

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, alternatives, environmental impacts, mitigation measures, and residual impacts associated with the proposed project.

PROJECT SYNOPSIS

Project Applicant

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Project Description

The proposed Santa Ynez Valley Community Plan (SYVCP) will present a plan for physical development of the SYVCP Plan Area containing 3,901 parcels and an area of approximately 46,933 acres. The Plan Area currently contains 3,384 primary residential units. The 20-year buildout and rezoning actions under the proposed Community Plan would result in 516 new primary residential units, 132 new residential second units, 24 new agricultural employee units, and 149 new mixed-use residential units, as well as up to 115 additional primary residential units on the four AHOD sites. This would represent a total of 936 new residential units in the Plan Area. In addition, 20-year buildout conditions would result in 555,334 square feet (sf) of additional commercial development.

In contrast, based on historical data, the 20-year buildout under the existing Comprehensive Plan would result in 516 new primary residential units, 132 new residential second units, 24 new agricultural employee units, and 38 new mixed-use residential units. This would comprise a total of 710 additional residential units, and 585,533 additional square feet of commercial development.

The SYVCP updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan Area. The SYVCP provides the general public, landowners and decision makers with a framework for planning future development in the region. The SYVCP includes:

- Relevant policies of the County's Comprehensive Plan by reference
- New development policies specific to the Santa Ynez Valley Region along with measures to implement those policies



- Policy direction and development standards governing site-specific development proposals; however, site-specific environmental review and planning permit approvals are still required for specific developments; and
- Trends, service needs, and resources and planning goals, policies and development standards to guide future land use in the Plan Area.

The Community Plan works in concert with the County's Comprehensive Plan to provide land use goals and policies and to guide future development in the Community Plan Area. The Community Plan updates and supplements the Comprehensive Plan's seven State-mandated elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Major components of the Community Plan are the inclusion of updated Land Use and Zoning Maps that reflect existing and planned future development, policies for resource protection, and development standards for new and redevelopment projects.

As discussed above, the proposed SYVCP would update the Santa Barbara County Comprehensive Plan which was last revised in 1981. Since that time, additional residential and commercial growth has occurred, and new planning issues and development trends have emerged. This has raised concerns regarding the changing character of the Valley. Concerns include: preserving the viability of agriculture amidst continuing subdivision of larger working agricultural parcels into ranchettes, increased traffic, the provision of adequate infrastructure to accommodate new growth, a lack of affordable housing, and the impact of the expanding tourism industry. These issues, coupled with the lack of Valley-specific policies and development standards within the 1980-81 Comprehensive Plan, have prompted the development of a focused planning document for the region.

ALTERNATIVES

Four alternatives to the proposed project were selected for consideration as follows:

- *Alternative 1: No Project Alternative.* This option assumes that the Santa Ynez Community Plan is not updated and policy direction for the County as it applies to the Plan Area is not changed. The projected 20-year buildout under the existing Comprehensive Plan's land use and zoning designation would result in differences in the amount of residential and non-residential growth, and none of the policies, standards, and actions of the proposed Plan would be implemented.
- *Alternative 2: Downzone Alternative to Heritage Sites.* This alternative is similar to the proposed Community Plan, except in lieu of the Heritage Sites (HS) Overlay District, the areas that would be designated with this overlay are downzoned to limit further subdivision of these lots over and above what the HS Overlay would achieve. The downzoning in this alternative would largely be limited to the HS Overlay sites, but additionally would apply to approximately 50 parcels that are not included in the proposed HS Overlay. In general, in this alternative, a number of properties that are currently AG-I-5 and AG-I-10 would be rezoned to AG-I-20 or AG-II-40, and a number of properties zoned AG-I-20 would be rezoned to AG-II-40 or AG-II-100.
- *Alternative 3: Alternative to Design Control (D) Overlay.* This alternative is identical to the proposed Community Plan, with one exception: the geographic coverage of the Design



Control (D) Overlay would be substantially reduced. Under this alternative, the D Overlay would only be applied to the first 1,000 feet from public roadways and viewing areas. In this alternative, a substantially smaller area of the Plan Area would be subject to this overlay.

- *Alternative 4: Alternative to Downtown Ballard Zoning. The Alternative to Downtown Ballard Zoning considers the application of SYV-MU Zoning in the commercial core of the Ballard Township. This alternative does not include any additional primary or secondary units or commercial square footage to the Plan Area, but would shift 6 secondary units from Los Olivos Township and 6 secondary residential units from Santa Ynez Township to Ballard Township (resulting in 12 additional secondary residential units to the Ballard Township).*

The Downzone Alternative is identified as the environmentally superior alternative, largely because it presents the lowest amount of development under 20-year buildout conditions. It also has slightly decreased impacts to aesthetics relative to visual character changes and slightly decreased wastewater treatment impacts given the reduced development potential in areas designated as Special Problem Areas with known onsite septic treatment problems. However, it should be noted that this alternative would have a slight negative effect on the provision of affordable housing through the draft Plan's Core Approach, which seeks to provide a wide range of housing types and affordability to Valley residents and workers. In particular, as a result of the downzoning, less subdivision would occur in inner-rural and rural areas resulting in less opportunity for the development of additional residential second units and farm employee dwellings. This alternative does not avoid any of the significant impacts identified in the proposed Community Plan.

Among the other alternatives, the proposed Plan is determined to be environmentally superior, although the Alternative Downtown Ballard Zoning would result in very similar level of environmental impacts with only slight increases in potential impacts to sewage treatment capacity in comparison to the proposed Plan. The Alternative to the Design Control Overlay is also environmentally similar to the proposed Plan, but would have incrementally greater potential impacts on visual character and other aesthetic and visual resources.

The No Project Alternative is determined to be environmentally inferior, as it presents a higher level of impacts in a number of environmental issue areas because of the exclusion of the mitigative policies, standards, and actions.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts for each issue area studied in the EIR, recommended mitigation measures (if any), and the level of significance after mitigation. Class I impacts are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued per Section 15093 of the *State CEQA Guidelines* if the project is approved. Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. Class III impacts are considered less than significant impacts. Class IV effects are those for which the project's impact would be beneficial.



Class I – Unavoidable Adverse Impacts

Land Use: Airport-Related Compatibility Conflicts: AHOD Sites A and B.

Public Services: Fire Protection: Plan Buildout and Rezones, Mixed-Use Overlay.

Public Services: Solid Waste: Plan Buildout and Rezones (including Mixed-Use Overlay).

Public Services: Cumulative Fire Protection Service Impacts.

Public Services: Cumulative Solid Waste Impacts.

Biological Resources: Sensitive Habitats: Plan Buildout and Rezones.

Biological Resources: Special-Status Plants: Plan Buildout and Rezones.

Biological Resources: Special-Status Animals: Plan Buildout and Rezones.

Biological Resources: Wildlife Corridors: Plan Buildout and Rezones.

Biological Resources: Cumulative Impacts to Biological Resources.

Air Quality: Clean Air Plan Consistency: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites C and D.

Noise: Increased Traffic Noise: Plan Buildout and Rezones.

Noise: Cumulative Impacts from Increased Traffic Noise.

Water/Wastewater: Increased Demand from Existing Water Sources: Plan Buildout and Rezones, Mixed-Use Overlay.

Water/Wastewater: Increased Wastewater Flows: Plan Buildout and Rezones, Mixed-Use Overlay.

Water/Wastewater: Cumulative Water Demand Impacts.

Water/Wastewater: Cumulative Wastewater Impacts.

Cultural Resources: Impacts on Significant Historical and Archaeological Resources: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A and C.

Cultural Resources: Cumulative Impacts on Historical and Archaeological Resources

Visual and Aesthetic Resources: Visual Character Changes: Plan Buildout and Rezones.

Visual and Aesthetic Resources: Cumulative Visual Character Changes.

Agricultural Resources: Conversion of Agricultural Lands: Plan Buildout and Rezones.

Agricultural Resources: Cumulative Conversion of Agricultural Lands.

Class II – Significant Impacts That Can Be Mitigated To Less Than Significant Levels

Parks and Recreation: Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities: Other Policies, Programs and Standards.

Parks and Recreation: Cumulative Impacts from Proposed Recreational Facilities.

Traffic and Circulation: 10-Year Buildout Traffic Conditions: Backbone Roadway Systems.

Traffic and Circulation: 20-Year Buildout Traffic Conditions: Backbone Roadway Systems.

Biological Resources: Sensitive Habitats: AHOD Site D.

Biological Resources: Special-Status Plants: AHOD Sites C and D.

Biological Resources: Special-Status Animals: AHOD Sites A, B, C and D.

Air Quality: Odor Nuisance Impacts: Plan Buildout and Rezones, Mixed Use Overlay.

Air Quality: Temporary Construction Emissions: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A, B, C and D.

Air Quality: Cumulative Odor Nuisance Impacts.

Air Quality: Cumulative Temporary Construction Emissions.

Fire Hazards: Development Within Wildland Fire Hazard Areas: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A, B, C and D.

Fire Hazards: Cumulative Development within Wildland Fire Hazard Areas.



Noise: Exposure to Noise Exceeding County Standards: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A, B, C and D.

Noise: Cumulative Impacts from Exposure to Unacceptable Noise Levels.

Seismic, Soil and Landslide Hazards: Liquefaction, Subsidence, and Other Soil- and Seismic-Related Hazards: AHOD Sites A, B, C and D.

Hydrology and Water Quality: Temporary Water Quality Impacts: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Hydrology and Water Quality: Cumulative Temporary Water Quality Impacts.

Cultural Resources: Impacts on Significant Historical and Archaeological Resources: Other Policies, Programs and Standards, AHOD Sites B and D.

Visual and Aesthetic Resources: Visual Character Changes: Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Visual and Aesthetic Resources: Alteration of Scenic Views: Other Policies, Programs and Standards.

Visual and Aesthetic Resources: Increased Light and Glare: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Visual and Aesthetic Resources: Cumulative Impacts to Scenic Views.

Class III – Less Than Significant Impacts

Land Use: Airport-Related Compatibility Conflicts: Plan Buildout and Rezones, Mixed Use Overlay, AHOD Sites C and D.

Land Use: Other Long-Term Compatibility Conflicts: Mixed Use Overlay.

Land Use: Cumulative Temporary Construction-Related Compatibility Conflicts.

Land Use: Cumulative Airport-Related Compatibility Conflicts.

Land Use: Other Long-Term Cumulative Compatibility Conflicts.

Parks and Recreation: Increased Demand for Recreational Facilities: Plan Buildout and Rezones (including Mixed-Use Overlay), Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Parks and Recreation: Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities: Plan Buildout and Rezones.

Parks and Recreation: Cumulative Demand for Recreational Facilities.

Public Services: Fire Protection: AHOD Sites A, B, C and D.

Public Services: Police Protection: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A,B,C and D.

Public Services: Schools: Plan Buildout and Rezones (including Mixed-Use Overlay), AHOD Sites A, B, C and D.

Public Services: Solid Waste: AHOD Sites A, B, C and D.

Public Services: Cumulative Police Protection Service Impacts.

Public Services: Cumulative Public School Impacts.

Traffic and Circulation: 10-Year Buildout Traffic Conditions: Los Olivos, Ballard and Santa Ynez Roadway Systems.

Traffic and Circulation: 20-Year Buildout Traffic Conditions: Los Olivos, Ballard and Santa Ynez Roadway Systems.

Traffic and Circulation: Weekend Traffic Conditions.

Traffic and Circulation: AHOD Site Traffic Impacts.

Biological Resources: Sensitive Habitats: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, AHOD Sites A, B and C.

Biological Resources: Special-Status Plants: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, AHOD Sites A and B.



Biological Resources: Special-Status Animals: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay.

Biological Resources: Wildlife Corridors: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, AHOD Sites A, B, C and D.

Air Quality: Clean Air Plan Consistency: AHOD Sites A and B.

Air Quality: Odor Nuisance Impacts: Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Air Quality: Operational Emissions: AHOD Sites A, B, C and D.

Noise: Temporary Construction Noise: Plan Buildout and Rezones, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Noise: Increased Traffic Noise: Mixed-Use Overlay, AHOD Sites A, B, C and D.

Noise: Cumulative Temporary Construction Noise.

Water/Wastewater: Increased Demand from Existing Water Sources: Heritage Sites Overlay, AHOD Sites A, B, C and D.

Water/Wastewater: Increased Wastewater Flows: Heritage Sites Overlay, AHOD Sites A, B, C and D.

Seismic, Soil and Landslide Hazards: Seismically-Induced Ground Shaking: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Seismic, Soil and Landslide Hazards: Liquefaction, Subsidence, and Other Soil- and Seismic-Related Hazards: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards.

Seismic, Soil and Landslide Hazards: Landslides and Slope Stability Hazards: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Seismic, Soil and Landslide Hazards: Cumulative Geologic Hazard Impacts.

Hydrology and Water Quality: Long-Term Hydrological Impacts: Plan Buildout and Rezones, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Hydrology and Water Quality: Long-Term Water Quality Impacts: Plan Buildout and Rezones, Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Hydrology and Water Quality: Flood Hazard Impacts: Plan Buildout and Rezones, Mixed-Use Overlay.

