sites located within the existing urbanized area of the community. These opportunity sites would allow development at higher densities and produce a mix of housing options that may qualify as affordable to lower income households. Such development would be consistent with and would help implement Housing Element Program 1.3 – Community Plan Rezones and Program 1.15 – Mixed Use Zone.</p> <p>The EGVCP would apply a Mixed Use zone along the Hollister Avenue – State Street corridor. The Mixed Use zone would create a diverse mix of multifamily housing and commercial and/or industrial development. Multifamily housing types such as apartments, condominiums, live-work units, and studios allowed in the Mixed Use zone may qualify as affordable by design, which would be consistent with and would help implement Housing Element Program 1.15 – Mixed Use Zone.</p> <p>The EGVCP’s proposed Mixed Use zone and most of the housing opportunity sites are located within one-half mile of the Hollister Avenue transit priority area. Housing</p>

Table 5-1: Policy Consistency

Comprehensive Plan Policies	Consistency Analysis
<p>separate sites...</p> <p>Housing Element Program 1.15 – Mixed Use Zone: The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers...</p> <p>Housing Element Program 1.4 – Tools to Incentivize High-Quality Affordable Housing: The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning...processes to provide housing opportunities for all economic segments of the population, including extremely low-income households: (1) Policies to encourage the development of unit types that are affordable by design, including...farm employee dwellings, infill, and mixed-use development...</p> <p>Housing Element Goal 6: Promote Home Ownership, Owner Occupancy, and/or the Continued Availability of affordable housing units through programs and implementing ordinances for all economic segments of the population including very-low, low, moderate, and/or workforce income households to assure that existing and projected needs for affordable housing are accommodated in residential development.</p> <p>Housing Element Policy 6.2: To reduce the negative environmental, economic, and social effects of commuting, the County shall promote the inclusion of affordable housing units as part of residential land-use and development.</p> <p>Housing Element Policy 6.3: To achieve efficient, compact, and cost effective use of buildable land, the County shall promote the inclusion of affordable housing units as part of residential land-use and development.</p> <p>Housing Element Policy 6.4: To provide for economic vitality, the County shall promote the inclusion of housing that is affordable to all economic segments of workers, as part of residential land-use and development.</p> <p>Housing Element Policy 6.5: To provide for affordable housing needs that are generated by new housing development, the County shall promote the inclusion of affordable housing units as part of residential land-use and development.</p>	<p>development near transit centers would help reduce greenhouse gas emissions and negative economic and social effects of commuting. Such development would be consistent with and would help implement Housing Element Program 1.1 – Regional Planning, and Policy 6.2.</p> <p>The EGVCP also includes Policy LUA-EGV-2.2, which states that the housing needs of agricultural employees shall be considered in land use planning. This policy is consistent with the programs included in the Housing Element to help meet farmworker housing needs. For example, Housing Element Program 1.4 – Tools to Incentivize High-Quality Affordable Housing promotes policies that encourage the development of housing types that are affordable by design, including farm employee dwellings.</p>
Agricultural Element	
<p>Agricultural Element Goal I: The County shall ensure and enhance the continuation of agriculture as a major viable production industry in the County. Agriculture</p>	<p>Consistent. The EGVCP contains Agricultural and Rural Land Uses Objective LUA-EGV-1, which prioritizes sustaining and enhancing existing agricultural land,</p>

