Santa Ynez Valley Community Plan

County of Santa Barbara

Planning & Development Department

Office of Long Range Planning

October 6, 2009

BACKSIDE OF COVER

Santa Ynez Valley Community Plan
OVERVIEW

The Valley

The oak-studded Santa Ynez Valley, nestled between two towering mountain ranges in central Santa Barbara County, boasts an enviable quality of life for its residents. Still-friendly small towns with unique individual character are linked by scenic rural roads featuring bucolic views of farms, ranches and pristine natural areas. The local economy is strong, anchored by thriving agriculture and tourism industries. Residents enjoy an unhurried pace of life, night skies still dark enough for stargazing, clean air, ample recreational opportunities and abundant natural resources. The rural charm, comfort and beauty of the Valley, that has remained relatively unchanged for so long, stands in stark contrast to the "Anytown USA" atmosphere that has engulfed many communities across California and the rest of the country.

The History

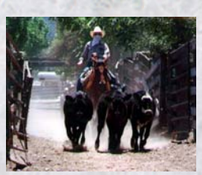
The Valley's present day character has been shaped by its rich and varied history and the diversity of peoples that have called it home: from its original settlement by the Inezeno Chumash people who inhabited 19 villages in the area, to the Spanish mission era that gave the Valley its name, to the Mexican land-grant rancho period that established agriculture as a dominant industry, to its role as terminus and transfer point of rail and stagecoach lines, to the establishment of the Danish colony of Solvang. Each period has left its mark on the Valley and is reflected in its buildings, people, customs, and rural lifestyle.

The Valley Blueprint

In 2000, a diverse group of local residents came together with the goal of preserving the special qualities of the Valley and painting a picture of its future. They produced a visionary document entitled "The Valley Blueprint" which outlined consensus-based goals for development, public services, agriculture and infrastructure.

The Santa Ynez Valley Community Plan

The Santa Ynez Valley Community Plan picks up where the Valley Blueprint left off and is intended to implement the Blueprint by translating "the vision" into formal policy that will preserve the character while enhancing its unique qualities. The Plan was developed over the course of 50+ community meetings with the involvement of hundreds of Valley citizens. The Plan process has not been easy, quick nor without controversy – but one might argue that few worthwhile civic efforts ever are.



BACKSIDE OF OVERVIEW

ACKNOWLEDGMENTS

Santa Barbara County Board of Supervisors

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Third District:	Brooks Firestone
Fourth District:	Joni Gray
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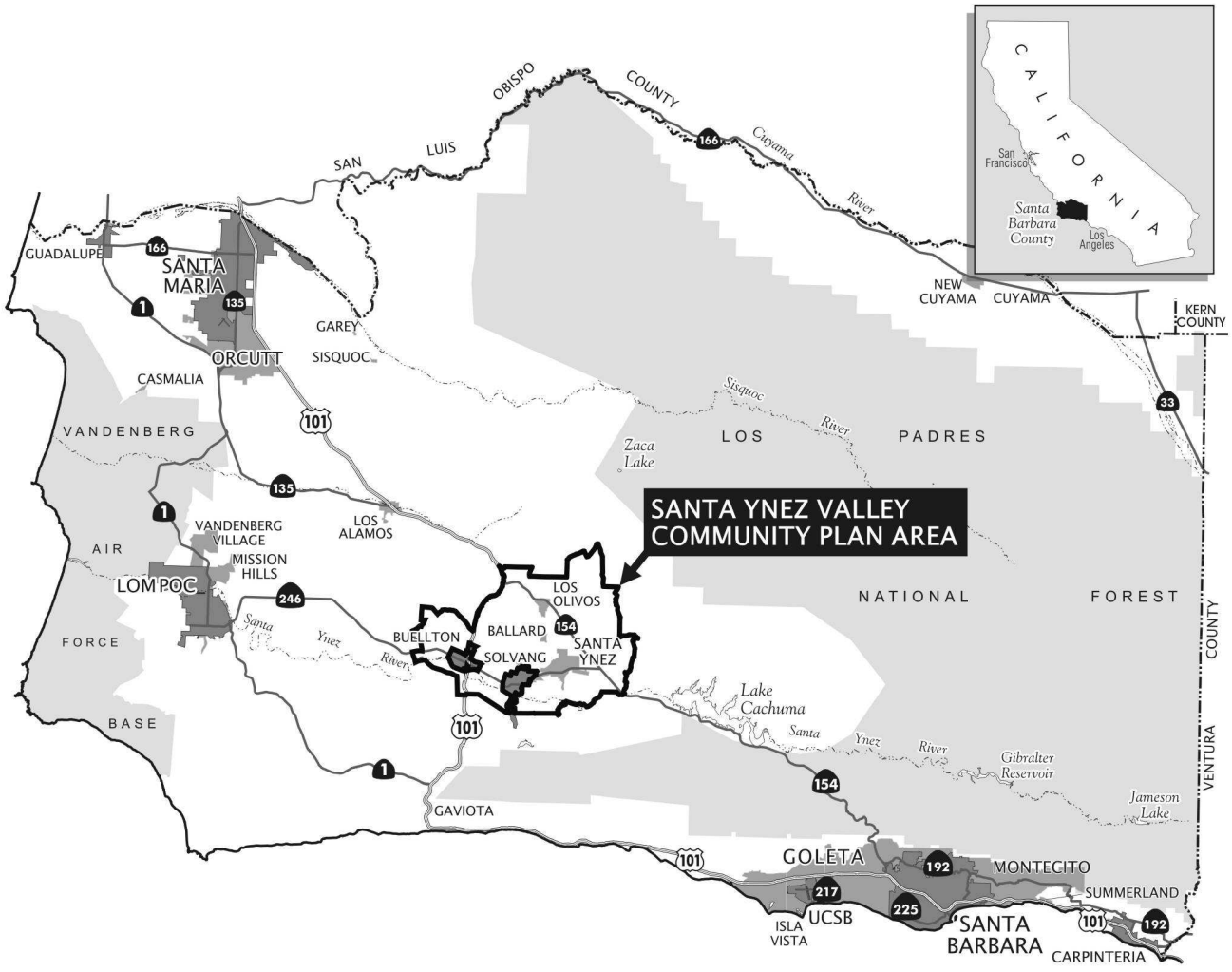
A. COMMUNITY PLAN LOCATION AND BOUNDARIES

1. REGIONAL

The Santa Ynez Valley Community Plan Area (Plan Area) is located in central Santa Barbara County, extending north from the Santa Ynez River to the Woodstock Ranch and Oak Trails subdivisions, and east from the western outskirts of the City of Buellton to the Rancho Estates neighborhood (refer to Figure 1 in Land Use – General for more detailed map). The Plan Area is approximately 72 square miles (46,933 acres) and includes three unincorporated townships: Santa Ynez, Ballard, and Los Olivos. The incorporated cities of Buellton and Solvang are not part of the planning area. Highway 101 and 154 provide north/south access, while Highway 246 is the principle east/west travel corridor between the Santa Ynez and Lompoc Valleys.



2. SANTA YNEZ VALLEY COMMUNITY PLAN AREA

The Plan Area contains 3,901 assessor's parcels with a net area of approximately 45,380 acres[1]. Agriculture is the predominant land use designation with 43,441 acres, followed by residential at 1,580 acres, commercial at 110 acres, and very limited industrial at 51 acres. Agriculture is a strong component of community identity and a major contributor to the Santa Ynez Valley's economy.

According to the 2000 Census, the total population within the Plan Area (not including the incorporated cities) is 9,850 residents. Approximately 56% of residents reside in the three townships. As such, the majority of the residential and commercial land within the Plan Area is found in or adjacent to the three townships. These communities range from small towns to rural in character and offer a wide range of services. They offer low to medium density residential development with community and tourist-serving commercial uses. Higher urban densities can be found in the nearby cities of Buellton and Solvang along with more intensive commercial and industrial development.

Topography within and around the Plan Area is varied and includes a backdrop of rugged mountainous areas, rolling hills, and valley lowland areas. Its diverse habitats support a wealth of biological resources and include oak savanna, woodlands and forests, grasslands, and riparian corridors. Low density development in many areas has maintained important wildlife habitats.

B. LEGAL AUTHORITY, PURPOSE AND INTENT

1. PURPOSE AND INTENT

The Santa Ynez Valley was last reviewed for appropriate land use and zoning designations as part of the Countywide update to the Comprehensive Plan that was undertaken in 1980-81. Since that time, considerable 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, increasing traffic, insufficient infrastructure to accommodate new growth 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 necessitated the development of a focused planning document for the region.

The Santa Ynez Valley Community Plan updates the Comprehensive General Plan and provides policy direction for issues and development trends specific to the Plan Area. This update is necessary to manage existing conditions, facilitate proper planning, and accurately reflect the prevailing visions and objectives of the area's residents. The Santa Ynez Valley Community

[1] This is a "net" area determined by summing the acreage of all the Assessor's Parcels within the Plan Area. The "gross" acreage within the Plan Boundary, which includes areas such as public roads and right-of-ways, is approximately 46,933 acres. The following land use area designations are also "net" acres.

Plan provides the general public, landowners and decision makers with a framework for planning future development in the region.

2. GENERAL PLAN REQUIREMENTS

California State law (Government Code sections 65300 et seq.) requires jurisdictions to prepare a comprehensive, long-term general plan with land use diagrams and text to guide development. The General Plan must have at least seven state mandated elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Santa Barbara County's General Plan, (formally known as the Comprehensive General Plan) includes several optional elements permitted by state law, including the Agricultural, Energy, Scenic Highways, and Environmental Resource Management Elements. General Plans must be amended regularly to remain "current". General Plans are further defined and implemented through zoning maps and ordinances, which must be consistent with the General Plan.

Local jurisdictions may prepare more focused Community or Area Plans for smaller geographic regions. Previously adopted Community and Area Plans in Santa Barbara County include Los Alamos, Summerland, Montecito, Goleta, Orcutt and Toro Canyon.

3. WHAT IS A COMMUNITY PLAN?

Community Plans focus on general planning issues pertaining to an identified geographical area or community (Public Resources Code Section 21083.3). They are commonly used in Counties or large cities that contain a variety of distinct regions. They are adopted in the same manner as a general plan amendment and are similarly implemented by local ordinances (e.g., zoning). A Community plan must include or reference each of the General Plan's seven mandatory elements, and must be internally consistent with the overall General Plan.

The Santa Ynez Valley Community Plan includes by reference relevant policies of the County's Comprehensive General Plan. The Plan also contains new development policies specific to the Santa Ynez Valley Region along with measures to implement those policies. The policy direction and development standards of the Santa Ynez Valley Community Plan will govern site-specific development proposals; however, site-specific environmental review and planning permit approvals are still required for specific developments. The applicable zoning ordinance in the Plan Area is the Land Use and Development Code of Chapter 35 of the Santa Barbara County Code.

C. OVERVIEW OF THE SANTA YNEZ VALLEY COMMUNITY PLAN

1. STRUCTURE OF THE SANTA YNEZ VALLEY COMMUNITY PLAN

The Santa Ynez Valley Community Plan addresses trends, needs, services and resources and provides planning goals, policies, development standards, and action items to guide future land use in the Plan Area.

The plan groups each of the seven mandated General Plan Elements into three "Super Elements":

- Community Development
- Public Facilities and Resources
- Resources and Constraints

2. ORGANIZATION AND DEFINITIONS

Specific goals, objectives, policies, actions and development standards, as defined below, follow in each Super Element.

Goal: A goal is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and therefore is abstract in nature (e.g., "An aesthetically pleasing community," or "quiet residential streets").

Objective: An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific (e.g., "One hundred affordable housing units for low-income households by 2000").

Policy: A policy is a specific statement that guides decision making that is based on a general plan's goals and objectives as well as the analysis of data. Policies should be clear and unambiguous (e.g., "Infill development at specified densities shall be encouraged, and scattered urban development shall not be allowed").

Action: An action is a one-time action, program, procedure or development standard that carries out General Plan policy. Not all policies require actions.

One-time Actions - One time actions usually are adopted concurrently with the Community Plan, or post-adoption as an implementation measure.

Programs – Programs are actions that are primarily administrative functions, such as the development of an ordinance or study to address a goal (e.g., "A Tree

Preservation Ordinance shall be drafted"). Program Actions will be adopted with the goals, objectives and policies of the Plan.

Development Standards: Development standards are measures that will be incorporated into development projects to provide consistency with certain policies of the Community Plan. Not all policies require development standards.

3. URBAN, INNER-RURAL AND RURAL AREAS

Urban Rural Boundary Line

Established in the 1980 Comprehensive Plan, the Urban/Rural Boundary Line is a significant planning tool that promotes compact, efficient land development, and helps to preserve agriculture and open space. Its primary function is to prevent the kind of sprawling haphazard urban growth that characterizes other parts of Southern California. The Boundary Line separates areas adequately served by existing - or logical extensions of - public infrastructure (Urban) and areas best suited for agriculture and open space (Rural). A transitional zone known as the Inner-rural may also be designated that provides a buffer between urban and rural land use designations. Urban areas allow development of residential, commercial, and industrial uses while rural areas allow agriculture and related uses only. The inner-rural zone allows a wider variety of rural uses and provides a gradual transition from smaller urban parcels to larger agricultural parcels in the rural areas. As the developable areas are built out, expansion of the urban area may be considered to accommodate additional growth while continuing to protect agriculture and areas inappropriate for development, such as watershed areas.