Hydrology and Water Quality: Dam Inundation Hazards: Plan Buildout and Rezones.

Hydrology and Water Quality: Cumulative Long-Term Water Quality Impacts.

Hydrology and Water Quality: Cumulative Flood Hazard Impacts.

Hazards and Hazardous Materials: Hazardous Materials: Plan Buildout and Rezones, AHOD Sites A, B, C and D.

Hazards and Hazardous Materials: Highway-Related Safety Hazards: Plan Buildout and Rezones.

Hazards and Hazardous Materials: Cumulative Hazardous Material Impacts.

Hazards and Hazardous Materials: Cumulative Highway-Related Safety Hazards.

Visual and Aesthetic Resources: Visual Character Changes: Mixed-Use Overlay.

Visual and Aesthetic Resources: Alteration of Scenic Views: Plan Buildout and Rezones, Mixed-Use Overlay, AHOD Sites A, B, C and D.

Visual and Aesthetic Resources: Cumulative Light and Glare Impacts.

Agricultural Resources: Conversion of Agricultural Lands: Mixed-Use Overlay, Other Policies, Programs and Standards, AHOD Sites A, C and D.

Agricultural Resources: Agricultural/Urban Conflicts: Plan Buildout and Rezones, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Agricultural Resources: Cumulative Agricultural/Urban Conflicts.

Class IV – Beneficial Impacts

Land Use: Other Long-Term Compatibility Conflicts: Plan Buildout and Rezones, Design Control Overlay, Heritage Sites Overlay.



Biological Resources: Sensitive Habitats: Other Policies, Programs and Standards.
Biological Resources: Special-Status Plants: Other Policies, Programs and Standards.
Biological Resources: Special-Status Animals: Other Policies, Programs and Standards.
Biological Resources: Wildlife Corridors: Other Policies, Programs and Standards.
Air Quality: Clean Air Plan Consistency: Other Policies, Programs and Standards.
Seismic, Soil and Landslide Hazards: Fault Hazards: Ground Rupture: Other Policies, Programs and Standards.
Hydrology and Water Quality: Long-Term Hydrological Impacts: Mixed-Use Overlay.
Hazards and Hazardous Materials: Hazardous Materials: Other Policies, Programs and Standards.
Visual and Aesthetic Resources: Visual Character Changes: Design Control Overlay, Heritage Sites Overlay.
Visual and Aesthetic Resources: Alteration of Scenic Views: Design Control Overlay, Heritage Sites Overlay.
Visual and Aesthetic Resources: Increased Light and Glare: Design Control Overlay, Heritage Sites Overlay.
Agricultural Resources: Conversion of Agricultural Lands: Heritage Sites Overlay.
Agricultural Resources: Agricultural/ Urban Conflicts: Design Control Overlay, Heritage Sites Overlay.

No Impact

Land Use: Temporary Construction-Related Compatibility Conflicts.
Land Use: Airport-Related Compatibility Conflicts: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Land Use: Other Long-Term Compatibility Conflicts: Other Policies, Programs and Standards, AHOD Sites A, B, C and D.
Parks and Recreation: Increased Demand for Recreational Facilities: Design Control Overlay, Heritage Sites Overlay.
Parks and Recreation: Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, AHOD Sites A, B, C and D.
Public Services: Fire Protection: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Public Services: Police Protection: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Public Services: Schools: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Public Services: Solid Waste: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Air Quality: Clean Air Plan Consistency: Design Control Overlay, Heritage Sites Overlay.
Air Quality: Odor Nuisance Impacts: Design Control Overlay, Heritage Sites Overlay.
Air Quality: Temporary Construction Emissions: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Fire Hazards: Development within Wildland Fire Hazard Areas: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.
Noise: Temporary Construction Noise: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay.
Noise: Exposure to Noise Exceeding County Standards: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.



Noise: Increased Traffic Noise: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards.

Water/Wastewater: Increased Demand from Existing Water Sources: Design Control Overlay, Other Policies, Programs and Standards.

Water/Wastewater: Increased Wastewater Flows: Design Control Overlay, Other Policies, Programs and Standards.

Seismic, Soil and Landslide Hazards: Fault Hazards: Ground Rupture: Plan Buildout and Rezones, Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, AHOD Sites A, B, C and D.

Seismic, Soil and Landslide Hazards: Seismically-Induced Ground Shaking: Design Control Overlay, Heritage Sites Overlay.

Seismic, Soil and Landslide Hazards: Liquefaction, Subsidence, and Other Soil- and Seismic-Related Hazards: Design Control Overlay, Heritage Sites Overlay.

Seismic, Soil and Landslide Hazards: Landslides and Slope Stability Hazards: Design Control Overlay, Heritage Sites Overlay.

Hydrology and Water Quality: Temporary Water Quality Impacts: Design Control Overlay, Heritage Sites Overlay.

Hydrology and Water Quality: Long-Term Hydrological Impacts: Design Control Overlay, Heritage Sites Overlay.

Hydrology and Water Quality: Long-Term Water Quality Impacts: Design Control Overlay, Heritage Sites Overlay.

Hydrology and Water Quality: Flood Hazard Impacts: Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Hydrology and Water Quality: Dam Inundation Hazards: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards, AHOD Sites A,B,C and D.

Hazards and Hazardous Materials: Hazardous Materials: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay.

Hazards and Hazardous Materials: Highway-Related Safety Hazards: Mixed-Use Overlay, Design Control Overlay, Heritage Sites Overlay, Other Policies, Programs and Standards, AHOD Sites A, B, C and D.

Cultural Resources: Impacts on Significant Historical and Archaeological Resources: Design Control Overlay, Heritage Sites Overlay.

Agricultural Resources: Conversion of Agricultural Lands: Design Control Overlay, AHOD Site B.

Agricultural Resources: Agricultural/ Urban Conflicts: Mixed-Use Overlay.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
LAND USE			
Impact LU-1 Temporary Construction-Related Compatibility Conflicts			
<i>Plan Buildout and Rezones</i>	No Impact	None required	Not applicable
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable
Impact LU-2 Airport-Related Compatibility Conflicts			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B</i>	Class I	<p>LU-2.1 Airport Safety. For AHOD Sites A and B, future development proposals in the airport flight Approach Zone (Airport Safety Area 2) or in the general airport traffic pattern that result in large concentrations of people (e.g., high density residential) shall be subject to review and approval by the Airport Land Use Commission (ALUC).</p> <p>LU-2.2 Avigation Easements. For any new development on AHOD Sites A and B that is proposed within the Approach Zone (Airport Safety Area 2) as defined in the Santa Barbara County ALUP, an avigation easement for noise and safety purposes shall be required.</p> <p>LU-2.3 Airport Hazards Avoidance. The County shall incorporate the following development standards specific to AHOD Sites A and B into the Affordable Housing (AH) Overlay to be developed as Action LUT-SYV-1.4 in the Santa Ynez Valley Community Plan:</p>	<p>Mitigation measures LU-2.1, LU-2.2, and LU-2.3 would reduce potential airport-related compatibility conflicts on AHOD sites A and B to the extent feasible. Avoidance of building high-density housing within portions of the AHOD Sites that are located within the Airport Approach Zone would restrict development under the overlay to the 0.75-acre portion of AHOD Site A and the 0.56-acre portion of AHOD Site B that are outside of the Approach Zone. Adherence to this restriction would reduce the development potential of these 2 AHOD sites from 65 units to approximately 26 units. While avoidance of high-density residential development within the</p>



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Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<u>Development of increased residential densities under the Affordable Housing Overlay shall not be located in areas within the Approach Zone (Airport Safety Area 2) as defined in the Santa Barbara County ALUP.</u>	approach zones of these sites would be expected to lead to a determination of ALUC consistency, as a result of uncertainty in the outcome of the ALUC's consistency review as well as the County's incorporation of any ALUC-recommended avoidance measures, impacts related to Airport Hazards for AHOD sites A and B would remain Class I, <i>significant and unavoidable</i> .
AHOD Sites C,D	Class III	None required	Impacts would be less than significant without mitigation.
Impact LU-3 Other Long-Term Compatibility Conflicts			
<i>Plan Buildout and Rezones</i>	Class IV	None required	Not applicable
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class IV	None required	Not applicable
<i>Heritage Sites Overlay</i>	Class IV	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable
Impact LU-4 Cumulative Temporary Construction-Related Compatibility Conflicts	Class III	None required	Impacts would be less than significant without mitigation.
Impact LU-5 Cumulative Airport-Related Compatibility Conflicts	Class III	No mitigation measures are available to reduce the Plan's impacts related to Airport Hazards for AHOD sites A and B. Nor are any required to address cumulative impacts.	The Plan's contribution to cumulative land use conflicts would be less than significant without mitigation.
Impact LU-6 Other Cumulative Long-Term Compatibility Conflicts	Class III	None required	Impacts would be less than significant without mitigation.



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Impacts	Classification	Mitigation Measures	Significance after Mitigation
PARKS AND RECREATION			
Impact PR-1 Increased Demand for Recreational Facilities			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	<i>(Included above)</i>	<i>(Included above)</i>	<i>(Included above)</i>
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact PR-2 Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class II	PR-2.1 Class I Bikeways. The proposed Trail Siting Guidelines shall be revised to include Class I Bikeways in addition to on or off road trails.	Implementation of the proposed policies and Mitigation Measure PR 2.1 listed above would reduce potential impacts to biological resources, aesthetics, public safety/circulation, and land use conflicts. Residual impacts would be less than significant.
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable
Impact PR-3 Cumulative Demand for Additional Recreational Facilities	Class III	None required	Impacts would be less than significant without mitigation
Impact PR-4 Cumulative Impacts from Proposed Park and Recreation Facilities	Class II	Mitigation Measure PR-2.1 would potential biological, agricultural, or archaeological impacts from proposed Class I bikeways to a less than significant level.	Impacts would be less than significant after mitigation



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Impacts	Classification	Mitigation Measures	Significance after Mitigation
PUBLIC SERVICES			
Impact PS-1 Fire Protection			
<i>Plan Buildout and Rezones</i>	Class I	<p>PS-1.1 New Fire Station in Los Olivos Area. The Plan shall be revised to include the following new Action.</p> <p><u>Action Fire-SYV-1.1a: New Fire Station 33 shall be built in the Los Olivos Area as funding becomes available.</u></p>	<p>With the incorporation of the proposed mitigation measure PS-1.1, along with the Plan proposed policies and actions, County Fire Department development standards, and payment of existing mitigation fees, potential impacts to fire protection services would be mitigated to the extent feasible. The construction of a new fire station in the Los Olivos area would eliminate the existing inadequacy for response times for fire services in the Los Olivos and Ballard Areas. The timing and economic feasibility of establishing a new fire station is unknown. Furthermore, the construction of a new station would have the potential for unavoidable and significant environmental impacts. Therefore, residual programmatic impacts of the Plan would remain significant and unavoidable.</p>
<i>Mixed Use Overlay</i>	Class I	Mitigation Measure PS-1.1 would reduce impacts to the extent feasible	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact PS-2 Police Protection			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
			significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact PS-3 Schools			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	<i>(Included above)</i>	<i>(Included above)</i>	<i>(Included above)</i>
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact PS-4 Solid Waste			
<i>Plan Buildout and Rezones</i>	Class I	<p>PS-4.1 Solid Waste Management Plan. Applicants for individual discretionary projects in the Plan Area shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Solid Waste Division. The management plan shall include one or more of the following measures:</p> <ol style="list-style-type: none"> 1. Provision of space and/or bins for storage of recyclable materials within the plan area. 2. Implementation of a curbside recycling program to serve the plan area. 3. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County sponsored programs.) 4. Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts. 5. Development of Source Reduction Measures, 	Although the mitigation measures above could reduce solid waste by up to 50%, the amount of solid waste generated from the Community Plan would still exceed the County's 196 tons per year threshold. Impacts would therefore remain Class I, <i>significant and unavoidable</i> .