Table 5-1: Policy Consistency	
Comprehensive Plan Policies	Consistency Analysis
shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.	operations, and characteristics of Eastern Goleta Valley. To further that goal, Objective LUA-EGV-2 seeks to maintain a critical mass of agricultural businesses, supporting facilities, and processing-related activities such that agriculture can remain a viable and sustainable part of the Plan area economy. Objective EGV-6 expresses a community desire to increase the production and availability of locally grown food.
<p>Agricultural Element Policy I.A: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</p> <p>Agricultural Element Policy I.F: 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.</p> <p>Agricultural Element Goal II: Agricultural lands shall be protected from adverse urban influence.</p> <p>Agricultural Element Policy II.A: The County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development.</p>	<p>Consistent. Objective LUA-EGV-1 relates directly to the EGVCP goal of ensuring that agriculture remains viable in EGV by providing supporting policies and development standards that recognize the importance of preserving air, water and soils resources within contiguous blocks of agricultural lands. Policy LUA-EGV-1.4 reinforces the importance of protecting rural and mountainous land uses from urban development encroaching from the south side of the Urban/Rural Boundary, while LUA-EGV-1.5 strives to prevent any further fragmentation or conversion of those agricultural lands which lie on the urban side of the Urban/Rural boundary.</p>
<p>Agricultural Element Policy II.D: 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>Consistent. Supporting the goal of preventing encroachment and further conversion of urban agricultural lands to non-agricultural use is Policy LUA-EGV-1.6 which protects urban agricultural lands (with agricultural zoning) by requiring that any general plan amendment or rezone proposal in the Urban Area provide a series of factual and supported findings.</p>
<p>Agricultural Element Goal III: Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.</p> <p>Agricultural Element Policy III.A: Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.</p>	<p>Consistent. The findings required as part of LUA-EGV-1.6 would be consistent with Goal III and Policy III.A by requiring proof that the land is no longer appropriate for urban agricultural uses or that there is an overriding public need for conversion. Further, to be approved for a general plan amendment or rezone, the proposed use must demonstrate that it would not further partition or interrupt contiguous blocks of agriculture and must be compatible with neighboring uses.</p>
<p>Agricultural Element Policy IV.A: 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,</p>	<p>Consistent. Policy IV.A encourages improvements to agricultural lands on balance with protecting natural resources (e.g., water quality and watersheds, improving wildlife habitat). Proposed policies and development standards in the EGVCP that would apply to these lands would further support this balance by providing direction for balancing the protection of water and biological resources, protection of agricultural resources, and reduction of fire hazards.</p>

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and increasing agricultural productivity.	
Agricultural Element Policy IV.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.	Consistent. Proposed land use and zone designations in the Rural Area and policies and development standards that would apply to these lands do not prohibit agriculture. Agriculture, including grazing, would continue to be allowed uses. Permits would be required for cultivated agriculture only in some locations (i.e., where slopes are greater than 40 percent in the MT-GOL zone) in which case the proposed cultivated agriculture project would be assessed for consistency with this policy on balance with policies addressing fire risk reduction, soil/slope instability, and biological resource protection.
Open Space Element	
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 & 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. The Open Space Element discusses the Goleta Valley as a unit, and generally discusses the preservation of agriculture along the valley floor due to potential flooding hazards from San Antonio Creek and tributary creeks draining the uplands.	Consistent. The EGVCP retains the Recreation/Open Space land use designation in the Urban Area along significant reaches of the major stream corridors within the Plan area as both a recreational resource and for protection from flooding hazards. These include significant reaches of Atascadero, Maria Ygnacio, Hospital, San Jose, Fremont, and San Antonio creeks.

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 Draft 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 EGVCP 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 2013 Clean Air Plan's emissions growth assumptions. Operational emissions were calculated for the future buildout of the EGVCP. The results indicate that emissions from the EGVCP would be lower than the emissions estimated for current development patterns and buildout estimated adopted plans (see discussion in Section 4.5 of the EIR, Impact AQ-2). The decrease in projected emissions would result primarily from fewer vehicle trips from both commercial and residential land uses when compared to the 1993

Goleta Community Plan. The EGVCP includes more infill and transit-oriented development through more mixed-use multi-family residential and less single-family residential. The EGVCP contains trip-reduction strategies such as promoting mixed-use and infill developments that would direct growth in already populated areas near U.S. 101 and existing transportation routes and neighborhood amenities. This pattern of development is consistent with goals of reducing sprawl and directing new housing in areas in close proximity to transit and other available alternative transportation modes. The inclusion of these high-density commercial and residential land uses would reduce vehicle trips as well as emissions. Emission projections would also decrease as there is no additional non-retail commercial development proposed for the future buildout of the EGVCP. The EGVCP, would therefore, be consistent with the Clean Air Plan because the projected emissions would not exceed the emission estimates and budgets of the Clean Air Plan.

Congestion Management Plan

The Santa Barbara County Association of Governments is responsible for the development and implementation of the County-wide 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 regional highways and designated principal arterial 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.

The CMP does not require a consistency analysis for long-term plans. Consistency with the CMP is examined as part of development projects. Future individual development projects consistent with EGVCP buildout within the Plan area would be assessed relative to the CMP roadway network capacities and policies at the time the projects undergo permitting and environmental review.