Slightly more than half of the Plan Area is designated Rural, representing 22,915 acres. Inner-Rural and Existing Developed Rural Neighborhoods account for about 45% of the gross planning area, at 20,434 acres. The townships, or urban land use designation, are approximately 4% of the gross planning area at 2,031 acres. This breakdown is a reflection of the rural/agricultural heritage and economy of the region. Residents of the planning area are committed to preserving this heritage. An integral part of this preservation is the maintenance of the urban/rural boundary lines. Another concern of residents is to preserve the character and uniqueness of the townships; this was another important consideration for the plan.

D. COMMUNITY PLAN PROCESS

In 2000, the Santa Barbara County Board of Supervisors directed the Planning and Development Department (P&D) to proceed with preparation of a community plan for the Santa Ynez Valley. The Santa Ynez Valley Community Plan (SYVCP) was designed to provide focused policy direction addressing issues and development trends specific to the Santa Ynez Valley. The Plan is the result of a multi-year effort by the community and County involving targeted research, data collection and analysis, extensive public involvement through General Plan Advisory Committee (GPAC), Valley Planning Advisory Committee (VPAC) and community meetings, the drafting of goals, policies, and development standards, and numerous public hearings with the Planning Commission and Board of Supervisors. The SYVCP is intended to provide the general public,

landowners and decision makers with a framework for planning future development in the region.

The Valley Blueprint (2000)
In response to increased development and population growth, a diverse group of Santa Ynez residents released the Valley Blueprint in the fall of 2000. The Blueprint offers the participants' collective vision for the future of the Valley, and voices their desire "to protect the unique qualities and character of [the] region while maintaining a sound base for economic sustainability of [its] quality of life".

Although the Blueprint was not a formal part of the Community Plan Process, it played an important role in identifying planning and development issues within the plan area. It served as an indicator of community concerns and gave County Staff direction for future research. Many land use issues raised in the Valley Blueprint were explored by the GPAC and VPAC, County staff and the public through the Community Plan Process. Table 1 below lists some of the main goals enumerated in the Blueprint.

TABLE 1: Valley Blueprint Goals

AREA	GOAL
Development	Preserve rural character, improve and maintain infrastructure, and protect agriculture
	Accommodate a range of housing for all income levels
	Maintain and contain distinct urban communities in the Valley
	Encourage and create open space and protect visual resources
	Increase local input into planning policies
Public Services	Easily accessible parks and recreational areas
	Programs and Facilities to serve cultural, artistic, theatrical and intellectual needs
	Improve educational facilities and resources
	Provision of comprehensive social and human services
Agricultural	Encourage and enhance the diversity, growth and evolution of agricultural enterprises
	Streamlined regulatory structure for agricultural enterprises
	Balance between resource protection and agriculture
	Keep agriculturally zoned land agricultural
Infrastructure	Improve transportation and circulation systems
	Adequate and environmentally sound water supply and sewage treatment
	Improve the quality, visual impact, and distribution of utility infrastructure

Santa Ynez Valley Newsletter (2001)
Published in March of 2001 by P&D, The Santa Ynez Valley Newsletter was an informative document that provided public information on general land use issues and trends in the Santa Ynez Valley. It contained data gathered by P&D and a discussion of concerns such as growth, community character, services, traffic, agricultural preservation, natural resource protection and wine industry related issues. This document laid the foundation for future research and was the starting point for discussions on Valley land use and planning issues.

General Plan Advisory Committee (2001-2003)
Citizen involvement in the preparation of a community plan is required by State law, and is one of the cornerstones of the Community Plan process. The Santa Ynez Valley General Plan Advisory Committee (GPAC) was a diverse group of community members appointed by the Third District Supervisor. The role of the GPAC was to assist and advise the Board of Supervisors, Planning Commission and County staff in developing, adopting, monitoring and revising the Comprehensive Plan.

Through a series of extensively noticed public meetings, the GPAC, County staff, and interested community members discussed land use and planning issues in the region, identified areas requiring future research by County staff, and prepared land use recommendations. Over a period of nearly 2 years, a total of 32 meetings were held to discuss a wide range of issues including:

- Land Use
- Public Services
- Parks, Recreation and Trails
- Biological resources
- Visual Resources
- Agricultural Tourism and Wineries
- Water, Waste Water, and Flood Hazards
- Circulation and Highways
- Community Design

Community involvement through the GPAC process provided the following opportunities for County staff and planning area residents:

- To gather information and insight concerning the needs, visions, resources and unique nature of the community from the people most familiar with the Valley;
- To inform residents, business owners, and interested parties about the planning process;
- To give members of the community an opportunity to participate in the planning process;
- To build consensus for the approval of the plan and strengthen the ability of community members to be involved in its implementation

Plan Initiation (2004-2005)
On August 10, 2004, the Board of Supervisors initiated the Draft Project Description for the Santa Ynez Valley Community Plan which contained the policies and corresponding maps for the Plan. On February 15, 2005, the Board of Supervisors modified and reduced the planning area boundary and reinitiated the Draft Project Description.

Valley Planning Advisory Committee (2005-2006)
In early 2005, the Third District Supervisor appointed a new Valley Planning Advisory Committee (VPAC). The VPAC's role was to provide community-based feedback to the Planning Commission and Board of Supervisors on planning and development issues in the Valley. During 2005-2006, the VPAC provided input on select issues in the Community Plan -

attempting to clarify and augment previous input from the GPAC. Much of the VPAC's work has centered on framing the parameters for environmental review and highlighting alternatives to be studied in the EIR related to mixed use, design review and agricultural zoning.

The next step after initiation is the environmental review stage of the Plan. This will involve scheduling and noticing a public Environmental Impact Report (EIR) Scoping Hearing to give the public and other agencies and departments the opportunity to provide input on the scope of the Santa Ynez Valley Community Plan EIR.

E. EXISTING COUNTY PLANS AND POLICIES

Community plans must be internally consistent with the Comprehensive General Plan and as such must incorporate by reference relevant policies from the Comprehensive General Plan. Listed below are existing Comprehensive General Plan policies that are most relative to the Plan Area. The Santa Ynez Valley Community Plan augments these various elements of the Comprehensive General Plan to provide region specific policy direction, however countywide policies remain in effect.

1. LAND USE ELEMENT

The Land Use Element's four fundamental goals include:

1. Environment
"Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources."

2. Urbanization
"In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs."

3. Agriculture
In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.

4. Open Lands
"Certain areas may be unsuitable for agricultural uses due to poor or unstable soil conditions, step slopes, flooding or lack of adequate water. These lands are usually located in areas that are not necessary or desirable for future urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if it cannot be put to some other profitable economic use."

The following Land Use Element policies are those most applicable to guiding development in the Plan Area.

Land Use Development Policies
These policies establish guidelines for development in order to respect constraints posed by geology, biology, and other physical environmental characteristics. In addition, these policies require the availability of adequate services and resources to serve a project prior to development.

Streams and Creeks Policies
"All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution." These policies are directed toward regulation of development within stream corridors including the establishment of buffers, limits on grading, runoff and sedimentation, and prohibitions on the installation of septic systems and concrete channelization.

Hillside and Watershed Protection Policies
Nine policies intended to guide development on hillsides and within watersheds are specified in the Land Use Element. These policies protect hillsides and water quality by minimizing cut and fill, fitting development to existing topography, soils, geology, hydrology and other natural features, and specifying techniques for minimizing the effects of necessary grading.

Flood Hazard Area Policies
The intent of these policies is to avoid exposing new developments to flood hazards and to reduce the need for future flood control protection devices and resulting alteration of streams by regulating development with the 100-year flood plain.

Historical & Archaeological Sites Policies
These policies establish criteria for mitigation of potential impacts to historical and archaeological sites.

Parks and Recreation Policies
These policies state that opportunities for hiking, biking, multi use and equestrian trails should be preserved, improved, and expanded wherever compatible with the surrounding use. Bikeways shall be provided where appropriate for recreational and commuting uses. Future development of parks should emphasize meeting the needs of local residents.

Visual Resources Policies
These policies require structures to be compatible with the existing community and protect areas of high scenic value and scenic corridors.

Air Quality Supplement Measures
These measures are aimed at reducing the need to commute by automobile (e.g. mixed uses, infill development) and increasing the attractiveness of bicycling, walking, transit and ridesharing.

Land Use Area/Community Goals
The Land Use Element also contains Area/Community Goals specific to the Santa Ynez Valley. These goals address the rate, location, and character of future growth, respect for environmental factors and constraints, maintenance of the agricultural economy and rural qualities of the area, the preservation of open space and the prevention of urban sprawl. The plan takes these existing goals into account and serves to implement them, particularly with regard to environmental constraints (e.g., steep slopes, fire hazards, geology, sensitive habitats, aesthetics, and agricultural resources).

Population Growth
"Planning for the Valley should be geared to the concept of living with the resources available locally."

Agriculture
"Agriculture should be preserved and protected as one of the primary economic bases of the Valley."

Land Use
"Future residential development should not be located on prime food producing or pasture land, but close to existing public services. The beauty of the land should be preserved by limiting urban sprawl and creating buffer zones to maintain the individual character of each town.

Parcel sizes should progressively increase from urban centers to suburban belts, to ranches, to rural farming and grazing.

Density standards should be set to meet the needs of communities.

Medium and heavy industrial uses are not considered compatible with the Valley's unique life style.

Tourism should be encouraged as a use consistent with preservation of open space.

Housing supply should not be allowed to overtax present available resources

Open space should be used as settings for unique and historic areas. The rural view to the east of Mission Santa Ynez should be preserved in open space, and in agricultural use wherever possible."

2. HOUSING ELEMENT

The Housing Element is a comprehensive assessment of projected housing needs for all segments of the jurisdiction and all economic groups. In addition, it embodies policies for providing adequate housing and includes programs for that purpose.

Applicability: The Plan Area provides for a range of housing types appropriate to a rural and semi-rural area, including single family homes, farm employee dwellings, residential second units and multi-family housing.

3. SEISMIC SAFETY AND SAFETY ELEMENT

The purpose of the Seismic Safety and Safety Element is to reduce potential deaths, injuries and damage to property caused by earthquakes, fires, geologic hazards and other natural disasters. Specific recommendations are given for these subjects.

Applicability: The Plan Area contains several faults and areas of poor soil, high landslide potential, and steep slopes, and has areas located within floodplain and high fire hazard zones. Such hazards are given appropriate attention in the Plan.

4. NOISE ELEMENT

The purpose of the Noise Element is to protect the public from noise that could jeopardize health and welfare. The Noise Element identifies major noise sources, estimates the extent of their impact and discusses potential methods of noise abatement. Specifically, the Element identifies maximum levels of noise exposure that are considered acceptable for sensitive land uses (e.g. residences, schools, and hospitals).

Applicability: The Plan Area includes areas located along Highway 101, 154 and adjacent to the Santa Ynez Airport that could potentially exceed the maximum noise level allowed for sensitive land uses. Development of new noise-sensitive land uses could be affected by these sources.

5. CIRCULATION ELEMENT

The Countywide Circulation Element (as amended December 2, 1991) contains a policy specifying that the general standards of the Countywide Element do not apply to roadways and intersections within an area included in an adopted community or area plan. As with other adopted Community Plans, the Santa Ynez Valley Community Plan establishes specific circulation-related policies and standards that apply within the planning area, and that are incorporated into the overall Circulation Element.

Applicability: The Santa Ynez Valley Community Plan is designed to provide a balance between the land use designations and the standards of the Circulation Element.

6. CONSERVATION ELEMENT

The Conservation Element describes water resources, agricultural resources, ecological systems, historic and archaeological sites, and mineral resources, and recommends policies and programs designed to protect them.

Applicability: The Plan Area has water and agricultural resources, ecological systems, and historic and archaeological sites that are addressed in the Plan.

7. OPEN SPACE ELEMENT

The Open Space Element details plans and measures for preserving public and private open space for natural resources, managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.

Applicability: The Plan Area has substantial agricultural and open space areas, including several opportunities for recreation, which are addressed in the Plan.

8. AGRICULTURAL ELEMENT

The Agricultural Element contains policies for the preservation of economically productive farm and ranch land. The primary regulations governing agricultural land use development in the planning area are the Agricultural Element, the Land Use Element and the implementing zoning in the Land Use and Development Code. The County's Right to Farm Ordinance provides protection for farmers primarily through notification to residents located near agricultural lands.