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>indicating method and amount of expected reduction.</p> <p>6. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint etc.). This could include requesting suppliers to show recycled material content.</p> <p>7. Implementation of a backyard composting yard waste reduction program.</p> <p>PS-4.2 Development Fees. Residential and commercial development that would occur under the Community Plan shall be subject to Tajiguas landfill user fees upon adoption of such fees. The exact fee amount shall be determined by County Board of Supervisors. The fees are intended to cover additional operational costs resulting from Community Plan development. Upon closure of Tajiguas Landfill, development fees shall be used to supplement costs of new solid waste disposal facilities (i.e. landfills), waste to energy facilities, or other newly developed technologies that are intended to reduce overall solid waste generation.</p>	
<i>Mixed Use Overlay</i>	<i>(Included above)</i>	<i>(Included above)</i>	<i>(Included above)</i>
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	To further minimize solid waste impacts resulting from the development of the AHOD sites, mitigation measure PS-4.1 is recommended for any development under the AHOD designation.	The solid waste generated from any individual AHOD sites would be less than significant without mitigation. The adherence to the policies and development standards described within the Community Plan as well as implementation of mitigation measure PS-4.1 would further reduce impacts. Residual impacts are less than significant.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Impact PS-5 Cumulative Fire Protection Service Impacts</i>	Class I	With the incorporation of the proposed mitigation measure PS-1.1, potential impacts to fire protection services would be mitigated to the extent feasible. The construction of a new fire station in the Los Olivos area would eliminate the existing inadequacy for response times for fire services in the Los Olivos and Ballard Areas.	As discussed above, the timing and economic feasibility of establishing a new fire station is unknown. Furthermore, the construction of a new station would have the potential for unavoidable and significant environmental impacts. Therefore, residual cumulative impacts related to provision of adequate fire protection services would remain significant and unavoidable.
<i>Impact PS-6 Cumulative Police Protection Service Impacts</i>	Class III	No additional mitigation measures are required.	Impacts would be less than significant without mitigation.
<i>Impact PS-7 Cumulative Public School Impacts</i>	Class III	No additional mitigation measures are required.	Impacts would be less than significant without mitigation.
<i>Impact PS-8 Cumulative Solid Waste Impacts</i>	Class I	Beyond the mitigative policies within the Community Plan and mitigation measures PS-1.1 and PS-1.2, no feasible mitigation measures are available to fully mitigate cumulative impacts associated with the proposed Community Plan.	The Community Plan's contribution to cumulative impacts to solid waste disposal facilities would remain Class I, significant and unavoidable, and no mitigation measures are available to fully address this impact.
TRAFFIC AND CIRCULATION			
<i>Impact T-1 10-Year Buildout Traffic Conditions</i>			
<i>Backbone Roadway Systems</i>	Class II	<i>The mitigation summarized under Impact T-2 below focuses on improvements needed to address the impacts identified for the 20-Year Buildout scenario, since the recommended improvements would also accommodate the 10-Year traffic volume forecasts.</i>	<i>(Refer to Impact T-2 below)</i>
<i>Los Olivos, Ballard, and Santa Ynez Roadway Systems</i>	Class III	None required	Impacts would be less than significant without mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
Impact T-2 20-Year Buildout Traffic Conditions			
<i>Backbone Roadway Systems</i>	Class II	<p>T-2.1 SR 154 Corridor Operations with Roundabout Intersections. One option that could be considered for the SR 154 corridor is the installation of modern roundabouts at the major cross street intersections. Evenly spaced roundabouts along the corridor would provide acceptable levels of service. Based on future traffic volume forecasts, intersection spacing, and forecasted levels of service, single-lane roundabouts could be considered at the following four locations to accommodate the peak hour flows along the SR 154 corridor:</p> <ul style="list-style-type: none"> • SR 154/Figueroa Mountain Road-Grand Avenue • SR 154/Roblar Avenue • SR 154/Edison Road • SR 154/SR 246-Armour Ranch Road <p>T-2.2 SR 154 Corridor with Signalized Intersections. Another option that could be considered for the SR 154 corridor is the installation of evenly spaced signals at the major cross street intersections. Based on future traffic volume forecasts, intersection spacing, forecasted levels of service, and signal warrants, signalized intersections could be considered at the following four locations to accommodate the peak hour flows along the SR 154 corridor:</p> <ul style="list-style-type: none"> • SR 154/Figueroa Mountain Road-Grand Avenue • SR 154/Roblar Avenue • SR 154/Edison Road • SR 154/SR 246-Armour Ranch Road <p>T-2.3 SR 246 Corridor Operations with Roundabout Intersections. One option that could be considered for the SR 246 corridor is the installation of evenly spaced roundabouts at the major cross street intersections. Based on future traffic volume forecasts, intersection spacing, and forecasted levels of service, two-lane roundabouts could be considered at the following four</p>	<p>With respect to Mitigation Measure T-2.1, operational analyses of the roundabouts were completed which found that the single-lane roundabouts are forecast to operate at LOS A during the P.M. peak hour period with the 20-Year Buildout traffic forecast, thus meeting both the Caltrans LOS D standard and the SYVCP LOS B standard.</p> <p>With respect to Mitigation Measure T-2.2, the traffic analysis found that the SR 154 corridor would operate at LOS B under 20-Year Buildout conditions during the P.M. peak hour period with the signalized option, thus meeting the Caltrans LOS D target and the SYVCP LOS B target.</p> <p>With respect to Mitigation Measure T-2.3, the traffic analyses found that the two-lane roundabouts along the corridor are forecast to operate at LOS A under 20-Year Buildout conditions during the P.M. peak hour period, thus meeting both the</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>locations to accommodate the peak hour flows along the SR 246 corridor:</p> <ul style="list-style-type: none"> • SR 246-Armour Ranch Road/SR 154 • SR 246/Refugio Road • SR 246/Edison Road • SR 246/Alamo Pintado Road <p>T-2.4 Improved Signalized Intersections along the SR 246 Corridor. Currently there are three signals along the SR 246 corridor between SR 154 and the City of Solvang. Another option that could be considered would be to widen SR 246 to provide two eastbound and two westbound through-lanes on the signalized approaches. The following intersections along the corridor could be widened to accommodate the peak hour flows along the SR 246 corridor:</p> <ul style="list-style-type: none"> • SR 246-Armour Ranch Road/SR 154 (currently unsignalized) • SR 246/Refugio Road • SR 246/Edison Road • SR 246/Alamo Pintado Road <p>T-2.5 Reversible Lane Option. A reversible lane (sometimes called a counterflow lane or contraflow lane) is a lane in which traffic may travel in either direction, depending on certain conditions. Typically, it is meant to improve traffic flow during peak hour periods. For SR 246, the reversible lane would be used for traffic in one direction at morning peak period, the opposite direction in the afternoon peak period, and as a turning lane at most other times.</p> <p>T-2.6 Four-Lane Highway Option. Widening the facility to a four-lane highway would provide LOS A–B based on the HCM multi-lane highway LOS methodology under 20-Year Buildout conditions during the P.M. peak hour.</p>	<p>Caltrans LOS D target and the SYVCP LOS B target.</p> <p>With respect to Mitigation Measure T-2.4, the traffic analysis found that SR 246 would need to be widened to provide two eastbound and two westbound lanes on the signalized approaches in order to accommodate the 20-Year Buildout P.M. peak hour flows. The analysis shows that LOS B would be provided under this mitigation option, thus meeting the Caltrans LOS D standard and the SYVCP LOS B standard.</p> <p>With respect to Mitigation Measures T-2.5 and T-2.6, either of these measures would provide additional roadway capacity to provide acceptable LOS (LOS B with Mitigation Measure T-2.5, and LOS A-B with Mitigation Measure T-2.6) and reduce roadway segment impacts on a less than significant level.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>T-2.7 By-Pass Option. Constructing a parallel bypass route would relieve traffic loading on SR 246. The bypass option is illustrated on Figure 4.4-18. This option has been studied in some detail in the past. The Traffic Model and Analysis for the Santa Ynez Valley prepared by the County in the 1990's included analyses of three southern by-pass alternatives. The following text is taken from the 10-Year Buildout section of the report and discusses the three alternatives that include a southern bypass from U.S Highway 101 at the Santa Rosa Road interchange to reduce traffic on SR 246 from Solvang to Buellton.</p> <ul style="list-style-type: none"> • <i>Alternative 3</i> would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to Alisal Road paralleling the Santa Ynez River. • <i>Alternative 4</i> would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to Refugio Road paralleling the Santa Ynez River. • <i>Alternative 5</i> would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to SR 154 paralleling the Santa Ynez River. 	<p>With respect to Mitigation Measure T-2.7, based on future traffic projections, Alternative 3 will reduce traffic volumes on SR 246 west of Alisal Road by 18 percent. Alternative 4 will reduce traffic volumes on SR 246 west of Alisal Road by 19 percent. Alternative 5 will reduce traffic volumes on SR 246 west of Alisal Road by 30 percent.</p> <p>Implementation of mitigation measures T-2.1 through T-2.7 would reduce impacts on the backbone roadway system to less than significant under buildout conditions. Residual impacts are less than significant, and secondary impacts are discussed below.</p> <hr/> <p>Secondary Impacts: Implementation of transportation improvements required as mitigation could result in significant environmental impacts on biological resources, hydrology and water quality, cultural and aesthetic resources, and agriculture. Potential impacts include displacement of sensitive plants or animal species, impacts to previously unidentified cultural resources during grading and site preparation, construction-related water quality impacts, and impacts to the visual character of intersections and rural roads within the Plan Area. Installation of roundabouts may also result in</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
			temporary construction-phase impacts on traffic and air quality. However, because the type, size, and location of any new facilities are not known at this time, precise identification of such impacts would be speculative. As specific projects come forward, these would be subject to additional environmental review.
<i>Los Olivos, Ballard, and Santa Ynez Roadway Systems</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact T-3 Weekend Traffic Conditions	Class III	None required	Impacts would be less than significant without mitigation.
Impact T-4 AHOD Site A Traffic Impacts	Class III	None required	Impacts would be less than significant without mitigation.
Impact T-5 AHOD Site B Traffic Impacts	Class III	None required	Impacts would be less than significant without mitigation.
Impact T-6 AHOD Site C Traffic Impacts	Class III	None required	Impacts would be less than significant without mitigation.
Impact T-7 AHOD Site D Traffic Impacts	Class III	None required	Impacts would be less than significant without mitigation.
BIOLOGICAL RESOURCES			
Impact BIO-1: Sensitive Habitats			
<i>Plan Buildout and Rezones</i>	Class I	<p>The following measures are recommended to increase the protection of sensitive habitats within the Plan Area. Mitigation for impacts to individual native trees and oak woodlands are provided under BIO-1.1, and southern California steelhead streams are considered under BIO-1.1 and Impact BIO-3.</p> <p>BIO-1.1 Sensitive Habitat Avoidance and Restoration. The Plan includes provisions for replacement of impacted riparian habitats, but does not include compensatory mitigation for the other sensitive habitat types. The Plan shall be revised to include the other sensitive habitat types under this policy:</p>	Under a reasonable worst-case scenario, project impacts to sensitive habitats would not be fully mitigated and would remain a Class I, <i>Significant and Unavoidable Impact</i> . This is due to the size of the Plan Area and the uncertainty that compensatory mitigation would fully replace lost sensitive habitat functions and values. In addition, these areas may provide habitat for special status species, which may be impacted during the disturbance or temporal loss of habitat. Refer to



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>POLICY BIO-SYV-4: Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creek, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered to be sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix F, the Santa Ynez Valley Vegetation Map; the CNDDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the applicant must provide a biological survey report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures.</u></p> <p><u>DevStd BIO-SYV-4.5: To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this would preclude reasonable use</u></p>	<p>Impacts BIO-2, BIO-3, and BIO-4 for a discussion of impacts related to special status plant and animal species and wildlife corridors that may be associated with these habitat types.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>of property. The setbacks shall be measured from the outer edge of the habitat and can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.</i></p> <p><i>DevStd BIO-SYV-4.6: To protect Valley Needlegrass Grassland, Coastal Scrub and oak woodland habitats, development shall include a minimum setback of 15 feet in the Urban and Inner-rural areas and 30 feet in the Rural areas. The setbacks can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources unless this would preclude reasonable use of property. The establishment of setbacks shall consider CalFire clearance requirements to ensure that these habitats are not disturbed as a result of clearance requirements.</i></p> <p><i>DevStd BIO-SYV-4.7: When activities permitted in stream corridors or wetlands would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required. Projects resulting in impacts to stream corridors and wetland areas will be required to demonstrate compliance with the Clean Water Act and California Department of Fish and Game Code (e.g., permits or written confirmation that no permit is needed from the Corps, RWQCB and CDFG). Mitigation ratios may be set by these agencies, and where impacts to stream corridors and wetlands are not under the jurisdiction of these agencies, mitigation ratios shall be established by the County.</i></p> <p><i>DevStd BIO-SYV-4.8: If the presence of Valley Needlegrass Grassland, Coastal Scrub, Live Oak Woodland, and Valley Oak Woodland and Savanna habitats are confirmed by the biological survey, prior to the issuance of a Land Use permit for discretionary projects, the applicant shall submit a restoration plan</i></p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>that details compensatory mitigation for any project impacts to or loss of such habitats. Compensatory mitigation will be at a ratio prescribed by the County consistent with the County's Deciduous Oak Tree Protection Ordinance, if applicable, and otherwise shall be at least 2:1 (acreage of habitat created:acreage of habitat lost). The restoration plan shall be prepared by a qualified biologist and describe on- or off-site mitigation areas, number of plants to be planted and source of planting stock, planting and maintenance schedule, and success criteria. The County shall approve the length of the performance monitoring period and methods to ensure that success criteria are met. If suitable mitigation areas are not available, the applicant may contribute funds, at an amount approved by the County, to a conservation fund such as the Oak Woodlands Conservation Fund.</i></p>	
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A,B,C</i>	Class III	None required	Impacts are less than significant without mitigation for AHOD Sites A, B, and C.
<i>AHOD Site D</i>	Class II	<p>BIO-1.2 Wetland Habitat Avoidance and Restoration for AHOD Site D. To determine if wetlands or Waters of the U.S. or State are present at AHOD Site D, a biological report as described in Policy BIO-SYV-4 above shall be prepared and submitted with any application for development of this site under the Affordable Housing Overlay Designation. If impacts to this drainage cannot be fully avoided, mitigation measures described in DevStd-4.1, 4.3, and 4.6 shall be implemented.</p>	Mitigation Measure BIO-1.2 would reduce potential impacts to wetlands if present at AHOD Site D, and with the implementation of this mitigation measure, impacts would be reduced to a less than significant level.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
Impact BIO-2: Special-Status Plants			
<p><i>Plan Buildout and Rezones</i></p>	<p>Class I</p>	<p>BIO-2.1 Protection of Special Status Plan Species. The Plan shall be revised to enhance protection of special status plant species.</p> <p><i>DevStd BIO-SYV-8.1: A “native protected tree” is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height) or dripline as applicable. Standards for oak tree protection in inner-rural and rural areas are governed by the County’s Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX of Chapter 35 of the Santa Barbara County Code).</i></p> <p><i>DevStd BIO-SYV-8.3: Where native protected trees are removed, they shall be replaced in a manner consistent with the County’s Deciduous Oak Tree Protection and Regeneration Ordinance or the County standard conditions for tree replacement, as applicable. The mitigation plan shall identify the planting sites, the source of container stock (locally collected stock is preferred), and a monitoring plan to ensure successful establishment.</i></p> <p><i>DevStd BIO-SYV-14.1: Efforts shall be made to avoid and preserve the habitat in which sensitive plant and animal species are located to the maximum extent feasible. A monitoring plan shall be provided that details on-site biological monitoring to be conducted during construction to ensure that these resources are not impacted during construction.</i></p> <p><i>DevStd BIO-SYV-14.2: Where sensitive plant species populations cannot be avoided, the applicant shall</i></p>	<p>As a reasonable worst-case scenario, project impacts to special status plant species would not be fully mitigated and would remain a Class I, <i>Significant and Unavoidable Impact</i>. This is due to the uncertainty concerning whether compensatory mitigation would successfully re-establish lost or impacted rare plant populations, and the long time period required for planted trees to possess similar habitat functions and values. In addition, impacted areas may provide habitat for special status animal species, which may be impacted during the disturbance or temporal loss of habitat. Refer to Impacts BIO-3 and BIO-4 for a discussion of impacts related to special status animal species and wildlife corridors.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>submit to the County a compensatory mitigation plan. This plan shall include measures to establish the species to be impacted in suitable habitat on-site or at an off-site location in the project vicinity. Collection of seeds or propagules from the area to be impacted shall be conducted. Habitat enhancement of on-site areas containing these species can be used in lieu of, or in concert with, planting new areas. The plan shall contain success criteria and a monitoring plan to ensure the establishment of these species. A County-designated conservation bank may be established for projects in which compensatory mitigation cannot be performed on-site.</u></p> <p><u>DevStd BIO-SYV-14.3: Areas containing sensitive plant species listed on the CNPS List 1B that will be avoided, and those areas which will be planted or enhanced, shall be protected by a minimum buffer of 25 feet unless this would preclude reasonable use of property. The applicant shall establish ecologically appropriate conservation easements and provide fencing around any preserved areas.</u></p>	
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A,B</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Site C,D</i>	Class II	For AHOD Sites C and D, surveys shall be conducted to determine whether protected tree species occur following Policy SYV-BIO-8 above.	Impacts are less than significant without mitigation for AHOD Sites A and B. If protected trees are present on AHOD Sites C or D, with the implementation of the above mitigation measure, impacts would be reduced to less than significant.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
Impact BIO-3: Special-Status Animals			
<p><i>Plan Buildout and Rezones</i></p>	<p>Class I</p>	<p>The following measure is required to be revised to ensure the protection of special status animal species within the Plan Area.</p> <p>BIO-3.1 Special Status Animal Species Surveys and Mitigation. The Plan does not contain provisions for Species of Special Concern that are listed by the state. The Plan shall be revised and the following development standards added:</p> <p><u><i>DevStd BIO-SYV-14.1: (Text contained under BIO-2.1.)</i></u></p> <p><u><i>DevStd BIO-SYV-14.4: When special status animal species are found for discretionary projects, or if the project may affect nesting birds protected under the Migratory Bird Treaty Act (MBTA), the applicant shall submit to the County a mitigation and monitoring plan that details protections for individuals during construction and compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:</i></u></p> <ul style="list-style-type: none"> • <u><i>Worker environmental training;</i></u> • <u><i>On-site biological monitoring;</i></u> • <u><i>Project avoidance and/or minimization measures, including work window restrictions;</i></u> • <u><i>Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;</i></u> • <u><i>Pre-construction surveys (including nesting bird surveys), and a species removal and relocation plan (compliance with the federal Endangered Species Act and California Fish and Game Code is required for the handling and relocation of listed species) or methods to avoid individuals and allow them to leave the site on their own, along with exclusionary measures to prevent individuals from</i></u> 	<p>As a reasonable worst-case scenario, project impacts to special status animal species would not be fully mitigated and would remain a Class I, <i>Significant and Unavoidable Impact</i>. This is due to the loss of suitable habitat within the Plan Area, which would result in reduced population sizes. Refer to Impact BIO-4 for a discussion of impacts the loss of wildlife movement corridors.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>returning to the work area;</u></p> <ul style="list-style-type: none"> • <u>Minimization measures to avoid the introduction and establishment of non-native species;</u> • <u>Revegetation plans for temporary impacts to significant habitat areas using native species; and</u> • <u>A compensatory mitigation (on- or off-site habitat enhancement or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.</u> 	
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A,B,C,D</i>	Class II	<p>The following mitigation measure shall be added to the Plan to minimize impacts to special status bat species and nesting birds protected under the MBTA for the development of the AHOD sites A, B, C, and D:</p> <p>BIO-3.2 Special Status Bat Species and Nesting Bird Mitigation. Special status bat species may roost on the buildings that would be removed during the development of the AHOD sites. In addition, bird species that are protected under the MBTA may nest within the buildings or landscaping within the lots. The Plan shall be revised to include the following policy and development standards:</p> <p><u>POLICY BIO-SYV-16: Development of the AHOD Sites A, B, C, and D shall include provisions to minimize impacts to special status bat species and nesting birds protected under the Migratory Bird Treaty Act (MBTA).</u></p> <p><u>DevStd BIO-SYV-16.1: When special status species are present, demolition of the existing structures or</u></p>	If the above mitigation measures are implemented, impacts to special status animal species would be avoided or mitigated, such that impacts would be reduced to a less than significant level.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>removal of trees and shrubs shall be restricted to the time period when birds protected under the MBTA are not nesting and when special status bat species are not present in the area, February 15th through August 31st.</u></p> <p><u>DevStd BIO-SYV-16.2: If the work window restriction listed in DevStd BIO-SYV-16.1 cannot be followed, surveys for bat roosts shall be conducted by a qualified biologist. If bats are found, they shall be allowed to leave the site and then bat exclusionary structures shall be installed. New construction shall contain features (such as bat houses) that provide suitable roost sites that would accommodate twice as many bats as were found during the survey.</u></p> <p><u>DevStd BIO-SYV-16.3: If the work window restriction listed in DevStd BIO-SYV-16.1 cannot be followed, surveys for nesting birds shall be conducted by a qualified biologist. If active nests are found, a 200-foot buffer around the nest shall be established. No work shall be conducted in buffer areas until the young have fledged.</u></p>	
Impact BIO-4: Wildlife Corridors			
<p><i>Plan Buildout and Rezones</i></p>	<p>Class I</p>	<p>The following development standard is required to be revised to better ensure the protection of wildlife corridors within the Plan Area.</p> <p>BIO-4.1 Wildlife Corridors. Development Standard BIO-SYV-3.1 in the Plan shall be revised as follows:</p> <p><u>DevStd BIO-SYV-3.1: Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian corridors and other natural areas that provide connections between habitat and plant communities <i>habitats, rivers, streams and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub.</i> Corridors shall allow for wildlife movement. Where practical, options for road under-crossings shall be explored.</u></p>	<p>As a reasonable worst-case scenario, Plan impacts to wildlife corridors would not be fully mitigated and would remain a Class I, <i>Significant and Unavoidable Impact</i>. This is due to the uncertainty concerning whether sufficient lands are available in suitable habitat areas, and if corridor maintenance efforts would be effective in providing movement opportunities similar to those that exist under present conditions. Even with the implementation of the revised DevStd BIO-SYV-3.1, further construction of roads and increased traffic will result in</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
			decreased dispersal of wildlife species.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact BIO-5: Cumulative Impacts to Biological Resources	Class I	In consideration of the total impacts possible under plan build out, no feasible additional mitigation measures are available to reduce cumulative impacts to biological resources below a level of significance.	The Community Plan's cumulative impacts to biological resources in the greater Santa Ynez Valley area would remain Class I, <i>significant and unavoidable</i> , and no mitigation measures are available to fully address this impact.
AIR QUALITY			
Impact AQ-1 Clean Air Plan Consistency			
<i>Plan Buildout and Rezones</i>	Class I	<p>AQ-1.1 Trip Reduction Measures. To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to establish and maintain employee trip reduction programs that should consider the following elements:</p> <ul style="list-style-type: none"> • Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable the SBCAPCD to be determined prior to occupancy clearance; • Post carpool, vanpool and transit information in employee break/lunch areas; • Employ or appoint an Employee Transportation Coordinator; • Implement a Transportation Choices Program. 	The proposed policies and mitigation measure AQ-1.1 would reduce vehicle emissions to the extent feasible. However, no mitigation measures would achieve CAP consistency; therefore impacts would temporarily remain Class I, <i>significant and unavoidable</i> .



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</p> <ul style="list-style-type: none"> • Provide for shuttle/mini bus service; • Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.; • Implement compressed work schedules; • Implement telecommuting program; • Implement a lunchtime shuttle to reduce single occupant vehicle trips; • Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area; • Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips; • Provide preferential carpool and vanpool parking spaces; and • Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees). • Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots. <p>The specific components of a trip reduction program that will be required for a particular commercial development will be at the discretion of the Planning and Building Department, based on the recommendations of the APCD.</p>	
<i>Mixed Use Overlay</i>	Class I	Mitigation Measure AQ-1.1 would apply to future development under the Mixed-Use Overlay.	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A and B</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites C and D</i>	Class I	Mitigation Measure AQ-1.1 would apply to AHOD Sites C-D. However, no mitigation measures would fully mitigate this impact caused by populations that would temporarily exceed CAP projections.	The proposed policies and mitigation measure AQ-1.1 would reduce vehicle emissions to the extent feasible for AHOD Sites C and D. However, no mitigation measures would achieve CAP consistency; therefore impacts remain Class I, <i>significant and unavoidable</i> .
Impact AQ-2 Odor Impacts			
<i>Plan Buildout and Rezones</i>	Class II	<p>AQ-2.1 Odor Abatement Plan. Future applicants for wineries or other odor generators, based on the nature of the operations (<i>Scope and Content of Air Quality Sections in Environmental Documents</i>, July 2007) shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:</p> <ul style="list-style-type: none"> • Name and telephone number of contact person(s) responsible for logging and responding to winery odor complaints; • Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint; • Description of potential odor sources (i.e. fermentation and aging processes and the resultant ethanol emissions; odors associated with a fast food restaurant may include cooking and grease aromas); • Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and • Contingency measures to curtail emissions in the event of a continuous public nuisance. 	With implementation of mitigation measures AQ-2.1 and 2.2, the proposed Community Plan would have less than significant odor nuisance impacts.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>AQ-2.2 Prohibited Commercial Uses in Mixed-Use Zones. To ensure that future residents in the proposed Mixed Use Overlay Zones would not be exposed to potential toxic odors generated by gas stations or PERC dry cleaning facilities, Sec. XX-XXX. Prohibited Uses of the proposed Mixed Use Overlay (MU-SYV) shall be modified to prohibit PERC dry cleaning operations, and gasoline stations.</p>	
<i>Mixed Use Overlay</i>	Class II	Mitigation measures AQ-2.1 and AQ-2.2 would be required for future development under the Mixed-Use Overlay.	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact AQ-3 Temporary Construction Emissions			
<i>Plan Buildout and Rezones</i>	Class II	<p>AQ-3.1 Fugitive Dust (PM₁₀) Control. Fugitive dust control shall include measures designed to reduce particulate matter (PM₁₀) emissions from project construction. Controls shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible but should not be used in or around crops for human consumption. • Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. • Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. 	Subsequent analysis of future individual projects implemented under the Santa Ynez Valley Community Plan would include all of the relevant mitigation measures identified above to reduce construction-related emissions to less than significant levels; no significant residual effects would occur.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> • If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. • After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. • The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure. • Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans. 	
<i>Mixed Use Overlay</i>	Class II	Mitigation measure AQ-3.1 <i>Fugitive Dust (PM₁₀) Control</i> would apply to future development under the Mixed-Use Overlay.	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class II	Although air quality impacts during project construction would not exceed significance thresholds because they would be temporary, since Santa Barbara County violates the state standard for PM ₁₀ , dust mitigation measures are required for all discretionary construction activities regardless of the significance of the fugitive dust impacts. Mitigation Measure AQ-3.1 <i>Fugitive Dust (PM₁₀) Control</i> , above, would apply to development on	For AHOD sites A, C and D, construction impacts would be less than significant without mitigation; however, implementation of standard dust control mitigation for all projects involving earthwork would be anticipated to further reduce PM ₁₀ emissions, in addition