Applicability: The majority of the planning area is designated for agricultural use, and appropriate agricultural uses are protected and promoted throughout the Plan. The Agricultural Element provides goals and policies to protect and maintain agriculture. The Land Use Element guides land use designations (e.g. agriculture vs. ranchette) and identifies minimum parcel sizes allowable for development. Minimum parcel size is often a key determinant in long-term agricultural viability; in general, the larger the parcel, the more agricultural options are available. Due to factors including poor soils on steep slopes, water cost and availability, and environmental constraints and steeper foothill areas often require larger parcel sizes to maintain commercial viability while avoiding constraints.

9. SCENIC HIGHWAYS ELEMENT

This element presents the County's scenic highway goals and evaluates standards, preservation measures and procedures for obtaining official "Scenic Highway" designation for State and County roads. Preservation measures include detailed site planning and structure design, control of outdoor advertising, and regulation of grading and landscaping.

Applicability: The Plan recognizes the suitability of design guidelines for protecting the scenic qualities of Highway 154 (Designated State Scenic Highway), and maintaining the status of Highway 101 as a Candidate State Scenic Highway.

10. ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT (ERME)

ERME is a compendium and synthesis of the Seismic Safety and Safety, Conservation, Open Space, and Scenic Highways Elements and identifies specific factors that mitigate against urban development, such as prime agricultural lands, steep slopes, biological habitat areas, floodplains and floodways, and geologic hazards.

Applicability: The Santa Ynez Valley Plan recognizes the existence of various ERME factors through its prevailing pattern of rural and semi-rural land uses and densities.

11. CLEAN AIR PLAN

The Clean Air Plan (CAP) contains strategies for reducing ozone precursors and particulates, and for achieving and maintaining federal and state air quality standards. These strategies include transportation demand management and indirect source review.

Applicability: Santa Barbara County exceeds federal ambient air quality standards for ozone and fine particulate matter (PM10). As such, development in the Plan Area is subject to the policies of the CAP.

F. MEANING OF KEY TERMS USED IN THIS PLAN

Many of this Plan's Goals, Policies, Actions, and Development Standards make repeated use of the term "development" and use qualifiers such as, "except where it/this would preclude reasonable use of property." In order to provide clear guidance and promote consistent application of the Plan, the meanings of these key terms as used within this Plan shall be defined as follows.

- **"Development"** shall be as defined in the Land Use and Development Code of Chapter 35 of the County Code:

  "A change made by a person to unimproved or improved real property, including the placement, the moving, construction, reconstruction, enlarging, demolition, or alteration of buildings or structures, landscaping improvements, mining excavation, or drilling operations. Agricultural improvements as defined are not considered as development within this Development Code."

- **"…except where it/this would preclude reasonable use of property"** shall mean "except where it/this will take private property for public use without just compensation as required by applicable law."

The latter of these also is reflected in the SYVCP Land Use-General Section, Policy LUG-SYV-5.

The Plan's policies, actions, and development standards contain various directives that appear in the form of either "shall," "should," or "may." The meaning of these terms is as follows:

- **"Shall"** indicates an unequivocal directive;
- **"Should"** signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations;
- **"May"** indicates a permissive suggestion or guideline.

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A. LAND USE – GENERAL

1. PLANNING AREA SETTING AND ISSUES

The Santa Ynez Valley Community Plan (SYVCP) separates the planning area into three distinct units that share many of the same characteristics and planning issues. They are: 1) Urban Townships: Santa Ynez, Los Olivos and Ballard, 2) the Inner-Rural Area, and 3) the Rural Area. The townships or urban areas are home to most of the residents and almost all of the commercial and industrial development in the planning area. The Inner-Rural area surrounds the townships and incorporated cities and serves as a buffer between urban and rural uses. Development within the Inner-Rural area is limited to agricultural, recreational and ranchette-style residential uses. Parcel sizes in the Inner-Rural area generally range from 5 to 40 acres. The Rural Area is characterized by larger parcels (40 to several hundreds of acres), less development and larger scale agricultural uses. While most higher-density residential development has been focused in the townships, some exceptions to this pattern exist. Several existing neighborhoods are scattered throughout the Valley in otherwise rural or semi-rural locales. These areas are identified and mapped as Existing Developed Rural Neighborhoods (EDRNs) and are not intended to expand in the future (refer to Figure 1).

Recent population growth and increased development have resulted in public concerns regarding the Valley's changing character. Some of the planning issues of primary concern to Valley residents include:

- maintaining the Valley's rural character and scenic quality
- preserving and enhancing the viability of agriculture
- managing increasing traffic levels on Valley roads, particularly Highway 246
- maintaining greenbelts between the townships and cities and avoiding sprawl-style development
- providing increased recreational opportunities
- preserving environmentally sensitive habitats and species
- providing a range of housing types and sizes that are affordable to all Valley residents
- managing the impacts of expanding casino development on the Chumash Reservation
- expanding a network of multi-use trails throughout the Valley
- planning the area with a regional perspective despite the multi-jurisdictional nature of the Valley's governance structure

Total theoretical buildout for the Plan area under existing Comprehensive Plan land use designations and under the land use designations included in the SYVCP are included as Table 2 and 3 respectively. As noted in the tables, buildout numbers are based on primary land use designations only. They do not account for potential secondary uses. The Tables show that under primary land uses the Plan would increase potential buildout slightly from 1,140 units to 1,209 units. However, the Plan outlines a "Core Approach" to the provision of affordable housing that focuses on residential second units, agricultural employee housing and mixed-use residential units. None of these are included in the buildout calculations, as they are secondary uses of a property and difficult to accurately project.

TABLE 2. Buildout Statistics under the Existing Comprehensive Plan

Existing Land Use	Zoning	Parcels	Acres	Existing Units	Buildout Units	Potential Additional Units
A-I-10	AG-I-10	347	3,584	318	386	68
A-I-10/EDU	AG-I-10	1	45	0	4	4
A-I-20	AG-I-20	381	8,273	352	445	93
A-I-40	AG-I-20, AG-I-40	28	880	14	29	15
A-I-5	AG-I-10, AG-I-5	725	4,859	659	897	238
A-I-5/EDU	AG-I-5	1	9	0	1	1
A-II	100-AG, 20-AL-O, AG-I-20	99	2,259	91	106	15
A-II-100	various	30	2,564	8	34	26
A-II-40	various	47	1,097	39	49	10
AC	various	158	19,924	58	244	186
CEMETERY	AG-I-5	1	13	0	0	0
GENERAL COMMERCIAL	C-2, C-3	132	45	27	27	0
GENERAL INDUSTRY	M-2	4	44	0	0	0
HIGHWAY COMMERCIAL	CH	35	41	5	5	0
INDUSTRIAL PARK	M-RP	1	7	0	0	0
INSTITUTION/GOV'T	AG-I-5	1	124	0	0	0
NEIGHBORHOOD COMMERCIAL	CN, SC	9	11	3	3	0
RECREATION/OPEN SPACE	REC	2	2	0	0	0
RES-0.33	3-E-1	15	49	14	15	1
RES-1.0	1-E-1, 3-E-1, DR-1, MHP	978	1,148	921	1,105	184
RES-1.0/EDU	1-E-1	1	36	0	36	36
RES-1.8	20-R-1	121	73	116	126	10
RES-12.3	10-R-2	26	7	44	72	28
RES-3.3	10-R-1, 15-R-1	682	237	646	778	132
RES-3.3/EDU	10-R-1	3	16	0	52	52
RES-4.6	7-R-1	67	20	63	95	32
RES-4.6/EDU	7-R-1	4	3	4	13	9
RR-5	RR-5	2	10	2	2	0
	Total	**3,901**	**45,380**	**3,384**	**4,524**	**1,140**

Source: Planning & Development Mapping Division

Notes:

- Associated Zoning designations are primarily found in the Land Use & Development Code, but in some instances in the Inner Rural and Rural areas the associated zoning may be found in Ordinance 661.
- This table projects buildout of primary land uses only, not potential secondary uses on a site. Therefore, residential agricultural units (RAUs), residential second units (RSUs), and mixed-use units are not included in this table as they are all secondary uses.

TABLE 3. Buildout Statistics under the SYVCP

Land Use	Zoning	Parcels	Acres	Existing Units	Prop. Buildout Units	Potential Additional Units
A-I-10	AG-I-10	370	3,840	339	414	75
A-I-10/EDU	AG-I-10	1	45	0	4	4
A-I-20	AG-I-20	478	10,148	443	543	100
A-I-40	AG-I-20, AG-I-40	26	798	14	27	13
A-I-5	AG-I-5	727	4,876	658	903	245
A-I-5/EDU	AG-I-5	2	14	0	2	2
A-II-100	AG-II-100	21	2,678	5	31	26
A-II-40	AG-II-40	28	911	19	32	13
AC	various	161	20,167	58	249	191
CEMETERY	AG-I-5	1	13	0	0	0
GENERAL COMMERCIAL	C-2, C-2/MU, C-3	162	75	33	33	0
GENERAL INDUSTRY	M-2	4	44	0	0	0
HIGHWAY COMMERCIAL	CH	1	3	1	1	0
INDUSTRIAL PARK	MRP	1	7	0	0	0
INSTITUTION/GOV'T	AG-I-5	1	124	0	0	0
NEIGHBORHOOD COMMERCIAL	CN	7	7	2	2	0
RECREATION/OPEN SPACE	REC	10	11	0	0	0
RES-0.33	3-E-1	16	55	15	16	1
RES-1.0	1-E-1, 3-E-1, DR-1	935	1,142	923	1117	194
RES-1.0/EDU	1-E-1	1	36	0	36	36
RES-1.8	20-R-1	121	73	116	127	11
RES-12.3	10-R-2, MHP	72	14	46	153	107
RES-3.3	10-R-1, 15-R-1	677	231	643	738	95
RES-3.3/EDU	10-R-1	3	16	0	52	52
RES-4.6	7-R-1	71	23	67	108	41
RR-5	RR-5	4	29	2	5	3
	Total	**3,901**	**45,380**	**3,384**	**4,593**	**1,209**

Source: Planning & Development Mapping Division

Notes:

- This table projects buildout of primary land uses only, not potential secondary uses on a site. Therefore, units expected from the SYVCP "Core Approach" to housing: residential agricultural units (RAUs), residential second units (RSUs), and mixed-use units are not included in this table as they are all secondary uses.
- Potential units from the application of the Affordable Housing (AH) Overlay to selected sites are not included in this table as increased density on the sites will only be realized if the applicant elects to participate. The goal of the AH Overlay is to generate 60 affordable residential units.

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FIGURE 1

Santa Ynez Valley Community Plan Regional Map

- Community Plan Boundary
- Unincorporated Urban Area
- Inner-Rural Area
- Existing Developed Rural Neighborhood
- Incorporated City
- Santa Ynez Indian Reservation
- Los Padres National Forest Boundary

N W E S

0 1,500 3,000 4,500 6,000 Feet

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

101 154 246

August 27, 2009 ar14maps\SYValley\syv_commuplan\Proposed_Maps_And_Layers_For_Adoption\BOS_final\RegionalMap.mxd

BACKSIDE OF FIGURE 1

2. LAND USE GENERAL – GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL LUG-SYV: **Maintain the Santa Ynez Valley's rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.**

Policy LUG-SYV-1: **All existing Countywide Comprehensive Plan Elements and policies apply to the Santa Ynez Valley Planning Area in addition to those specific policies, development standards and action items identified in this plan.**

Policy LUG-SYV-2: **The Development Standards contained within this plan shall be used to implement the policies of the Plan. Where appropriate, these standards shall be applied to projects under review, unless a standard is inapplicable or ineffective and/or other standards have been required that more effectively implement the policies of the Plan.**

Policy LUG-SYV-3: **The urban boundary line surrounding the townships of Santa Ynez, Los Olivos and Ballard shall distinguish principally urban land uses from rural and/or agricultural uses. These boundaries shall represent the maximum extent of urban area in the Santa Ynez Valley. These boundaries shall not be moved except as part of a County-initiated update of the Plan.**

Policy LUG-SYV-4: **Land Use and Zoning designations shall provide for reasonable use and development of property within given site constraints.**

Action LUG-SYV-4.1: The County of Santa Barbara shall consider planning policies, development standards, and/or permit requirements that address alcohol establishments in the planning area.

Policy LUG-SYV-5: **The Policies and Development Standards of this Plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.**

Policy LUG-SYV-6: **The County shall oppose the loss of jurisdictional authority over land within the Plan area where the intended use is inconsistent with the goals, policies and development standards of the Plan or in the absence of a satisfactory legally enforceable agreement.**

Action LUG-SYV-6.1: The County shall pursue legally enforceable government-to-government agreements with entities seeking to obtain jurisdiction

over land within the Plan Area to encourage compatibility with the surrounding area and mitigate environmental and financial impacts to the County.

Policy LUG-SYV-7: **The public shall be protected from noise that could jeopardize health and welfare.**

DevStd LUG-SYV-7.1: 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:

- Orientation of non-sensitive uses such as parking/garages and roadways closest the noise source.
- Orientation of buildings such that the first row of 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.
- 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.
- Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements.
- 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).
- Roof or attic vents either facing away from the noise source or baffled.
- Air conditioning or a mechanical ventilation system so that windows and doors may remain closed.