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		all four of the AHOD sites.	to reducing the potential for nuisance complaints.
Impact AQ-4 Operational Emissions			
<i>Plan Buildout and Rezones</i>	<i>Refer to Impact AQ-1 above</i>	<i>Programmatic evaluation of operational impacts is addressed through the CAP consistency discussion in Impact AQ-1 above. No additional mitigation is required.</i>	<i>Programmatic evaluation of operational impacts is addressed through the CAP consistency discussion in Impact AQ-1 above.</i>
<i>Mixed Use Overlay</i>			
<i>Design Control Overlay</i>			
<i>Heritage Sites Overlay</i>			
<i>Other Policies, Programs, and Standards</i>			
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact AQ-5 Cumulative Odor Impacts	Class II	Implementation of proposed Community Plan policies and Mitigation Measure AQ-2.1 would reduce cumulative odor nuisance impacts to a less than significant level. No additional mitigation is required.	Cumulative odor nuisance impacts would be less than significant after mitigation.
Impact AQ-6 Cumulative Temporary Construction Emissions	Class II	Implementation of proposed Community Plan policies and Mitigation Measure AQ-3.1 would reduce the Plan's contribution to cumulative construction emissions to a less than significant level. No additional mitigation is required.	Cumulative construction emissions would be less than significant after mitigation.
Impact AQ-7 Greenhouse Gas Emissions/Global Climate Change	<i>Refer to Section 4.6 Air Quality for a discussion of significance</i>	<p>Mitigation measures to reduce the contribution of GHGs resulting from development under the Plan are listed below:</p> <p>AQ-7.1 Construction Phase Mitigation to Reduce Fuel Usage and thus Greenhouse Gases. The County shall incorporate the following development standard into the Santa Ynez Valley Community Plan:</p> <p><i>DevStd GHG-SYV-x.x: Upon application for grading permits for discretionary projects, the applicant shall submit grading plans, the proposed rate of material movement and a construction equipment schedule to the APCD. In addition, the applicant shall implement the following measures where feasible to mitigate equipment emissions:</i></p> <ul style="list-style-type: none"> <i>All construction equipment and portable engines shall be properly maintained and tuned according</i> 	In the absence of adopted thresholds of significance for greenhouse gas emissions, the above mitigation measures would reduce future air pollutant emissions to the extent feasible, thereby resulting in substantial decreases in the total amount of GHG emissions associated with development under the proposed Plan.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>to manufacturer's specifications:</i></p> <ul style="list-style-type: none"> • <i>All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB-certified motor vehicle diesel fuel;</i> • <i>The applicant shall, at a minimum, use diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.</i> • <i>All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit;</i> • <i>The applicant shall electrify equipment where feasible;</i> • <i>The applicant shall substitute gasoline-powered for diesel-powered equipment where feasible;</i> • <i>The applicant shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, where feasible; and</i> • <i>The applicant shall apply Best Available Control Technology (CBACT) as determined by the APCD.</i> • <i>Recycle/Reuse demolished construction material.</i> <p>AQ-7.2 Operational Phase Mitigation to Reduce Fuel Usage and thus Greenhouse Gases. The County shall incorporate the following development standard into the Santa Ynez Valley Community Plan:</p> <p><i>DevStd GHG-SYV-x.x: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:</i></p> <ul style="list-style-type: none"> • <i>The applicant shall increase building energy</i> 	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E-6). Potential energy consumption reduction measures include, but are not limited to:</u></p> <ul style="list-style-type: none"> - <u>Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13);</u> - <u>Using high efficiency gas or solar water heaters (CAPCOA MM E-14);</u> - <u>Using built-in energy efficient appliances (CAPCOA MM E-16);</u> - <u>Installing double-paned windows;</u> - <u>Installing door sweeps and weather stripping if more efficient doors and windows are not available;</u> - <u>Installing low energy interior lighting;</u> - <u>Using low energy street lights (i.e. sodium);</u> <u>and</u> - <u>Installing high efficiency or gas space heating (CAPCOA, MS G-9).</u> <p>• <u>Possible additional Green Building techniques include:</u></p> <ul style="list-style-type: none"> - <u>Consideration of the siting of proposed buildings to eliminate or minimize the development's heating and cooling needs (e.g., solar orientation) (CAPCOA MM E-7).</u> - <u>Install solar systems to reduce energy needs (e.g., solar panels).</u> - <u>Plant native, drought resistant landscaping (CAPCOA MM D-17).</u> - <u>Use locally-produced building materials (CAPCOA MM C-3).</u> - <u>Use renewable or reclaimed building materials. (CAPCOA MM C-4)</u> - <u>Use materials which are resource efficient,</u> 	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).</i></p> <p>AQ-7.3 Transportation Emissions. To further offset greenhouse gas (GHG) emissions, the County shall incorporate the following policies and action into the Community Plan, including those that improve nearby transit amenities, reducing vehicle trips, thereby reducing fossil fuel consumption, and related GHG impacts:</p> <p><i>Policy GHG-SYV-x: Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).</i></p> <p><i>Policy GHG-SYV-x: Set specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development. (OPR Land Use and Transportation GHG Reduction Measure #7)</i></p> <p><i>Policy GHG-SYV-x: Remove obstacles to the development of necessary infrastructure to encourage the use of alternative fuel vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations) (CAPCOA MM E-11).</i></p> <p><i>Action GHG-SYV-x.x: Develop transportation policies that give funding preference to public transit.</i></p> <p><i>Action GHG-SYV-x.x: Provide public education and publicity about public transportation services (CAPCOA Ms G-4).</i></p> <p>AQ-7.4 Solar Funding Program. The County shall incorporate the following action item into the Santa Ynez Valley Community Plan:</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u><i>ACTION GHG-SYV-x.x: The County shall pursue the feasibility of establishing a Sustainable Energy Financing District to allow property owners to install solar systems and make other energy efficiency improvements to buildings and pay for the cost as a long-term assessment on their property tax bills. The County shall consult with other local jurisdictions and encourage multi-jurisdiction participation in order to maximize financing efficiencies.</i></u></p> <p>AQ-7.5 Solar Energy Systems in New Construction. The County shall incorporate the following development standard into the Santa Ynez Valley Community Plan:</p> <p><u><i>DevStd GHG-SYV-x.x: For all new residential subdivisions of five or more lots, new multi-family development projects of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems that result in a 20% or more reduction in electrical or other energy needs are encouraged. All such projects shall undergo BAR review.</i></u></p> <p>Plan Requirements and Timing: This development standard would be included as a new standard in the Final Santa Ynez Valley Community Plan. Monitoring: Planning and Development shall review and approve the development standard prior to adoption of the Final Santa Ynez Valley Community Plan.</p> <p>AQ-7.6 Greenhouse Gas Emissions Reduction. The County shall incorporate the following policy into the Santa Ynez Valley Community Plan to reduce GHG emissions of individual projects under the Community Plan:</p> <p><u><i>POLICY GHG-SYV-x: The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction</i></u></p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>measures to the maximum extent feasible:</i></p> <ul style="list-style-type: none"> • <u>Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.</u> • <u>Execute an Energy Savings Performance Contract with a private entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).</u> • <u>Use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.</u> • <u>Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows.</u> • <u>Include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).</u> 	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>AQ-7.7 LEED Building Construction. The County shall incorporate the following new policy into the Santa Ynez Valley Community Plan:</p> <p><i><u>POLICY GHG-SYV-x: The County shall encourage public and private development projects to construct LEED (Leadership in Energy and Environmental Design) certified buildings. Projects seeking LEED certification shall benefit from expedited project review and permitting, and reduced application fees (OPR Green Buildings GHG Reduction Measure #1).</u></i></p>	
FIRE HAZARDS			
Impact FH-1 Development within Wildland Fire Hazard Areas			
<p><i>Plan Buildout and Rezones</i></p>	<p>Class II</p>	<p>The following mitigation measures are required for future development within designated High Fire Hazard areas.</p> <p>FH-1.1 Fire Prevention Construction Techniques. Future applicants for residential development in the form of Residential Second Units or Agricultural Employee Housing shall abide by the following construction standards:</p> <ul style="list-style-type: none"> • <i>All proposed residential units and/or development that requires a building permit in fire hazard areas shall comply with the requirements of the California Building Code, California Fire Code, and Santa Barbara County Fire Department Development Standards.</i> • <i>Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4's). Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used.</i> • <i>All new power lines shall be installed underground in order to prevent fires caused by arcing wires.</i> 	<p>With the incorporation of the proposed Plan policies and actions, County Fire Department standards and mitigation measures FH-1.1 through FH-1.6, risk posed by wildland fires to new development under 20-year buildout conditions would be reduced to a less than significant level. Residual programmatic impacts of the Plan would be less than significant.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>FH-1.2 Fire/Vegetation Management Plan. Future applicants for residential development within designated high fire hazard areas shall, at the direction of the Fire Department, prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to prevent fire from being carried toward the structure(s). The plan shall include:</p> <ul style="list-style-type: none"> • <i>A copy of the site plan that indicates topographic reference lines</i> • <i>A copy of the landscape plan</i> • <i>Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees)</i> • <i>A maintenance schedule for the landscape/vegetation management plan</i> <p>FH-1.3 Access Roads. (Definition: A road used routinely for access into and out of an area.) Note: Developments that require multiple access roads shall comply with the “Access Road” definition. All required access roads shall be able to be used routinely for access into and out of an area. Access roads constructed within any project site shall provide for unhindered fire department access and maneuvering during an emergency. This road system must meet the requirements that are outlined and detailed within the Santa Barbara Fire Department Development Standards.</p> <p>FH-1.4 Emergency Vehicle Access (EVA) Roads. (Definition: An access that does not serve buildings and is being provided for emergency vehicles only, such as access to wildland areas. This type of access</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>is not intended for public use.) EVA roads shall be designed according to County Fire Department Development Standards including all weather type (per the California Fire Code). These EVA roads shall be provided at acceptable (by Fire Department standards) intervals and extend to the perimeter of the vegetation management zones. These roads may be gated with a Fire Department KNOX key (A rapid entry system that provides non-destructive emergency access to property). Fire hydrants shall be located on the street near the entrance to the EVA roads.</p> <p>FH-1.5 Structure Addresses. Project applicants shall provide reflective, non-combustible structural addresses that are a minimum of 3 inches in height, and non-combustible street signs and lights on all streets.</p> <p>FH-1.6 Street Name Review. Project applicants shall submit proposed street names for review by the County Planning Department County Fire Department, County Surveyor and 911 Dispatch center to prevent duplication of street names.</p>	
<i>Mixed Use Overlay</i>	Class II	Mitigation measures FH-1.1 through FH-1.6 are required for future development within designated High Fire Hazard areas.	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class II	Mitigation measures FH-1.1 through FH-1.6 are required for future development on AHOD Sites A, B, C and D	With the incorporation of the proposed policies and actions, County Fire Department standards and mitigation measures FH-1.1 through FH-1.6, risk posed by wildland fires to additional residential development on AHOD Sites A, B, C and D would be substantially reduced. Residual impacts would be less than significant.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Impact FH-2 Cumulative Impacts from Development within Wildland Fire Hazard Areas</i>	Class II	Mitigation measures FH-1.1 through FH-1.6 are required for development within designated High Fire Hazard areas of the Plan Area. These mitigation measures would substantially reduce the wildland fire hazards to new development. No additional mitigation is required.	With the implementation of the mitigation measures FH-1.1 through FH-1.6 as well as the compliance with the standards and policies proposed by the Community Plan, the Plan's contribution to cumulative wildland fire hazards would be less than significant.
NOISE			
<i>Impact N-1 Temporary Construction Noise</i>			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Impact N-2 Exposure to Noise Exceeding County Standards</i>			
<i>Plan Buildout and Rezones</i>	Class II	<p>N-2.1 Noise Attenuation. For any new residential development or other sensitive receptor development that would be subject to exterior noise levels exceeding 65 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 65 dBA CNEL in exterior usable spaces and 45 dBA CNEL in interior spaces. Typical design features that would be incorporated may include but are not limited to the following.</p> <ul style="list-style-type: none"> • <i>Orientation of non-sensitive uses such as parking/garages and roadways closest the noise source.</i> • <i>Orientation of buildings such that the first row of</i> 	<p>Implementation of the mitigation measures identified above would reduce impacts related to exposure to roadway and mixed-use generated noise exceeding County standards to a less than significant level for future individual projects implemented under the Santa Ynez Valley Community Plan. No significant residual effects would occur.</p> <p>Impacts related to exposure to airport generated noise exceeding County standards would be less than significant without mitigation.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>buildings has 90% linear coverage parallel to the noise source For a building of 30 feet in height, in an ambient noise environment in excess of 70 dBA, building shielding would be anticipated to provide attenuation of 20 dBA.</i></p> <ul style="list-style-type: none"> • <i>Windows and sliding glass doors facing the noise source with a minimum Standard Transmission Class (STC) of 39 that are properly installed, weather stripped, and insulated.</i> • <i>Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements.</i> • <i>Exterior wall facing material designed for a minimum STC of 39 (this can typically be achieved by adding absorptive insulation [i.e., fiberglass batts] in the wall cavity).</i> • <i>Roof or attic vents either facing away from the noise source or baffled.</i> • <i>Air conditioning or a mechanical ventilation system so that windows and doors may remain closed.</i> <p>N-2.2 Truck Idling Limitations. The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes.</p> <p>N-2.3 Sound Barriers for External Equipment. External noise-generating equipment associated with commercial uses (e.g., HVAC units, etc.) that are located in mixed use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers.</p> <p>N-2.4 Disclosure of Potential Nuisance. Upon the transfer of residential property on mixed-use sites, the transferor shall deliver to the prospective transferee a written disclosure statement which shall make prospective home buyers or renters aware that although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		lessened by proper site design and maintenance, some level of incompatibility between the two uses would remain.	
<i>Mixed Use Overlay</i>	Class II	Mitigation Measures N-2.1 through N.2.4 are required for any new residential development under the Mixed-Use Overlay	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class II	Mitigation Measure N-2.1 (Noise Attenuation) is required for any new residential development under the Affordable Housing Overlay.	Implementation of Mitigation Measure N-2.1 would reduce impacts related to exposure to noise exceeding County standards to a less than significant level for the four identified AHOD Sites. No significant residual effects would occur.
Impact N-3 Increased Traffic Noise			
<i>Plan Buildout and Rezones</i>	Class I	Mitigation Measure N-2.1 (Noise Attenuation) under Impact N-2 would reduce impacts related to increased traffic noise for new residential development and sensitive receptors. However, no mitigation measures may be available to reduce impacts of increased noise for existing noise-sensitive development along impacted portions of Highway 246 and 154. While sound walls or berms may provide adequate mitigation of increased noise levels, such barriers would have aesthetic impacts that may not be consistent with other Community Plan standards, and may also be infeasible due to economic or other constraints, potentially relying upon the cooperation of property owners, which cannot be assured.	With implementation of all feasible mitigation measures, existing development along portions of Highways 246 and 154 would be subject to significant increases in roadway noise levels under 20-year buildout conditions. Impacts would remain significant and unavoidable.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts are less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts are less than significant without mitigation.
<i>Impact N-4 Cumulative Temporary Construction Noise</i>	Class III	None required	Impacts are less than significant without mitigation.
<i>Impact N-5 Cumulative Impacts from Exposure to Unacceptable Noise Levels</i>	Class II	<p>The following mitigation measures would be required as part of the review and consideration of future individual projects implemented under the Santa Ynez Valley Community Plan:</p> <p>Inclusion on a case by case basis of all relevant mitigation measures identified above in impact N-2 (Mitigation Measures N-2.1 through N.2-4) would reduce exposure to noise exceeding County standards to less than significant levels.</p>	Implementation of Mitigation Measures N-2.1 through N.2-4 would reduce impacts related to exposure to roadway and mixed-use generated noise exceeding County standards to a less than significant level for future individual projects implemented under the Santa Ynez Valley Community Plan. In addition, implementation of Mitigation Measure N-2.1 would reduce impacts related to exposure to noise exceeding County standards to a less than significant level for the four identified AHOD Sites. No significant residual effects would occur, and the Plan's contribution to cumulative noise exposure impacts would be less than significant.
<i>Impact N-6 Cumulative Impacts from Increased Traffic Noise</i>	Class I	Mitigation Measure N-2.1 (Noise Attenuation) would reduce impacts related to increased traffic noise for new residential development and sensitive receptors. However, additional mitigation measures would be required to reduce impacts of increased noise for existing noise-sensitive development along impacted portions of major roadways. While sound walls or berms may provide adequate mitigation of increased roadway noise levels, such barriers would have aesthetic impacts that may not be consistent with other Community Plan standards and hence may not be constructed within the Plan Area.	With implementation of all feasible mitigation measures, existing development along portions of Highways 246 and 154 would be subject to significant increases in roadway noise levels under 20-year buildout conditions. The uncertainty of whether noise barriers for mitigation of this impact would be constructed at significant impacted receptors along all 6 roadways identified in the Plan Area would result in cumulative impacts remaining significant and unavoidable.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
WATER/WASTEWATER			
Impact W/WW-1 Increased Demand from Existing Water Sources			
<p><i>Plan Buildout and Rezones</i></p>	<p>Class I</p>	<p>W/WW-1.1 Water Savings Measures. The Community Plan shall be revised to include the following new development standards:</p> <p><u><i>DevStd WW-SYV-1.3: New construction and redevelopment projects in the Plan Area shall include appropriate interior water-conserving features such as those listed in the Water Resources section of the County's Standard Conditions of Approval and Standard Mitigation Measures.</i></u></p> <p><u><i>DevStd WW-SYV-1.4: In the event that improvements are made to sewage treatment facilities within the Plan Area such that recycled water is available on a given construction site, projects disturbing an area of 0.5 acres or more shall use recycled water for dust suppression activities during grading and construction. Recycled water should not be used in or around crops for human consumption.</i></u></p> <p>W/WW-1.2 New Water Sources and Facilities. The Community Plan shall be revised to include the following new policy and action:</p> <p><u><i>Policy WAT-SYV-2: Existing and future water supply and quality shall continue to be periodically evaluated with specific measures identified to maintain adequate supply levels and quality, if deemed necessary.</i></u></p> <p><u><i>Action WAT-SYV-2.1: The County will continue to work with local water purveyors to assess water demand under Plan buildout conditions and identify the necessary infrastructure improvements to serve that demand and/or identify new sources of water or improved treatment facilities that may be necessary to meet demand.</i></u></p>	<p>The mitigative Plan policies and actions along with Mitigation Measures W/WW-1.1 and W/WW-1.2 may not be adequate to mitigate the increased demand to the affected aquifers. Development of new infrastructure and/or new water supplies may be economically or technically infeasible. Therefore, the impacts would remain <i>significant and unavoidable</i> (Class I).</p> <p>Secondary Impacts The development of new water storage and treatment facilities could result in significant environmental impacts on biological, cultural, and aesthetic resources, and could also result in temporary construction-phase impacts on traffic and air quality. The type, size, and location of any new facilities are not known at this time, such that identification of such impacts would be speculative. The construction of new water storage and treatment facilities would be subject to additional environmental review.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Mixed Use Overlay</i>	Class I	Mitigation measures W/WW-1.1 and W/WW-1.2 would apply to any development under the proposed Mixed Use Overlay	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	None required	The impacts to water sources associated with development of the AHOD sites would be <i>less than significant without mitigation</i> (Class III). Mitigation measures W/WW-1.1 and W/WW-1.2 would apply to any development of the AHOD sites under the AHOD designation to further reduce impacts to increased water demand for any future development of these sites.
Impact W/WW-2 Increased Wastewater Flows			
<i>Plan Buildout and Rezones</i>	Class I	<p>The following mitigation measure is required to ensure that development of agricultural industrial structures do not negatively impact groundwater or surface water bodies:</p> <p>WW-2.1 Agricultural Industrial Wastewater Treatment Structures. For developments in the Plan Area proposed under the Agricultural Industrial Overlay, the siting and design of onsite wastewater treatment and disposal facilities for agricultural industrial operations shall be protective of water resources.</p>	The proposed Community Plan provides for population growth that would send additional wastewater flows to the SYCSD and to private septic systems. While the proposed mitigative policies, development standards, and actions of the proposed Plan may alleviate septic system problems in Special Problem Areas and other areas with septic treatment constraint, additional flowrates into the SYCSD may exceed the 75% capacity threshold leading to the need to develop additional treatment capacity. Additionally, the economic and political feasibility of other mitigative actions and development standards such as the development of more community



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
			<p>wastewater facilities to serve the Plan Area is not known. Hence, impacts of the proposed Plan would remain Class I, <i>significant and unavoidable</i>.</p> <p>Secondary Impacts The development of new wastewater infrastructure and treatment facilities in the Plan Area could result in significant environmental impacts on biological, cultural, and aesthetic resources, and could also result in temporary construction-phase impacts on traffic and air quality. The type, size, and location of any new facilities are not known at this time, such that identification of such impacts would be speculative. While, the construction of new wastewater facilities and infrastructure would be subject to additional environmental review, development of new wastewater systems could result in growth-inducing impacts, as discussed in Section 7.1.5, <i>Removal of an Impediment to Growth</i>.</p>
<i>Mixed Use Overlay</i>	Class I	No mitigation is available	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<p><i>Impact W/WW-3 Cumulative Water Demand Impacts</i></p>	<p>Class I</p>	<p>The Plan proposes a number of water saving measures which may reduce the expected increase in water demand. The plan also proposes policies and actions that may lead to the development of new water sources and improvements to the existing water treatment and distribution infrastructure. The mitigative Plan policies and actions along with Mitigation Measures W/WW-1.1 and W/WW-1.2 would apply to future development under the proposed Plan.</p>	<p>While the proposed mitigative policies, development standards, and actions of the proposed Plan, along with Mitigation Measures W/WW-1 and W/WW-2, may reduce the expected increase in water demand, it is not likely that these measures will be adequate to significantly mitigate the cumulative impacts of increased residential and commercial water demand throughout the Santa Ynez Valley Area. Therefore, cumulative impacts to water sources would remain <i>Class I, significant and unavoidable</i>.</p> <p>The policies and actions of the proposed Plan may help plan for the significant infrastructure improvements that will be needed. However, it is not likely that planning and evaluation measures alone will be able to significantly mitigate the need for infrastructure system improvements to accommodate cumulative residential and commercial water demand. Therefore, cumulative impacts to water treatment and distribution systems would remain <i>Class I, significant and unavoidable</i>.</p>
<p><i>Impact W/WW-4 Cumulative Wastewater Impacts</i></p>	<p>Class I</p>	<p><u>Increased Wastewater Flows to Community Collection, Treatment, and Disposal Systems</u></p> <p>The Plan proposes to work cooperatively with the City of Solvang, Santa Ynez Community Services District and the Regional Water Quality Control Board to prepare a study to evaluate the possibility of developing and implementing a community wastewater facility or other alternative solution for the town of Los Olivos</p>	<p>Flow rates into the SYCSD system would increase with the development of some of these actions and standards, and flowrates into the SYCSD system would also increase from buildout of the City of Solvang and the Chumash reservation. The 75% capacity threshold leading to the</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>(and possibly the town of Ballard), and to study the possibility of implementing public sewage service and infrastructure in the Janin Acres subdivision and certain areas of West Santa Ynez (e.g., Stadium Drive/Horizon Drive).</p> <p><u>Increased Wastewater Flows from Onsite Systems</u></p> <p>The proposed Plan includes policies and development standards that may mitigate impacts from these cumulative flows. The Plan requires more restrictive siting criteria, additional measures to enhance nutrient uptake, setbacks from surface water bodies, and prohibits onsite systems where new development would cause pollution of surface waters (unless this restriction would preclude reasonable use of the property.) The plan proposes studying alternatives for implementing wastewater collection systems and/or mandatory septic system management programs in areas where onsite systems have been implicated in causing problems.</p>	<p>need to develop additional treatment capacity would likely be triggered, and no mitigation is available to significantly reduce flowrates. Cumulative impacts from increased wastewater flows to community collection, treatment, and disposal systems remain <i>Class I, significant and unavoidable</i>.</p> <p>The proposed mitigative policies, development standards, and actions of the proposed Plan may alleviate some of the water quality impacts in Special Problem Areas and other areas with septic treatment constraints. Furthermore, current or increased sewer connection and annexation fees collected by sewer service providers could be used to develop additional treatment capacity or make repairs or improvements to infrastructure. However, it is not known to what extent improvements to onsite systems will be implemented in problem areas, and therefore to what extent the impacts will be mitigated. Therefore, cumulative impacts associated with increased flows to onsite wastewater systems would be Class I, <i>significant and unavoidable</i>.</p>
SEISMIC, SOIL AND LANDSLIDE HAZARDS			
Impact GEO-1 Fault Hazards: Ground Rupture			
<i>Plan Buildout and Rezones</i>	No Impact	None required	Not applicable
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable
Impact GEO-2 Seismically Induced Ground Shaking			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact GEO-3 Liquefaction, Subsidence, and Other Soil- and Seismic-Related Hazards			
<i>Plan Buildout and Rezones</i>	Class III	<p>In order to protect sites with potential for additional geological hazards the following mitigation measures are recommended to further reduce potential impacts under 20-year buildout conditions. Though not required for the overlays, the measures would be recommended for development on any site subject to potential for expansive and erosional soil types.</p> <p>GEO-3.1 Soil Expansion Analysis and Minimization. Prior to issuance of a building permit, soil samples of final sub-grade areas and excavation sidewalls shall be collected and analyzed for their expansion index. For areas where the expansion index is found to be greater than 20, the appropriate grading and foundation designs shall be engineered to withstand the existing conditions. The expansion testing may be omitted if the grading and foundations are engineered to withstand the presence of highly expansive soils.</p> <p>GEO-3.2 Soil Erosion Analysis and Minimization. Prior to issuance of a building permit, soil samples of final cut slopes and building pads shall be analyzed to determine their susceptibility to erosion. In areas, with</p>	Impacts would be less than significant without mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		moderate or greater soil erosion potential, the top and faces of all cut slopes shall be protected from sheet flow by installation of back drains and down drains pursuant to building code requirements. All manufactured slopes shall be protected from excessive erosion through proper landscape design. The landscape design shall include appropriate use of drip irrigation, drought tolerant plants, and netting or some other form of protection to ensure the slopes remain stable pending the establishment of the plantings.	
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class II	Proposed policies, development standards, UBC and standard County requirements would apply to AHOD Sites A-D. In addition Mitigation Measure GEO-3.2 would be required to reduce soil erosion hazards to a less than significant level.	Implementation of proposed policies, development standards, UBC and standard County requirements along with Mitigation Measure GEO-3.2 would reduce impacts related to potential erosion related hazards to a less than significant level for the AHOD sites.
Impact GEO-4 Landslides and Slope Stability Hazards			
<i>Plan Buildout and Rezones</i>	Class III	Implementation of the proposed policies and development standards, as required by the proposed Community Plan, would ensure that any impacts related to landslide hazards are <i>less than significant</i> (Class III). No additional mitigation is required.	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	Prior to site grading for all individual structures, plans will be reviewed by the Planning and Development	Impacts would be less than significant without mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		Department to confirm consistency with the policies and development standards included in the proposed Community Plan. Adherence to standard County requirements and standards would ensure that development on the AHOD sites does not present significant risks from landslides or soil stability hazards. No mitigation measures are required.	
Impact GEO-5 Cumulative Geologic Hazard Impacts	Class III	None required	Impacts would be less than significant without mitigation.
HYDROLOGY AND WATER QUALITY			
Impact HWQ-1 Temporary Water Quality Impacts			
<i>Plan Buildout and Rezones</i>	Class II	For projects not subject to NPDES permit requirements, potentially significant impacts may occur, due to potential impacts from sedimentation and pollutant discharge into the Santa Ynez River, an impaired watercourse as defined by the RWQCB. Implementation of the following mitigation measures would ensure that future development in accordance with the proposed Plan would reduce short term water quality impacts to less than significant levels. HWQ-1.1 Construction Site BMPs. For all development requiring a grading permit, all County-required BMPs shall be implemented to reduce and or eliminate construction site water quality pollutants, such as but not limited to sediment.	With the implementation of mitigation measure HWQ-1.1, impacts from construction erosion and sedimentation would be reduced to a less than significant level.
<i>Mixed Use Overlay</i>	Class II	Proposed policies, standard County water quality protection measures, and Mitigation Measure HWQ-1.1 would apply future development under the proposed Mixed Use Overlay	With the implementation of mitigation measure HWQ-1.1, impacts from construction erosion and sedimentation would be reduced to a less than significant level.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Other Policies, Programs, and Standards</i>	Class II	Proposed policies, standard County water quality protection measures, and Mitigation Measure HWQ-1.1 would apply to future development under the proposed Community Plan	With the implementation of mitigation measure HWQ-1.1, impacts from construction erosion and sedimentation would be reduced to a less than significant level.
<i>AHOD Sites A,B,C,D</i>	Class II	Proposed policies, standard County water quality protection measures, and Mitigation Measure HWQ-1.1 would apply to AHOD Sites A-D	With the implementation of mitigation measure HWQ-1.1, impacts from construction erosion and sedimentation would be reduced to a less than significant level.
Impact HWQ-2 Long-Term Hydrological Impacts			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact HWQ-3 Long-Term Water Quality Impacts			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
Impact HWQ-4 Flood Hazard Impacts			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable
Impact HWQ-5 Dam Inundation Hazards			
<i>Plan Buildout and Rezones</i>	Class III	The following measure is recommended to increase awareness of the risk to all residents within the dam inundation hazard area and further reduce less than significant impacts associated with dam inundation. HWQ-5.1 Dam Inundation Notification. Upon the transfer of real property and execution of leases on properties within the dam inundation hazard area, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective property owners and renters aware that the property is located within a dam failure inundation hazard area.	Impacts would be less than significant without mitigation. Implementation of the recommended mitigation measure would further reduce potential dam inundation hazard impacts.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Impact HWQ-6 Cumulative Temporary Water Quality Impacts</i>	Class II	Proposed policies, standard County water quality protection measures, and Mitigation Measure HWQ-1.1 would apply to future development under the proposed Plan. No additional mitigation is required.	With the implementation of the required SWPPP and construction site BMP mitigation measures, cumulative impacts from construction erosion and sedimentation would be reduced to a less than significant level.
<i>Impact HWQ-7 Cumulative Long-Term Hydrological Impacts</i>	Class III	None required	Impacts would be less than significant without mitigation
<i>Impact HWQ-8 Cumulative Flood Hazard Impacts</i>	Class III	None required	Impacts would be less than significant without mitigation
HAZARDS AND HAZARDOUS MATERIALS			
<i>Impact HAZ-1 Hazardous Materials</i>			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Impact HAZ-2 Highway-Related Safety Hazards</i>			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	No Impact	None required	Not applicable
<i>AHOD Sites A,B,C,D</i>	No Impact	None required	Not applicable