Acoustical reports shall be submitted to P&D that detail construction and design specifications incorporated into all project components

and shown on the plans, which would result in attenuation of noises such that future residents are not exposed to noise in excess of the 65 dBA CNEL exterior standard and the 45 dBA CNEL interior standard. Prior to occupancy, noise levels in the most affected residences and exterior usable spaces shall be verified as below the 45 dBA CNEL interior and 65 dBA CNEL exterior standards by sound measurements. A report documenting the results shall be submitted to the Building and Safety Division. The acoustical report and plans shall be submitted to the Planning and Development Department for review and approval prior to issuance of building permits. A report documenting the post construction noise levels in the most affected residences and exterior usable spaces shall be submitted prior issuance of occupancy permits. Planning and Development shall review acoustical reports prior to issuance of grading permits and site inspect prior to issuance of occupancy clearance.

DevStd LUG-SYV-7.2: 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.

A minimum of two signs stating these restrictions shall be provided by the owner or operator. Planning and Development shall review signage and prior to issuance of occupancy permits and site inspect following construction completion.

DevStd LUG-SYV-7.3: 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.

An equipment area with appropriate acoustical shielding shall be designated on building plans. Equipment and shielding shall remain in the designated location. Planning or Building staff shall perform site inspections to ensure compliance.

DevStd LUG-SYV-7.4: 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 lessened by proper site design and maintenance, some level of incompatibility between the two uses would remain.
The written disclosure statement shall be provided to all future residents and occupants by the transferor upon the transfer of real

property and execution of leases. Planning or Building staff will verify that the written disclosure statements have been provided prior to issuance of occupancy permits.

Policy LUG-SYV-8: **The public shall be protected from air emissions and odors that could jeopardize health and welfare.**

DevStd LUG-SYV-8.1: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:

- The applicant shall increase building energy 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:

  - 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);
  - Using high efficiency gas or solar water heaters (CAPCOA MM E-14);
  - Using built-in energy efficient appliances (CAPCOA MM E-16);
  - Installing double-paned windows;
  - Installing door sweeps and weather stripping if more efficient doors and windows are not available;
  - Installing low energy interior lighting;
  - Using low energy street lights (i.e. sodium); and
  - Installing high efficiency or gas space heating (CAPCOA, MS G-9).

- Possible additional Green Building techniques include:

  - 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).
  - Install solar systems to reduce energy needs (e.g., solar panels).
  - Plant native, drought resistant landscaping (CAPCOA MM D-17).
  - Use locally-produced building materials (CAPCOA MM C-3).
  - Use renewable or reclaimed building materials (CAPCOA MM C-4).

- Use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).

Action LUG-SYV-8.2: 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).

DevStd LUG-SYV-8.3: 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)

Action LUG-SYV-8.4: 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).

Action LUG-SYV-8.5: Develop transportation policies that give funding preference to public transit.

Action LUG-SYV-8.6: Provide public education and publicity about public transportation services (CAPCOA MS G-4).

Action LUG-SYV-8.7: 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.

DevStd LUG-SYV-8.8: 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 acquire Board of Architectural Review approval.

DevStd LUG-SYV-8.9: The County shall require, unless economically infeasible, all future projects to incorporate the following Green House Gas reduction measures to the maximum extent feasible:

- Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.
- 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).
- 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.
- 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.
- 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).

Action LUG-SYV-8.10: 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).

DevStd LUG-SYV-8.11: Future applicants for wineries or other odor generators, based on the nature of the operations (Scope and Content of Air Quality Sections in Environmental Documents, July 2007) shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:

- 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.

The plan shall be prepared prior to issuance of grading permits. Planning and Development shall review the OAP prior to issuance of grading permits.

B. LAND USE – TOWNSHIPS

The Santa Ynez Valley contains five rural communities, each with its own distinct character. The 1980 Comprehensive Plan recognized the importance of each community keeping its own separate identity and included the following goal: "The beauty of the land should be preserved by limiting urban sprawl and creating buffer zones to maintain the individual character of each town." Since that time, the five urbanized areas have grown significantly and two of them have incorporated: Solvang in 1985 and Buellton in 1993. Today, Valley residents continue to affirm the goal of maintaining individual identities for their communities as indicated in the Valley Blueprint and through public input during this Santa Ynez Valley Community Plan process.

This section of the plan covers the three unincorporated townships in the Valley: Santa Ynez, Los Olivos and Ballard. Together, the three townships occupy less than 5% of the land area in the planning area, but are home to more than 52% of the planning area's unincorporated resident population.

1. SETTING

a. Santa Ynez

The township of Santa Ynez is located east of the incorporated City of Solvang and just west of the junction of Highways 154 and 246. Founded in 1882, it remains a western style town surrounded by ranchette homes and agricultural land uses. Approximately 4,000 residents inhabit the township's approximately 1,565 acres, where land use is predominantly lower density residential surrounding a downtown commercial center located in the southeastern part of the town.

Santa Ynez is home to the Valley's only high school, which also serves the residents of Solvang and Buellton. The only designated County Park, the Santa Ynez Park, within the three townships is also within Santa Ynez, just west of the downtown commercial core. The Santa Ynez municipal airport is also located within the urban boundary of the township and is one of only four public airstrips in the County. The commercial core and higher density residential development east of Calzada Avenue, as well as a handful of residential parcels west of Calzada Avenue, receive sewer service from the Santa Ynez Community Service District (SYCSD). Also served by the SYCSD are the high school and a few parcels located along Highway 246 between Refugio Road and Quail Valley Road.

Within the urban boundary of Santa Ynez is the approximately 137–acre reservation of the Santa Ynez Band of Chumash Indians. A federally recognized sovereign nation and a significant community within the township, the Chumash Tribe has authority over land use decisions on the reservation. A major hotel and casino expansion was completed on the reservation in June 2004.

TABLE 4: Santa Ynez Township Zoning and Land Use

Zoning	Land Use	Number of Parcels	Acreage
C-2	General Commercial	12	15
C-2/MU	General Commercial	71	32
C-3	General Commercial	5	5
M-RP	Industrial	1	7
3-E-1	Residential 0.33	10	30
3-E-1	Residential 1.0	24	50
1-E-1	Residential 1.0	814	864
1-E-1	Residential 1.0/EDU	1	36
20-R-1	Residential 1.8	85	46
10-R-1	Residential 3.3	480	145
10-R-1	Residential 3.3/EDU	2	15
DR-1	Residential 1.0	13	14
10-R-2	Residential 12.3	28	8
MHP	Residential 12.3	1	6
AG-I-5	Agriculture (A-I-5)	8	132
AG-I-5	Institutional/Gov't	1	124
REC	Recreation/Open Space	9	11
	Total	**1,565**	**1,540**

Source: Planning & Development Mapping Division

b. Los Olivos

Established in 1888, Los Olivos is the northernmost township within the planning area. Los Olivos was once the economic center for agriculture in the Valley, due in part to the town's location at the southern terminus of the Pacific Coast Railroad. Today, the community consists of approximately 287 acres with an estimated population of 1,000 people. The 22-acre commercial district is located primarily along the northern portion of Grand Avenue, which is the principal north/south roadway though the township. Residentially zoned land surrounds the commercial core with higher densities near the center of the township and lower densities at the periphery.

TABLE 5: Los Olivos Township Zoning and Land Use

Zoning	Land Use	Number of Parcels	Acreage
C-2/MU	General Commercial	73	21
CN	Neighborhood Commercial	1	1
3-E-1	Residential 0.33	4	16
1-E-1	Residential 1.0	89	115
20-R-1	Residential 1.8	36	27
15-R-1	Residential 3.3	126	55
7-R-1	Residential 4.6	71	23
RR-5	Residential Ranchette (RR-5)	2	19
AG-I-5	Agriculture (A-I-5/EDU)	1	9
REC	Recreation/Open Space	1	<1
	Total	**404**	**287**

Source: Planning & Development Mapping Division

c. Ballard

Established in 1880, the community of Ballard is the oldest and smallest of the three Valley townships with an estimated population of 500 residents. Located north of Santa Ynez and south of Los Olivos, the Ballard township encompasses approximately 94 acres and 118 parcels. A mix of smaller agricultural parcels (five to forty acres) and a variety of agricultural uses surround Ballard. Over 75% of the township is designated for residential use with approximately four acres of commercially zoned land. Oak Hills Cemetery is located in the southeastern portion of Ballard and is the only cemetery district for the planning area. The township is also the home of the historic "Little Red Schoolhouse" established in 1882.

TABLE 6: Ballard Township Zoning and Land Use

Zoning	Land Use	Number of Parcels	Acreage
C-2	General Commercial	1	1
CN	Neighborhood Commercial	5	3
1-E-1	Residential 1.0	37	39
10-R-1	Residential 3.3	71	31
10-R-1	Residential 3.3/EDU	1	1
AG-I-10	Agriculture (A-I-10)	1	1
AG-I-5	Agriculture (A-I-5)	1	5
AG-I-5	Cemetery	1	13
	Total	**118**	**94**

Source: Planning & Development Mapping Division

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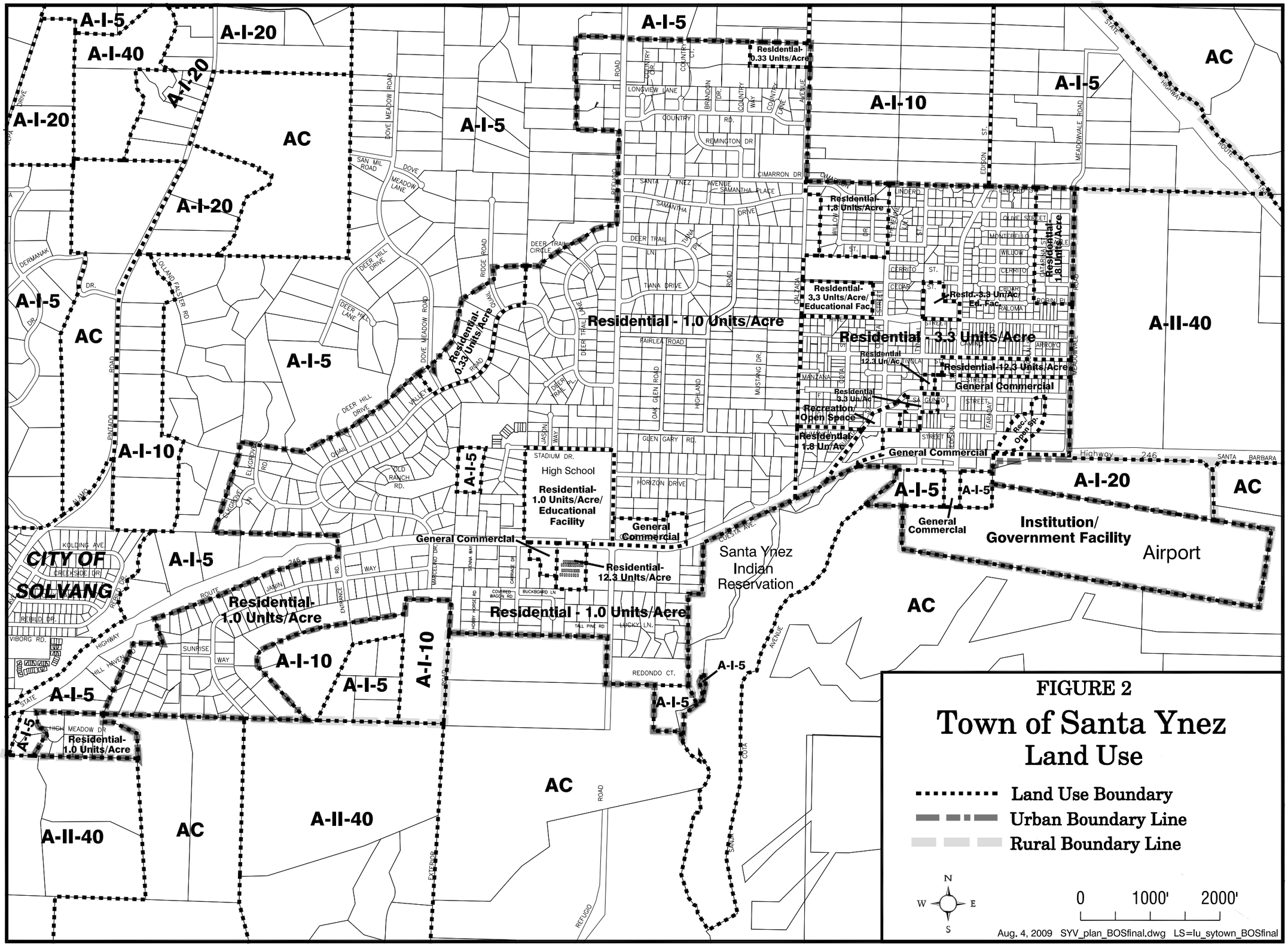

FIGURE 2

Town of Santa Ynez
Land Use

Land Use Boundary

Urban Boundary Line

Rural Boundary Line

N W E S

0 1000' 2000'

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BACKSIDE OF FIGURE 2

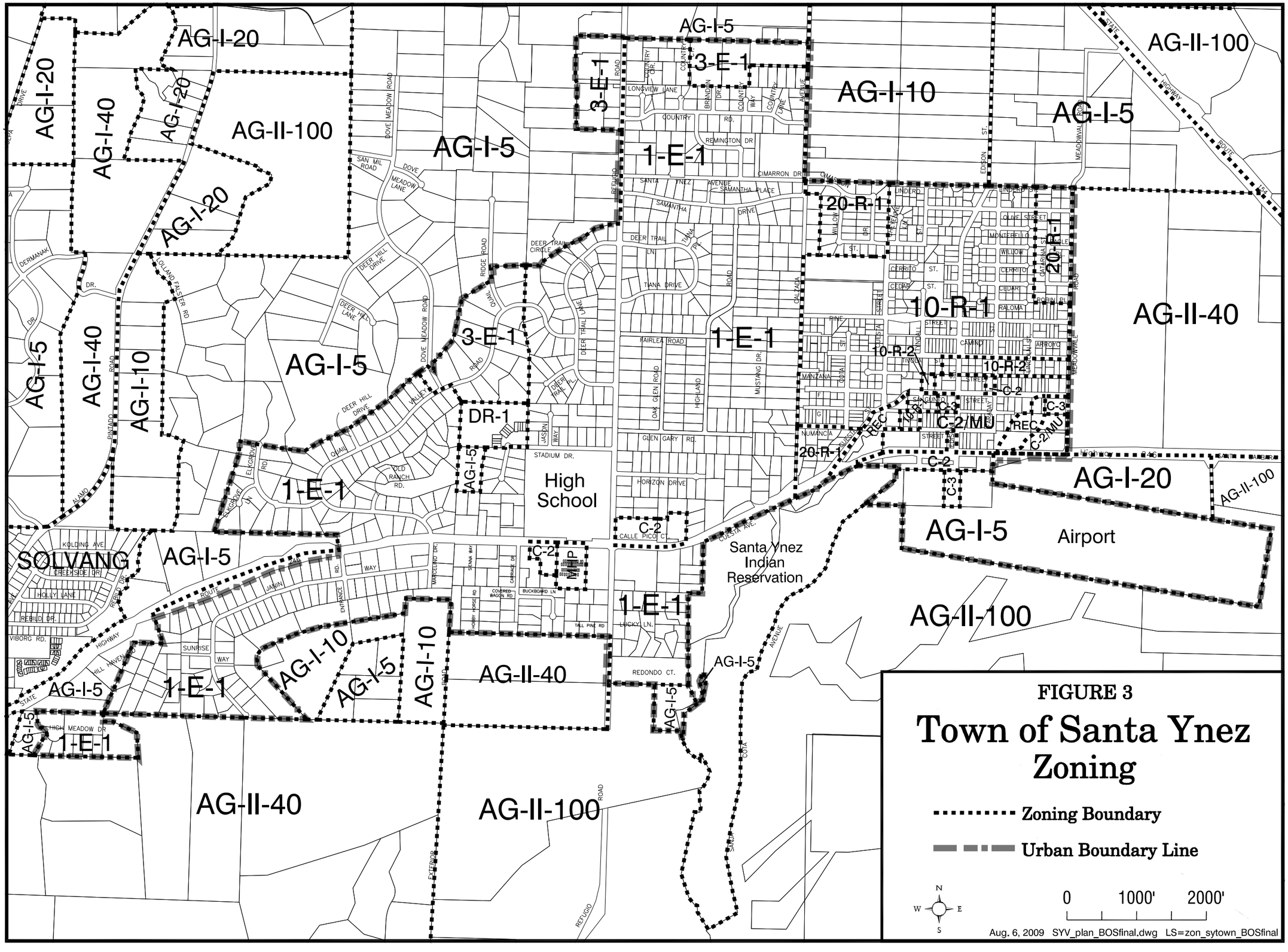

FIGURE 3

Town of Santa Ynez Zoning

Zoning Boundary

Urban Boundary Line

N W E S

0 1000' 2000'

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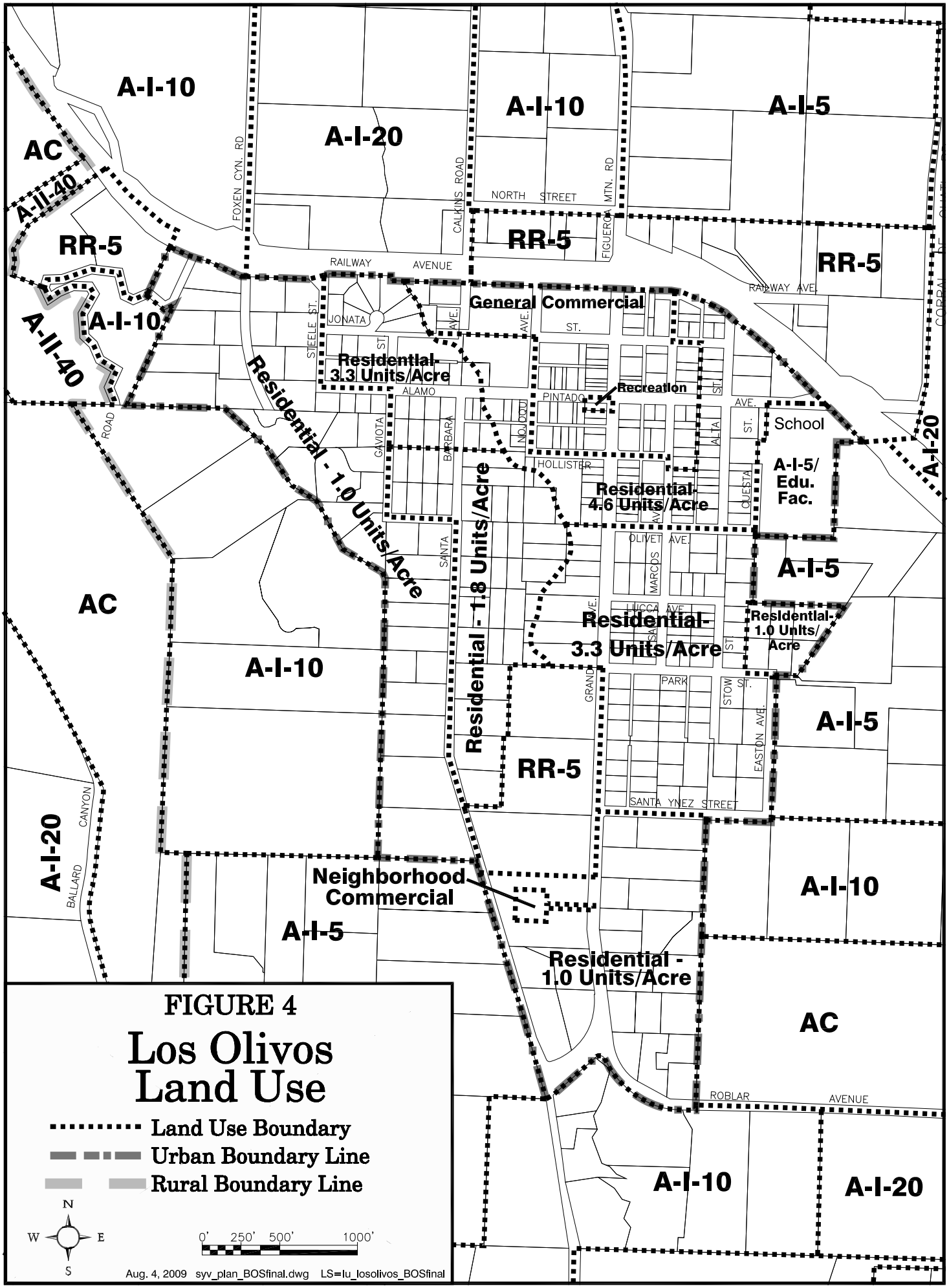
BACKSIDE OF FIGURE 3


A-I-10
AC
A-II-40
RR-5
A-I-10
A-II-40
A-I-20
A-I-10
A-I-5
RR-5
RR-5
AC
A-I-10
AC
A-I-10
A-I-20
A-I-5
RR-5
A-I-5
A-I-10
A-I-5
A-I-10
A-I-20
FOXEN CYN. RD
CALKINS ROAD
FIGUEROA MTN. RD
NORTH STREET
RAILWAY AVENUE
RAILWAY AVE.
STEELE ST.
JONATA
ALAMO
PINTADO
HOLLISTER
OLIVET AVE.
LUCCA AVE.
PARK
SANTA YNEZ STREET
ROBLAR AVENUE
BALLARD CANYON ROAD
GAVIOTA
BARBARA
SANTA
MARCOS
ALTA
CUESTA
STOW
EASTON AVE.
GRAND
General Commercial
Residential-
3.3 Units/Acre
Residential - 1.0 Units/Acre
Residential - 1.8 Units/Acre
Residential-
4.6 Units/Acre
Residential-
3.3 Units/Acre
Residential-
1.0 Units/
Acre
Recreation
School
A-I-5/
Edu.
Fac.
Neighborhood
Commercial
Residential -
1.0 Units/Acre
FIGURE 4
Los Olivos
Land Use
Land Use Boundary
Urban Boundary Line
Rural Boundary Line
N
W
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0' 250' 500' 1000'
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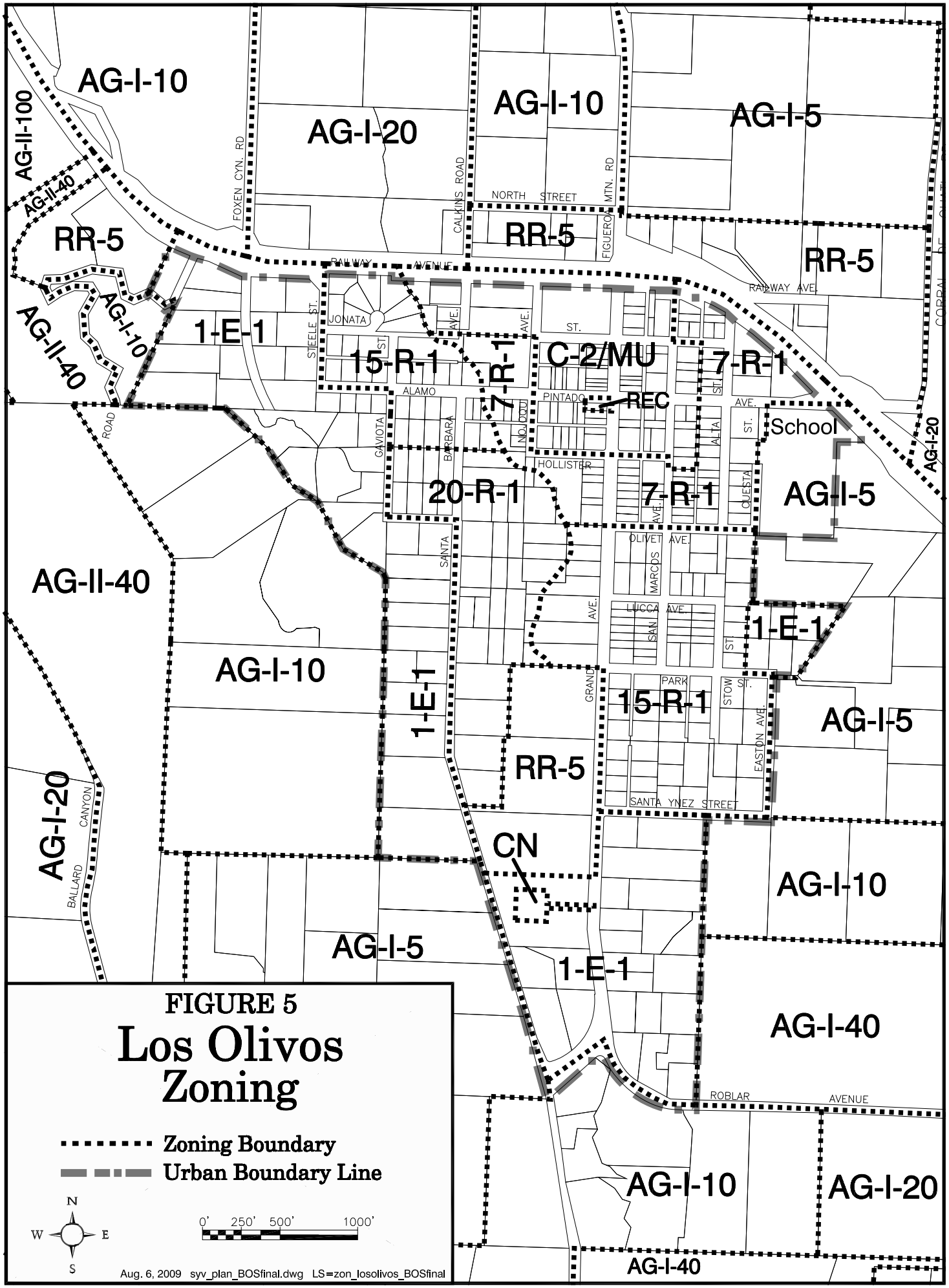
BACKSIDE OF FIGURE 4