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
Impact HAZ-3 Cumulative Hazardous Material Impacts	Class III	None required	Impacts would be less than significant without mitigation.
Impact HAZ-4 Cumulative Highway-Related Safety Hazards Impacts	Class III	None required	Impacts would be less than significant without mitigation.
CULTURAL RESOURCES			
Impact CR-1 Impacts on Significant Historical and Archaeological Resources			
<i>Plan Buildout and Rezones</i>	Class I	<p>CR-1.1 Treatment of Historical Resources. Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions underlined, deletions struck through):</p> <p><i><u>DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist or if a county archaeological sensitivity map identifies the need for a study using the best available resources. The content, format, and length of the Phase 1 survey report shall be consistent with the size of the project and findings of the study. They survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase 1 report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short-form Phase 1 report may be submitted.</u></i></p> <p><i><u>DevStd HA-SYV-1.2: If archaeological remains are identified and cannot be avoided through project redesign, the proponent shall fund a Phase 2 study to determine the significance of the resource prior to issuance of any permit for development. All feasible proposed mitigation recommendations resulting from the Phase 1 or Phase 2 study, of an archaeological report analysis including completion of additional archaeology analysis (Phase 2, Phase 3) and/or project redesign, shall be incorporated into any permit issued</u></i></p>	Mitigation measures CR-1.1 through CR-1.4 will ensure that historical resources, including archaeological sites, properties important to tribal or ethnic groups, and historical buildings and structures, are treated according to CEQA requirements and County standards and guidelines. Application of these policies and development standards would ensure that impacts are mitigated to the fullest extent possible, and in most cases, impacts of the Plan on archaeological sites would be less than significant. However, demolition of historical buildings or significant changes in the setting or integrity of historic buildings or districts would remain Class I, significant and unavoidable.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><i>for development.</i></p> <p><i>Action HA-SYV-2.34: No permits shall be issued for any development or activity that would adversely affect the historic value integrity of officially designated Historic Landmarks and Structures of Merit, <u>historical resources eligible for the CRHR, or identified historical districts</u> unless a professional evaluation of the proposal has been performed pursuant to the County's most current Regulations Governing Archaeological and Historical Projects. All such professional studies shall be reviewed and approved by Planning and Development and all feasible mitigation measures have been shall be incorporated into the proposal any permit issued for development.</i></p> <p>CR-1.2 Inventory of Historical Resources. The Plan shall be revised to include the following additional policies and actions:</p> <p><i>Action HA-SYV-2.3: Within five years of adoption of the final Plan, the County shall initiate an inventory of historical resources within the Santa Ynez, Los Olivos, and Ballard townsites to determine whether the core areas of these townsites qualify as historical districts, which resources contribute to the significance of any such districts, and where the boundaries of any such districts lie.</i></p> <p><i>Policy HA-SYV-4: Traditional cultural, historical, and spiritual properties of concern to the Santa Ynez Tribal Elders Council should be protected and preserved to the maximum extent feasible.</i></p> <p><i>Action HA-SYV-4.1: The County shall continue its government-to-government consultations with the Santa Ynez Reservation to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning.</i></p> <p><i>Action HA-SYV-4.2: The County shall ensure the</i></p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p><u>confidentiality of information regarding traditional cultural, historical, and spiritual properties shared by the Tribe.</u></p> <p><u>Action HA-SYV-4.3: The County, Tribe, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual properties while still respecting the rights and privileges of private property owners.</u></p> <p>Implementation of Mitigation Measure PR-2.1 would revise the proposed Trail Siting Guidelines to include Class I Bikeways in addition to on or off road trails, thus reducing potential impacts from on or off-road bikeways to archaeological resources. The following mitigation measure would ensure that trailhead parking and other recreational facilities would also be sited to avoid impacts to archaeological and historical sites:</p> <p>CR-1.3 Impacts to Historical Resources from New Trail and Recreational Facilities. Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions in bold):</p> <p><u>Trail Siting Guidelines VI A: Trails and associated parking areas should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.</u></p> <p><u>DevStd PRT-SYV-1.11: New recreational sites (parks, trails, and related developments) shall be sited and designed to avoid impacts to archaeological and historical resources. Prior to final approval, proposed recreation sites should be surveyed and redesigned where necessary to avoid archaeological or historical resources, subject to final approval by Planning and Development and the Parks Department.</u></p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Mixed Use Overlay</i>	Class I	Mitigation Measures CR-1.1, CR-1.2, and CR-1.4 (below) would reduce potential impacts of development under the Mixed-Use Overlay on historical resources to the fullest extent possible	Same as above
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	No Impact	None required	Not applicable
<i>Other Policies, Programs, and Standards</i>	Class II	<p>CR-1.4 Impacts to Historical Resources from Other Plan Policies and Actions. The Plan shall be revised to include the following additional policy:</p> <p><u><i>DevStd HA-SYV-4.4: Development of sidewalks, drainage structures, parking facilities, or the installation of underground utilities in Santa Ynez and Los Olivos shall be done in a manner that preserves the integrity of historical resources, as feasible. Plans for any such development shall be reviewed by the County Archaeologist or a designated historical consultant; Phase 1 surveys and Phase 2 testing and evaluation, if necessary, shall be completed prior to development, and measures to avoid, reduce, or mitigate adverse impacts shall be incorporated into project design.</i></u></p>	Impacts would be less than significant after mitigation.
<i>AHOD Sites A,C</i>	Class I	<p>CR-1.5 Inventory of AHOD Site Historical Resources. The Plan shall be revised to include the following additional policy:</p> <p><u><i>DevStd HA-SYV-2.3: Prior to issuance of permits for development of any AHOD site, the County shall ensure that buildings or structures greater than 50 years old that are on or surrounding the site(s) are documented according to professional standards and their historical significance is evaluated. Upon review of such documentation and evaluation, the County Archaeologist or a professional consultant may require further documentation to reduce impacts on historical buildings, including but not limited to archival quality photographs, measured drawings, oral histories, interpretive signage, or other measures.</i></u></p>	The mitigation measures above will ensure that historical resources within or surrounding the AHOD sites are treated according to CEQA requirements and County standards and guidelines. Application of these measures would ensure that impacts are mitigated to the fullest extent possible. However, demolition of historical buildings or significant changes in the setting or integrity of historic buildings associated with the redevelopment of the AHOD sites would potentially result in impacts that remain <i>Class I, significant and unavoidable.</i>
<i>AHOD Sites B,D</i>	Class II	Mitigation measure CR-1.5 would reduce potential impacts to a less than significant level	Impacts would be less than significant after mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<p>Impact CR-2 Cumulative Impacts on Historical and Archaeological Resources</p>	<p>Class I</p>	<p>As discussed in this impact discussion as well as in Impact CR-1 above, a number of policies, standards, and actions within the proposed Community Plan would have a beneficial effect on historical resources within the Valley. Additionally, mitigation measures CR-1 through CR-4 would help ensure that new facilities and improvements are sited and developed in ways that reduce the potential for significant impacts.</p>	<p>A number of mitigative policies are proposed to reduce the impact on historical resources. Nonetheless, certain actions anticipated in the plan would contribute to the cumulative diminishment of the number of individual historical resources and the integrity of potential historical districts in the Plan area. Because no feasible mitigation measures are available to fully mitigate these impacts, the cumulative impact remains Class I, <i>significant and unavoidable</i>.</p>
<p>VISUAL AND AESTHETIC RESOURCES</p>			
<p>Impact VIS-1 Visual Character Changes</p>			
<p>Plan Buildout and Rezones</p>	<p>Class I</p>	<p>The following mitigation measure is required to ensure that agricultural industrial structures are compatible with the Valley’s visual character:</p> <p>VIS-1.1 Agricultural Industrial Structures. If a process for allowing the Agricultural Industrial Overlay is implemented, the siting, design, scale and character of agricultural industrial structures shall be compatible with the rural visual character of the area. Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures.</p> <p>The following mitigation measures are required for all discretionary development projects located outside of the proposed Design Control Overlay areas, to ensure that future development is consistent with the visual character of the area:</p> <p>VIS-1.2 Architectural Guidelines. The design of future discretionary development shall, at minimum, include the components listed below. The project’s</p>	<p>Alteration of the fundamental character of rural portions of the Plan Area cannot be avoided given the degree of residential development anticipated in 20-year buildout conditions. Careful review of design and compliance with proposed policies and programs and implementation of Mitigation Measures VIS-1.1 through VIS-1.3 would reduce but not eliminate the impact related to visual character change. At a program level, no mitigation measures are available to fully address this impact, which would remain significant and unavoidable (Class I).</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>architectural guidelines shall be included as notes on the project plans.</p> <ul style="list-style-type: none"> • Roofing and Feature Color and Material. Development shall include darker, earth tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences. • Compatibility with Adjacent Uses. The design, scale, and character of the project architecture shall be compatible with the scale of existing development adjacent to the site, as applicable. • Masonry Walls and Sound Walls. All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan. <p>VIS-1.3 Entrance Monuments. Project entrance monuments that may be provided shall be visually compatible with surrounding development, shall be consistent with the natural character of the area, and if illuminated, shall adhere to the Santa Ynez Valley Outdoor Lighting Ordinance.</p>	
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Heritage Sites Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Other Policies, Programs, and Standards</i>	Class II	Mitigation measure VIS-1.1 is required to ensure that agricultural industrial structures are compatible with the Valley's visual character:	Impacts would be less than significant after mitigation.
<i>AHOD Sites A,B,C,D</i>	Class II	<p>VIS-1.4 Renderings or Depictions. Future development on AHOD Sites A-D shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.</p> <p>VIS-1.5 Setback Requirements. Future development on AHOD Sites C and D shall adhere to a minimum setback requirement of 20 feet from the property's northern perimeter to reduce visibility from Highway 246.</p> <p>VIS-1.6 Screening of Structures Using Landscaping. The landscaping of AHOD Sites A-D shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.</p> <p>VIS-1.7 Retention of Existing Trees at AHOD Site C. All mature trees and shrubs on the northwest portion of AHOD Site C shall be retained, or equivalent vegetative screening provided to help screen any future development on the site from public viewpoints.</p>	Although AHOD Sites A-D are located where they are visible from travel corridors, they do not contain significant visual resources by virtue of perennial watercourses, vegetation, elevation, slope or other natural or man-made features. In addition, mitigation measures VIS-1.2 to VIS-1.7 described above would help ensure that the development of the AHOD sites would include screening and incorporate siting considerations to minimize visual impacts and to maximize compatibility with the visual character of the Plan Area. The proposed mitigation measures would reduce impacts to visual character to a less than significant level.
Impact VIS-2 Alteration of Scenic Views			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Heritage Sites Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Other Policies, Programs, and Standards</i>	Class II	VIS-2.1 Park and Ride Locations. Any new or expanded Park and Ride facilities located along scenic highway corridors shall be situated in such a way that prevents or minimizes the obstruction of scenic views from public viewpoints and avoids creating excessive glare or lighting. Associated landscaping and signage shall be reviewed by CBAR to ensure that the project is aesthetically pleasing and compatible with the rural aesthetic of the area.	Implementation of existing policies, proposed Community Plan policies and Mitigation Measure VIS-2.1 would reduce potential programmatic impacts to a less than significant level. With respect to any new or expanded Park and Ride facilities, the CBAR's review of development and landscape plans for such proposals would avoid or minimize potential alterations of scenic views. Through CBAR review, impacts from glare and excessive lighting, which could degrade or interfere with scenic views, would similarly be avoided or minimized. Residual programmatic impacts of the Plan would be less than significant.
<i>AHOD Sites A,B,C,D</i>	Class III	The policies and development standards included in the proposed Community Plan discussed above and under VIS-1 would reduce potential impacts to scenic views along Highway 246 to a less than significant level. Mitigation measures VIS-1.4 through VIS-1.7 would also be applied, and would further reduce potential impacts to the alteration of scenic views within this corridor.	Although AHOD Sites A-D are visible from travel corridors, they do not contain significant visual resources. Any impacts to views along this segment of Highway 246 would be adverse, but policies and development standards included in the proposed Plan would reduce potential impacts to a less than significant level. Although no additional mitigation measures are required, measures VIS-1.4 through VIS-1.7, which pertain to siting of structures and incorporation of screening to minimize visual character changes, would further reduce potential view blockage impacts.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Impact VIS-3 Increased Light and Glare</i>			
<i>Plan Buildout and Rezones</i>	Class II	With respect to impacts from daytime glare, implementation of mitigation measure VIS-1.2, <i>Architectural Guidelines</i> would require the use of non-reflective roofing material and paints, which would reduce potential impacts to a less than significant level. No further mitigation is required.	Implementation of the proposed Community Plan policies, including the “Outdoor Lighting Ordinance”, as well as mitigation measure VIS-1.2, <i>Architectural Guidelines</i> , which would require the use of non-reflective roofing material and paints, would reduce impacts from increased light and glare to a less than significant level. Residual programmatic impacts would be less than significant.
<i>Mixed Use Overlay</i>	Class II	With respect to impacts from daytime glare, implementation of mitigation measure VIS-1.2, <i>Architectural Guidelines</i> would require the use of non-reflective roofing material and paints, which would reduce potential impacts to a less than significant level. No further mitigation is required.	Implementation of the proposed Community Plan policies, including the “Outdoor Lighting Ordinance”, as well as mitigation measure VIS-1.2, <i>Architectural Guidelines</i> , which would require the use of non-reflective roofing material and paints, would reduce impacts from increased light and glare to a less than significant level. Residual programmatic impacts would be less than significant.
<i>Design Control Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Heritage Sites Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Other Policies, Programs, and Standards</i>	Class II	With respect to impacts from daytime glare, implementation of mitigation measure VIS-1.2, <i>Architectural Guidelines</i> would require the use of non-reflective roofing material and paints, which would reduce potential impacts to a less than significant level. No further mitigation is required.	Implementation of the proposed Community Plan policies, including the “Outdoor Lighting Ordinance”, as well as mitigation measure VIS-1.2, <i>Architectural Guidelines</i> , which would require the use of non-reflective roofing material and paints, would reduce impacts from increased light and glare to a less than significant level. Residual