AG-I-10
AG-II-100
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AG-I-20
AG-I-10
AG-I-5
RR-5
1-E-1
15-R-1
7-R-1
C-2/MU
REC
School
20-R-1
AG-II-40
CN
FOXEN CYN. RD
CALKINS ROAD
NORTH STREET
FIGUERO MTN. RD
RAILWAY AVENUE
STEELE ST.
JONATA
ALAMO
PINTADO
GAVIOTA
BARBARA
HOLLISTER
OLIVET AVE.
LUCCA AVE.
SANTA YNEZ STREET
ROBLAR AVENUE
BALLARD CANYON ROAD
GRAND AVE.
SAN MARCOS
EASTON AVE.
STOW PARK
ALTA MESA
CUESTA
FIGURE 5
Los Olivos Zoning
Zoning Boundary
Urban Boundary Line
N
W
E
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0' 250' 500' 1000'
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BACKSIDE OF FIGURE 5

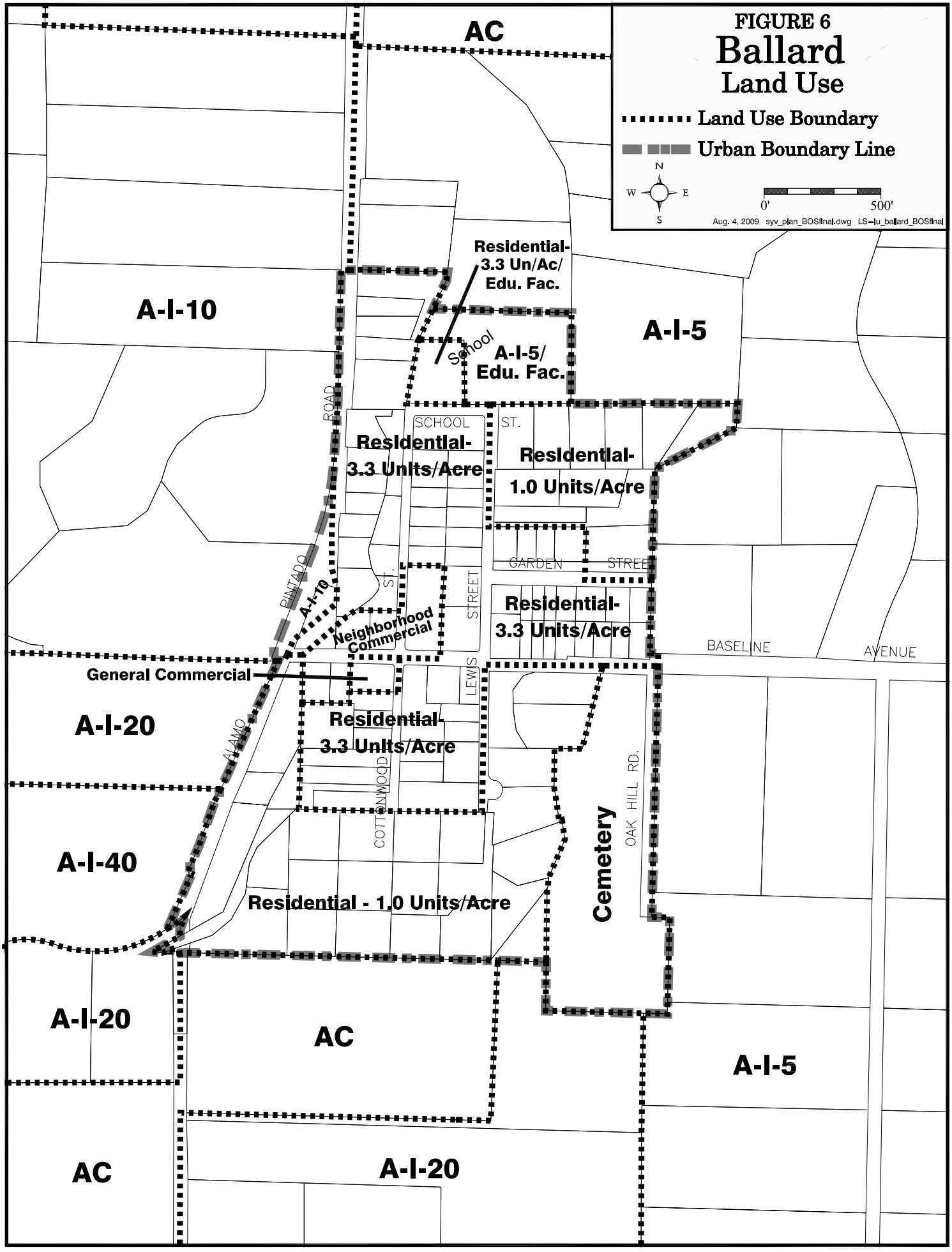


FIGURE 6
Ballard
Land Use
Land Use Boundary
Urban Boundary Line
N
W
E
S
0'
500'
Aug. 4, 2009 syv_plan_BOSfinal.dwg LS=lu_ballard_BOSfinal
AC
A-I-10
A-I-5
A-I-20
A-I-40
AC
A-I-20
AC
A-I-5
A-I-20
Residential-
3.3 Un/Ac/
Edu. Fac.
School
A-I-5/
Edu. Fac.
ROAD
SCHOOL
ST.
Residential-
3.3 Units/Acre
Residential-
1.0 Units/Acre
GARDEN
STREET
PINTADO
A-I-10
Neighborhood
Commercial
ST.
STREET
Residential-
3.3 Units/Acre
BASELINE
AVENUE
General Commercial
LEWIS
ALAMO
Residential-
3.3 Units/Acre
COTTONWOOD
OAK HILL RD.
Cemetery
Residential - 1.0 Units/Acre

BACKSIDE OF FIGURE 6

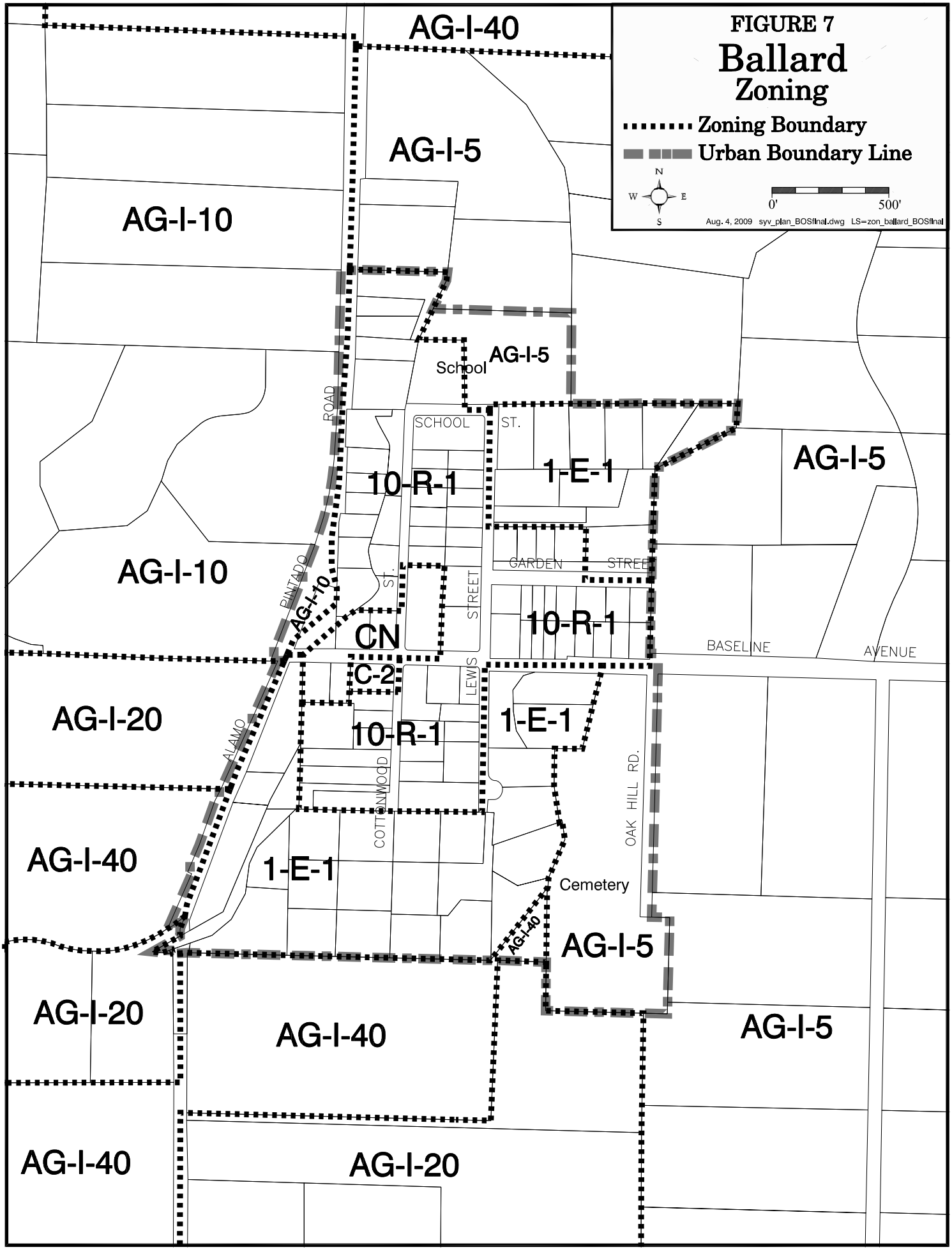


FIGURE 7
Ballard
Zoning
Zoning Boundary
Urban Boundary Line
N
W
E
S
0'
500'
Aug. 4, 2009 syv_plan_BOSfinal.dwg LS=zon_ballard_BOSfinal
AG-I-40
AG-I-5
AG-I-10
AG-I-5
School
AG-I-5
ROAD
SCHOOL
ST.
10-R-1
1-E-1
AG-I-5
AG-I-10
PINTADO
AG-I-10
ST.
STREET
GARDEN
STREET
CN
10-R-1
BASELINE
AVENUE
C-2
LEWIS
AG-I-20
10-R-1
1-E-1
ALAMO
COTTONWOOD
OAK HILL RD.
AG-I-40
1-E-1
Cemetery
AG-I-40
AG-I-5
AG-I-20
AG-I-40
AG-I-5
AG-I-40
AG-I-20

BACKSIDE OF FIGURE 7

2. RESIDENTIAL

a. Residential Setting

Santa Ynez

As the largest of the three Valley townships, Santa Ynez boasts approximately 4,000 residents and a wider variety of housing types than seen elsewhere in the planning area. Most residents of Santa Ynez live in single-family homes on parcels that average approximately one acre. Some denser residential development exists in the area north of the historic town center, bounded by Calzada Avenue to the west, Lindero Street to the north and Meadowvale Road to the east. Parcels in this section of the township average approximately 10,000 square feet and the area includes some duplexes and the only apartment building in the planning area. A few mixed-use commercial spaces with residences above exist in the downtown. Areas of the township located west of Calzada Avenue have a more rural character and are dominated by ranchette style development with single-family homes on parcels of one to three acres in size. The Chumash Reservation is a significant community within the southern portion of the Santa Ynez urban boundary. Approximately 249 people live in primarily single-family homes on the 137 acre reservation located along Zanja de Cota Creek.

A gradual increase in the overall housing density of the Santa Ynez township has occurred during recent years. Construction of second residential units and guest houses on single-family parcels has become more common and most of the few remaining vacant parcels have been developed.

Los Olivos

Residential neighborhoods surround the Los Olivos commercial core and account for over 85% of the total land area of the township. Approximately 30% of this land is zoned for medium to low density residential development (7,000 to 15,000 square foot lots) with the remaining land dedicated to low-density residential development, primarily on one half to one-acre lots. Spreading outward from the commercial area, residential density decreases from 4.8 units per acre to one unit per acre.

Opportunities for future residential development are limited as the town approaches residential build-out. Approximately 70% of residentially zoned land in Los Olivos has been developed. Basin Plan restrictions for onsite septic systems limit new residential development to one-acre parcels or greater. Most of the remaining vacant land is located in the southern part of the township on three large parcels within the RR-5 Zone historically used for agriculture.

Ballard

Residential development in Ballard is primarily single-family and semi-rural in character. There are 71 acres of residentially-zoned property divided into 109 parcels. Residential land uses surround the small commercial area and are equally distributed between higher and lower density neighborhoods. Denser residential development is generally located around the commercial center and extends east with pockets of low-density residential development located at the community edges. Spreading outward from the commercial area, residential density decreases from 3.3 units per acre to 1 unit per acre near the urban boundary line.

Residential land in Ballard is near buildout with only four vacant residential parcels remaining. Zoning would allow up to 30 theoretical additional units, assuming maximum densities could be achieved. However, buildout is unlikely to reach this potential as a number of lots that could subdivide are in fact constrained by Alamo Pintado Creek. Other constraints that likely reduce this potential buildout include septic system constraints and the presence of the Little Red Schoolhouse and Christian Science Church located on two of the larger residentially zoned parcels.

b. Residential Planning Issues

Housing Affordability

Like much of Santa Barbara County and coastal California, housing prices in the Valley continue to rise. Critical members of the work force such as teachers, firefighters and nurses are finding it increasingly difficult to afford to live in the Valley and are often forced to live far away and commute in for work. To exacerbate this problem further, most jobs being created in the Valley are low-wage retail, restaurant or service employment opportunities. These problems are not unique to Valley, and in response, the State assigns and mandates that Counties throughout California plan for an allotted estimated need for affordable housing units for a seven and a half year period. Santa Barbara County's allotment (including the cities) for the period of August 2009 to August 2014 was 11,600 total units. The Santa Barbara County Association of Governments (SBCAG) then divided the estimated housing need among the eight incorporated cities and the unincorporated County. The unincorporated County's portion of the allotment is 1,018 housing units. The zoning capacity for this required housing can be provided in any unincorporated community, including the Santa Ynez Valley. Please refer to the County's 2009-2014 Housing Element for more information.

One factor that contributes to the high cost of housing in the Valley is the lack of diversity of housing types. Most of the residential development in the planning area is in the form of spacious single-family homes on large parcels - which are expensive by nature. Affordability is positively influenced when units are denser and smaller. The Valley Blueprint echoed this point and provided several strategies for achieving affordable housing:

> Growth and Development Goal #2 - "Accommodate a range of housing for people of all income levels living and working in the Santa Ynez Valley."
>
> By:
> - "Encourage(ing) the cities and towns to integrate greater densities within the urban cores."
> - "Locate(ing) proposed high-density housing near transportation and shopping venues."
> - "Using the General Plan update process, (to) encourage the SYVGPAC to analyze possible areas within the unincorporated areas that could accommodate affordable housing."

One of the most challenging components of the Community Plan process has been developing "Valley-appropriate" affordable housing that would not negatively impact the scenic, rural, and small-town character of the area. Residents of the Valley have strongly expressed their desire to maintain distinct and separate townships, and to preserve the rural character, pastoral quality and

abundance of open space and agricultural lands that make the community special. Further development in the low density ranchette pattern typical of the Valley would be extremely land intensive and bring large tracts of agricultural land into low-density development while providing only a small number of expensive units.

Alternatively, if residential growth is focused into infill locations in already developed urban areas and units are smaller, less open land would be lost to development and the housing would be more affordable. In addition, the infrastructure costs of sprawling low density development are far higher than for infill development. It was also desirable to focus new residential development close to schools, jobs, shopping and services (ideally within walking or biking distance) and along transit lines in order to promote alternative modes of transportation and reduce traffic and air pollution impacts. Thus, came community support for encouraging second units Valley-wide and mixed-use within commercial cores. Support was also wide-spread for promoting agricultural employee housing as another way to provide affordable housing. These three approaches developed into the Valley's "Core Approach" to providing affordable housing, with extensive discussion from community groups, citizens, the GPAC, the VPAC and staff.

Core Approach to Providing Housing

Mixed-Use: Development of mixed-use projects featuring both commercial and residential uses in the town centers of Los Olivos and Santa Ynez has been supported throughout the plan process by the community, the GPAC, the VPAC and staff. The Plan includes a proposal for application of a new Mixed-Use Overlay zone (MU-SYV), refer to Appendix A, crafted specifically for the Valley. The overlay zone is designed to generate opportunities for in-fill housing, maintain the pedestrian-oriented character of the commercial areas, ensure attractive and compatible architectural design of future projects, reduce regulatory barriers to mixed-use development and prohibit uses that conflict with the townships' rural ambiance. The overlay has been applied to town center areas in Los Olivos and Santa Ynez that are zoned C-2 (General Commercial) or CH (Highway Commercial). The Plan states that residential use, comprising less than or equal to 25% of the development be allowed by right and residential use comprising between 25% and 66% of the development be allowed with a Major Conditional Use Permit (CUP). Residential use of more than 66% of the development will not be allowed.

Second Units: Residential second units were broadly supported as an approach to provide new rental housing opportunities. Second units are limited in size and generally are rented at moderate rates. They do not create a substantial change in the visual landscape as they are integrated into existing neighborhoods. It is widely acknowledged that in many neighborhoods in the Valley 20% to 30% of properties have been developed with second units. A large percentage of these second units were built illegally, without County permits. Many speculate that the high cost of water and sewer hook up fees and increased tax assessments on the property as a result of the second unit caused landowners to construct the units without permits. The County plans to work with service districts to find a way to reduce these financial barriers and ensure the districts costs are covered.

In December 2003, the County adopted amendments to the regulations governing second units. Most importantly, the new regulations allow attached and detached second units with a ministerial rather than discretionary permit on specified residentially zoned properties. The

County is considering additional ordinance amendments to increase the production of residential second units. Proposed changes include requiring only a ministerial permit for residential second units in the AG-I Zone.

Agricultural Employee Housing: Increasing the amount of housing available on farms and ranches for agricultural employees has been broadly supported throughout the Community plan process. The Valley has produced the highest number of agricultural employee housing throughout the County, with 65 units produced between 1993 and April 2005. The County is considering ordinance amendments to increase the production of farm employee dwellings. Proposed changes include requiring only a ministerial permit in lieu of the required discretionary Minor Conditional Use Permit. Ordinance amendments are proposed that would only require a ministerial permit for FEDs, in lieu of the required discretionary Minor Conditional Use Permit. In addition, the County Housing and Community Development Department will be working to create more housing for farm employees by working on the following issues:

- establishing pre-approved designs for agricultural employee units whose permitting could be fast-tracked
- working cooperatively with cities within the County to provide housing within urban areas that meets the needs of agricultural employees
- conducting a countywide study of agricultural employee housing needs
- seeking Community Development Block Grant (CDBG) funding for agricultural employee housing
- supporting applicants seeking state and federal agricultural employee housing funds with technical assistance, local gap funding or written support letters

Projections indicate that the "Core Approach" will satisfy most of the Valley's affordable housing needs, but will likely fall short of providing enough units at the very-low income level. The provision of approximately 60 very low income units will be needed to meet this shortfall. In order to develop a "Valley-appropriate" strategy for providing the needed very-low income units a community-based affordable housing roundtable group formed, called The Housing Summit Group. This committee was composed of representatives from non-profit housing providers, community groups, the County Housing Authority, P&D, the City of Buellton, the 3rd District Supervisor's staff and interested members of the public (The City of Solvang and the Santa Ynez Band of Mission Indians were also invited but declined to participate). The committee worked together to identify several potentially appropriate sites for very low income housing, and presented their work to the VPAC on August 24, 2005. The VPAC chose four affordable housing opportunity sites for further study in SYVCP Environmental Impact Report (EIR). These sites were selected based upon their generally low overall environmental constraints, community support and close proximity to shopping, transit and services. Through the final review process by the Planning Commission and Board of Supervisors, the identified AHOD site were removed from consideration, and therefore, do not appear in this final plan.

3. COMMERCIAL/INDUSTRIAL/MIXED-USE

a. Commercial Setting

Santa Ynez

Santa Ynez has 88 parcels of commercially zoned property totaling 52 acres. The commercial core of Santa Ynez is located in the southeastern corner of the township, centering on Sagunto Street. Historically, the town center has provided community serving commercial uses. In recent years, a growing number of tourist-related businesses have been established. Architectural styles in the commercial core are eclectic but generally tend toward a rural, agricultural or Western feel. A few examples of Victorian or Spanish style architecture are also present. Areas fronting Highway 246 are designated for Highway Commercial uses and have remained largely undeveloped. A small pocket of lighter industrial commercial uses is located south of Highway 246 and East of the Chumash Casino.

In addition to the commercial core, the area surrounding the intersection of Highway 246 and Refugio Road also serves as a commercial node. A gas station, auto detailing business and motel are located north of Highway 246 on three parcels designated Highway Commercial. The El Rancho Market is on the south side of Highway 246 on a neighborhood commercial designated parcel. All four corners of the intersection are now designated for residential uses although none exist there now as two schools, the YMCA and the Corner Farm surround the crossroads.

Santa Ynez Township is home to one of only two industrially designated sites in the entire planning area. These sites are vacant and used for agriculture. The site is located between Highway 246 and the airport property, directly west of Santa Ynez Airport Drive on a 7-acre portion of APN 141-440-001 and zoned M-RP (Manufacturing-Research Park). M-RP zoning accommodates light industrial, technical research and business headquarters office uses in a business park setting. The other industrially zoned site in the planning area is the Buellflat Rock Quarry located directly west of the Solvang City Limits. Most of the Valley's industrial facilities are located in the incorporated cities of Buellton and Solvang.

Mixed-use development features different uses on one parcel or within one building (typically combining residential and commercial uses). The Santa Ynez Township commercial core features a handful of mixed-use buildings that house residential or office uses above commercial space. Two good examples of this type of development in Santa Ynez are Dennee's building at 3569 Sagunto Street and the two commercial/residential buildings located at 3669 and 3681 Sagunto Street.

Los Olivos

Los Olivos has 74 parcels of commercially zoned property totaling approximately 22 acres. The commercial zone is concentrated at the northern end of the township along Grand Avenue and adjacent to Highway 154. Over the past 30 years Los Olivos has experienced the most commercial development of the three townships with hotel, restaurant and retail development stimulated by the growing tourist industry in the Valley. As a result, the majority of the commercial uses in Los Olivos are tourist serving retail and services although some general commercial uses do exist. Wine tasting rooms, art galleries, a general store and a deli serve township residents and visitors. A number of highly visible commercial parcels have frontage

along the south side of Highway 154. These parcels are designated for Highway Commercial use; a number of them are vacant or underdeveloped.

The physical design of "downtown" Los Olivos and the variable styles of architecture contribute to the rural, small town character of the commercial zone. On street parking, reduced or zero lot line setbacks, and inviting storefronts all serve to create a pedestrian friendly downtown area. These various design elements make downtown an excellent place to spend an afternoon walking and exploring the unique stores, galleries, and cafes.

The Los Olivos commercial core maintains a semi-rural, small town character due to the low intensity of commercial development, the size and design of commercial uses and structures and the absence of more intensive urban commercial uses. Small privately owned businesses and appropriate commercial uses are essential components of the character of downtown Los Olivos. Future commercial development and upgrades to existing development should be compatible with the commercial core in terms of size, scale, type of use and architectural design.

Ballard

Commercially zoned land in the community of Ballard is extremely scarce, just 4% of available land. The commercial district maintains a quiet, rural character. The township's eight commercially zoned parcels are located along both sides of Baseline Avenue, the major east/west roadway. Three of these parcels have split land use and zoning designations.

Tourist serving uses dominate this small amount of commercial land including two restaurants and the Ballard Inn. Additional uses include a photography studio and a custom upholsterer. The Presbyterian Church occupies the largest commercial parcel in the township.

b. Commercial/Mixed-Use Planning Issues

Highway Commercial

The GPAC meetings brought into question the appropriateness of Highway Commercial land use/zoning for the parcels located along Highway 154 in Los Olivos and Highway 246 in Santa Ynez. Highway Commercial allows only limited commercial uses that focus on serving the traveling public. Uses allowed in Highway Commercial areas include mini-markets, convenience stores, bus terminals and service stations, and other uses that are not consistent with the small town character of the Los Olivos and Santa Ynez commercial districts. This plan revises the land use designation and zoning of most of these parcels from Highway Commercial/CH to General Commercial/C-2. The list of allowed uses under a General Commercial designation does not include many of the more undesirable Highway Commercial uses. Simultaneously, the General Commercial designation offers a much expanded list of allowed commercial opportunities to serve the townships. In addition, General Commercial would still allow some uses that serve the traveling public, such as hotels, motels and restaurants.

Some uses within the General Commercial designation have been identified as having the potential to conflict with the small town character of the townships, including auto sales lots, mini-storage facilities, lumber yards, and trailer and truck rentals, to name a few. The Mixed-Use (MU-SYV) Overlay prohibits these uses.

Los Olivos Residential/Commercial Interface

Ten parcels along the east side of San Marcos Avenue, between Jonata Street and Hollister Street, have a General Commercial land use designation but are primarily developed with residential uses. It is recommended that the General Commercial land use designation remain. Maintaining these parcels in a commercial designation allows the potential for future commercial development, particularly once the vacant commercial properties in the northern portion of the township are built out.

Mixed-Use

Smart growth principles support the integration of mixed land uses into communities as a critical component of achieving better places to live. By putting compatible uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed-use areas provide opportunity for the development of infill housing featuring smaller units that are typically more affordable. Infill development is more cost effective for communities in that little or no new infrastructure is required to serve them. Development on raw land eliminates undeveloped natural or agricultural areas and requires the expensive extension of necessary infrastructure. Mixed-use can also enhance the vitality and perceived security of an area by increasing the number of people on the street and creating a 24-hour presence in the neighborhood. Streets, public spaces and pedestrian-oriented retail become places where people meet, attracting pedestrians onto the street and helping to vitalize community life.