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
			programmatic impacts would be less than significant.
<i>AHOD Sites A,B,C,D</i>	Class II	With respect to impacts from daytime glare, implementation of mitigation measures VIS-1.4 to VIS-1.7 would reduce potential glare impacts through siting and screening actions that would reduce the visibility of any new structures. Furthermore, mitigation measure VIS-1.2, Architectural Guidelines would require the use of non-reflective roofing material and paints, which would reduce potential impacts to a less than significant level, no further mitigation is required.	Impacts related to lighting and glare from the proposed development of the AHOD sites is considered a potentially significant impact. Implementation of the proposed Community Plan policies, including the “Outdoor Lighting Ordinance”, as well as mitigation measure VIS-1.2, and mitigation measures VIS-1.4 to VIS-1.7, which would require the use of non-reflective roofing material and paints, and would provide for vegetative screening and review of structure siting to reduce visibility and hence potential glare impacts. The implementation of these mitigation measures would reduce potential impacts from increased light and glare to a less than significant level.
<i>Impact VIS-4 Cumulative Visual Character Impacts</i>	Class I	The Plan includes a number of proposed policies and standards that would help preserve the visual character of area. CBAR review in many cases would help ensure visually and aesthetically compatible development. In addition, Mitigation measures VIS-1.1, 1.2, 1.3 and 2.1 address visual character impacts. Mitigation Measure VIS-1.1 would additionally require review of the design, scale and character of any new proposed agricultural industrial facilities in the Plan Area. Mitigation Measure VIS-1.2 provides requirements to guide site design and development of structures, and Measure VIS-1.3 includes requirements to ensure visual compatibility of entrance monuments. Mitigation Measure VIS-2.1 requires that new park and ride facilities are reviewed by CBAR to ensure that any such facilities be in keeping with the rural aesthetic of the Valley. These policies and mitigation measures would reduce impacts to the visual character of the	Standard conditions and policy consistency would address many visual concerns but would not be able to adequately address the scale, number and distribution of all the proposed cumulative development. Alteration of the fundamental character of large rural areas cannot be avoided by additional urban and suburban development, even through careful review of design and compliance with proposed policies and programs. The combined effect of cumulative development would remain Class I, <i>significant and unavoidable</i> .



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		greater Santa Ynez Valley, but not to a level that is less than significant.	
<i>Impact VIS-5 Cumulative Impacts to Scenic Views</i>	Class II	<p>As discussed under Impact VIS-2, a number of existing regulations and review processes serve to ensure that specific types of new development are designed, sited and landscaped to avoid or minimize obstruction or degradation of public scenic views and creation of offensive or inconsistent views or conditions. These include development standards currently in place in the Land Use and Development Code; adopted County policies that protect visual resources, and with which all new projects must be found consistent; and required review and approval by the appropriate regional Board of Architectural Review.</p> <p>Development under the proposed Santa Ynez Valley Community Plan would follow requirements in mitigation measures VIS-1.1, 1.2, 1.3, 1.4, and 1.5, which address potential impacts to visual character but would also limit impacts to scenic views. To avoid significant impacts to scenic resources from the potential development of any park and ride facilities, Mitigation Measure VIS-2.1, which requires siting and design to consider and avoid impacts on important scenic views, would be applied.</p>	Cumulative impacts to scenic views would be less than significant with mitigation, as mitigation would prevent significant obstruction or degradation of public scenic views.
<i>Impact VIS-6 Cumulative Light and Glare Impacts</i>	Class III	<p>The Plan's mitigative policies related to avoiding excessive lighting and glare would apply, as discussed above. For example, the Plan would expand the Design Control Overlay area, which would allow for additional CBAR review of proposed lighting. Furthermore, all new and existing lighting within the Plan Area would be subject to the proposed Outdoor Lighting Ordinance, which would reduce potential spillover and other nighttime lighting impacts. Although no additional mitigation measures are required, the following measure is recommended to further reduce Valley-wide nighttime lighting levels:</p> <p>VIS-6.1 Program to Retrofit Existing Sources of Nighttime Lighting. The County of Santa Barbara</p>	No mitigation measures are required. Implementation of existing policies and the proposed Community Plan policies and standards would ensure that cumulative lighting and glare impacts remain less than significant (Class III). The above-recommended mitigation measure would further reduce residual cumulative impacts related to lighting and glare.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
		<p>should establish a program to retrofit existing sources of excessive nighttime lighting in the Santa Ynez Valley. The goal of this program would be to replace existing sources of nighttime high voltage, or unshielded lighting associated with commercial, agricultural, residential, or other uses in the Valley with lower voltage, shielded lighting in order to reduce nighttime lighting levels while providing for safe lighting level and to improve nighttime views throughout the Valley in keeping with the rural character of the area. This program would augment the design standards and restrictions within the proposed Outdoor Lighting Ordinance.</p>	
AGRICULTURAL RESOURCES			
Impact AG-1 Conversion of Agricultural Lands			
<i>Plan Buildout and Rezones</i>	Class I	At a program level, no feasible mitigation measures are available to reduce this impact below a level of significance.	While the mitigative policies of the proposed Plan would reduce impacts on agricultural resources due to additional development in agriculturally zoned areas under buildout conditions, impacts are not reduced to a less than significant level. Conversion of prime agricultural lands that could occur as a result of Community Plan buildout cannot be avoided. At a program level, no feasible mitigation measures are available to reduce this impact below a level of significance. Accordingly, the impact would remain <i>significant and unavoidable</i> (Class I).
<i>Mixed Use Overlay</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Design Control Overlay</i>	No Impact	None required	Not applicable
<i>Heritage Sites Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impacts	Classification	Mitigation Measures	Significance after Mitigation
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Site B</i>	No Impact	None required	Not applicable
Impact AG-2 Agricultural/Urban Conflicts			
<i>Plan Buildout and Rezones</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>Mixed Use Overlay</i>	No Impact	None required	Not applicable
<i>Design Control Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Heritage Sites Overlay</i>	Class IV	None required	Impacts would be potentially beneficial.
<i>Other Policies, Programs, and Standards</i>	Class III	None required	Impacts would be less than significant without mitigation.
<i>AHOD Sites A,B,C,D</i>	Class III	None required	Impacts would be less than significant without mitigation.
Impact AG-3 Cumulative Conversion of Agricultural Lands	Class I	No feasible mitigation measures are available to reduce cumulative impacts associated with agricultural lands conversion below a level of significance.	The Community Plan's contribution to cumulative impacts to agricultural lands in the greater Santa Ynez area would remain significant and unavoidable, and no mitigation measures are available to fully address this impact.
Impact AG-4 Cumulative Agricultural/Urban Conflicts	Class III	None required	Impacts would be less than significant without mitigation.