Mixed-use can convey substantial fiscal and economic benefits. Commercial uses in close proximity to residential areas have a built-in customer base and therefore are frequently more successful. Businesses recognize the benefits associated with areas able to attract more people, as there is increased economic activity when there are more people in an area to shop. Communities find that by mixing land uses, they make their neighborhoods more attractive to residents who place increasing importance on quality of life.

Previously, barriers existed which may limit or prevent mixed-use development in the Santa Ynez and Los Olivos town centers. They include:

- Small antiquated parcels that don't have sufficient room to accommodate both the required on-site parking and a reasonable amount of building square footage
- Zoning only allows residential uses to occupy 50% or less of a project's floor area in the C-2 zone. Most of the Los Olivos and Santa Ynez commercial cores are zoned C-2.
- Any amount of residential use in the C-2 zone requires a Major Conditional Use Permit and Planning Commission approval.

Mixed-Use Overlay

This plan provides a unique mixed-use overlay district crafted specially for the Santa Ynez Valley that would be applied to the commercial cores of Santa Ynez and Los Olivos. The MU-SYV Overlay Zone provides:

1. Increased opportunities for centrally-located, residential infill development.
2. Reduced parking requirements to allow for improved site design of projects to better fit-in with the established pedestrian-oriented character of the Township centers.
3. Prohibits undesirable uses which conflict with the rural ambiance of the townships, such as: auto sales lots, mini storage facilities, gas stations and contractors equipment storage yards.
4. Requires Board of Architectural Review approval of all projects.
5. Reduces required front setbacks to allow new development to be built to the sidewalk edge in keeping with the character of the town centers.
6. Allows up to 25% of a project to be residential by right, with the possibility of 25-66% to be residential with the approval of a Major Conditional Use Permit.

Please refer to the MU-SYV ordinance that is included as Appendix A for further details.

4. TOWNSHIPS GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

RESIDENTIAL

GOAL LUT-SYV-1: **Promote development of housing which is affordable to area residents through a mix of residential types, using a variety of programs, policies and land use zoning designations.**

Policy LUT-SYV-1.1: **Consistent with the Housing Element, the County shall encourage the provision of a mix of affordable units on parcels within the Santa Ynez Community Plan Area.**

Policy LUT-SYV-1.2: **The County shall encourage development of senior housing and shall work to preserve the existing senior housing stock.**

Action LUT-SYV-1.3: Planning & Development shall work with other County departments and special district service providers to reduce potential regulatory barriers to Second Units while still ensuring neighborhood compatibility.

GOAL LUT-SYV 2: **New residential development should fit-in seamlessly with existing surrounding development.**

Policy LUT-SYV-2.1: **In order to provide community cohesiveness, new neighborhoods should be designed to provide circulation, pedestrian, bicycle and public transportation linkage to existing neighborhoods, schools, parks, and commercial areas.**

Policy LUT-SYV-2.2: **New residential development surrounded by walls and/or with gated access shall be discouraged.**

COMMERCIAL & MIXED USE

Policy LUT-SYV-3: **All commercial projects shall minimize impacts to adjoining residences, businesses and open space areas.**

DevStd LUT-SYV-3.1: Rooftop and ground mounted mechanical structures (e.g., vents, air conditioning, back flow devices, electrical/cable boxes, etc.) shall be

minimized to the maximum extent feasible. Where they cannot be avoided altogether, they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, landscape screening, or other appropriate methods.

DevStdLUT-SYV-3.2: Project design shall minimize long-term operational noise exposure to residences in close proximity to the site through limited, posted delivery hours (between 6 am to 8 pm) or other measures which provide equivalent noise reduction. Additional noise reduction measures such as loading only on sides of buildings not adjacent to residences or belowgrade delivery bays shall be considered. All noise-generating equipment (including delivery trucks) shall be enclosed and/or shielded to the maximum extent feasible to reduce noise levels.

MIXED-USE

GOAL LUT-SYV-4: Maintain and enhance the vitality of the mixed use areas of Santa Ynez and Los Olivos Townships by preserving their historic character and traditional development patterns. Pursue improvements that will make the areas more attractive and pedestrian friendly.

Policy LUT-SYV-4.1: Reductions in the required amount of parking for projects located within the Mixed-Use Overlay Zone shall be allowed pursuant to the Zoning Ordinance in order to: allow improved site design, maintain the area's pedestrian character and ensure that future development is compatible with historic development patterns in the area.

Action LUT-SYV-4.2: The County shall pursue installation of tree wells and street trees in the Santa Ynez and Los Olivos Township commercial cores. In Santa Ynez, the new sidewalk and street trees located on the north side of Sagunto Street between Edison and Faraday shall serve as one potential model design for areas with diagonal parking.

Action LUT-SYV-4.3: The County shall prepare separate parking inventory studies for the Los Olivos and Santa Ynez mixed-use areas and, if warranted pursue acquisition and development of one or more community parking lots in the Santa Ynez and Los Olivos Mixed-Use Areas. An in-lieu

in the Santa Ynez and Los Olivos Mixed-Use Areas. An in-lieu parking fee program may also be established to assist funding for community parking lots or parking programs.

Action LUT-SYV-4.4: The County shall work to prepare plans for the development of sidewalks, drainage structures, and on-street parking expansion in Santa Ynez and Los Olivos.

GENERAL

GOAL LUT-SYV 5: **The scenic quality, historic character and rural architectural style of the townships should be maintained and enhanced. Future development should add to the townships' aesthetic appeal by being attractively designed, pedestrian friendly, well landscaped and compatible with their neighborhood context.**

DevStd LUT-SYV-5.1: New development on parcels along both sides of Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township and along both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall not take access from the highways. Development sites shall be designed to take access from frontage roads or interior streets of the townships if feasible.

DevStd LUT-SYV-5.2: It is the intent of the following standards to preserve, and where possible enhance, the public viewshed in community gateways while allowing for pedestrian-oriented mixed use and commercial development to occur on parcels zoned C-2 or C-2/MU in an architectural vernacular compatible with the established Township.

a. New structural development on parcels along Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

   In the interest of good design, reduced setbacks may be warranted. Reductions in setback may be allowed if it can be demonstrated to the Board of Architectural Review and/or Review Authority that a development project meets all of the following standards:

2. Project's architectural and landscape design minimizes impacts to public views.
3. Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.
4. Structures fronting on other streets, but visible from the highway, must not present a blank facade for public view; i.e., must possess enhanced design features on all visible sides. Examples of enhanced design features include articulation of wall planes, varied rooflines and roof pitches, as well as varied building heights and details consistent with the local architectural vernacular.

b. New structural development on parcels along Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

In the interest of good design, reduced setbacks may be warranted. Reductions in setback may be allowed by the Board of Architectural Review and/or Review Authority.

DevStd LUT-SYV-5.3: New development on parcels along Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township and along Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall provide and maintain a landscape buffer area 30 feet in width from the edge of the Highway 246 and Highway 154 rights-of-way. Due to the width of Railway Avenue and the abandoned railroad right-of-way in Los Olivos, property abutting Railway Avenue shall have a buffer area of 20 feet in width from the edge of the Highway 154 right-of-way. Landscaping shall be with drought tolerant, native species and include at least one native oak tree for every 30 feet of Highway frontage, unless it precludes reasonable development. In the interest of good design, reduced buffer areas may be warranted. Reductions in buffer areas may be allowed by the Board of Architectural Review and/or Review Authority.

Action LUT-SYV-5.4: The County shall work with the community to develop and adopt township-specific design guidelines, including signage and lighting, that may be used by P&D and the Board of Architectural Review in approving future development in the townships.

Action LUT-SYV-5.5: The County shall work with the community to consider the feasibility of establishing design review committees for each of the three townships.

Policy LUT-SYV-5.6: All development projects within the Mixed Use – Santa Ynez Valley (MU-SYV) overlay zone shall be subject to review and approval by the Board of Architectural Review or when established, the appropriate Valley-specific or township-specific design review board.

Action LUT-SYV-5.7: The County shall pursue a utility undergrounding program for Sagunto Street between Tyndall and Meadowvale Streets in Santa Ynez and for Grand Avenue between Highway 154 and Hollister Street in Los Olivos.

C. LAND USE RURAL, INNER-RURAL AND EDRNS

1. SETTING

Approximately 50% of the Santa Ynez Valley's 45,380 acre planning area is designated as Rural, 30% is designated as Inner-Rural with the remaining 4% making up the urban designated township areas and 15% for Existing Developed Rural Neighborhoods (EDRNs). Land uses in the Rural Area are limited to agriculture and related uses, mineral extraction, low density residential and public or quasi-public uses. The minimum lot size permitted in the Rural Area is 40 acres. Inner-Rural areas have a minimum parcel size of five acres.

a. Agriculture

Agriculture is a strong component of community identity and a major contributor to the Santa Ynez Valley's economy. Approximately 43,441 acres in the Santa Ynez Valley Planning Area are zoned for agriculture with minimum parcel sizes ranging from 5 to 40 acres in the Inner-Rural Area and from 40 to 100 acres in the Rural Area. Productive agricultural land accounts for approximately 31,270 acres. The Valley plays an important role in the County's agricultural sector, especially in cattle grazing and the production of wine grapes.

TABLE 7: Santa Ynez Valley Agriculture at a Glance

Crop Type	Acreage
Farmsteads, Livestock, Feed Lots or Dairies	780
Field Crops	160
Grain	1,150
Grazing[1]	23,000
Orchards	300
Pasture	2,050
Truck Crops	2,650
Vineyards	2,160
Total	**31,270**

Source: 1995 CA Department of Water Resources Crop Type maps and 2004 aerial photos. Grazing number from 2002 Important Farmlands Map by the Dept. of Conservation.

As shown on Table 7, the Santa Ynez Valley produces a wide variety of crops, including wine grapes, grains, hay and alfalfa, row crops, and deciduous fruits and nuts (e.g. apples, walnuts). Many of these crops are grown in the prime soils of the Santa Ynez River floodplain and along the Alamo Pintado Road and Highway 154 corridors. Cattle grazing occurs over much of the area's non-prime soils, particularly on the hillsides that surround the Valley. The Valley is also a major equestrian center, supporting both large world-class operations as well as small ranches. Wine grapes are particularly well suited to the soils and climate that exist throughout the Valley. Vineyards have expanded rapidly over the last 10 years. There are approximately 2,152 acres planted in wine grapes in the Santa Ynez Valley, out of approximately 21,000 acres countywide.

Over the last 20 years the general trend has been toward conversion of grazing, dry-farmed or open land to more intensive agricultural production such as orchards, irrigated row crops and vineyards, which generally have higher production values per acre. A number of factors have

[1] Source: Important Farmland Map of 2002 and Department of Conservation. Acres most likely over estimated.

led to agriculture intensification including high land values when compared to the relatively low economic yield of the cattle business, advances in water delivery technology, the emergence of vineyards as a profitable alternative to grazing on non-prime soils and the availability of large capital investment. In turn, this trend contributes to rising land prices. With the expansion of vineyards has come the construction of wineries and an increase in wine production.

Agricultural Preserve Lands

As illustrated on Figure 8, approximately 44% or 19,850 acres of the planning area's agriculturally zoned lands are enrolled in the County's Agricultural Preserve Program (Williamson Act). The Williamson Act (California Land Conservation Act of 1965) provides tax incentives to preserve land in agricultural production or open space. Under this voluntary program, the landowner agrees to keep the land in agricultural production or open space for a 10 year contract period (renewed annually with the County). In return, the property tax is assessed on the agricultural or open space value rather than the unrestricted market value. Longer-term contracts (20 years) can be negotiated under the Farmland Security Zones, an option passed by the California Legislature in 1998.

Agricultural Industry Overlay

To maintain and enhance the role of agriculture in the Valley's economy, it is necessary to have adequate agriculturally related commercial and industrial support facilities nearby for the processing, packaging, treatment and shipping of agricultural commodities. Usually these uses are considered most appropriate in urban areas. However, these uses may be allowed on any agricultural parcel in the Rural Area that carries an Agricultural Industry Overlay (AIO). AIOs may be applied to land designated Agriculture II (A-II). A request for the AIO designation must include a major conditional use permit and development plan for a proposed use that is directly related to agriculture. Several conditions must be met for approval including special circumstances as to why the project requires a location in the Rural Area.

Despite the availability of the AIO, only one site in the Valley has this designation and it is just outside of the Plan Area. It is located on APN 099-640-010 on the west side of Highway 101 approximately two miles north of Buellton. The AIO was approved as a transfer and shipping station for cattle; however, the site is primarily being used as a horse and livestock trailer sales lot.

The AIO process remains adequate at this time. It allows any rural landowner to apply for the overlay at a location that they feel is most appropriate to their business. Applications are reviewed on a case-by-case basis with Board of Supervisors consideration of environmental constraints and land use compatibility issues.

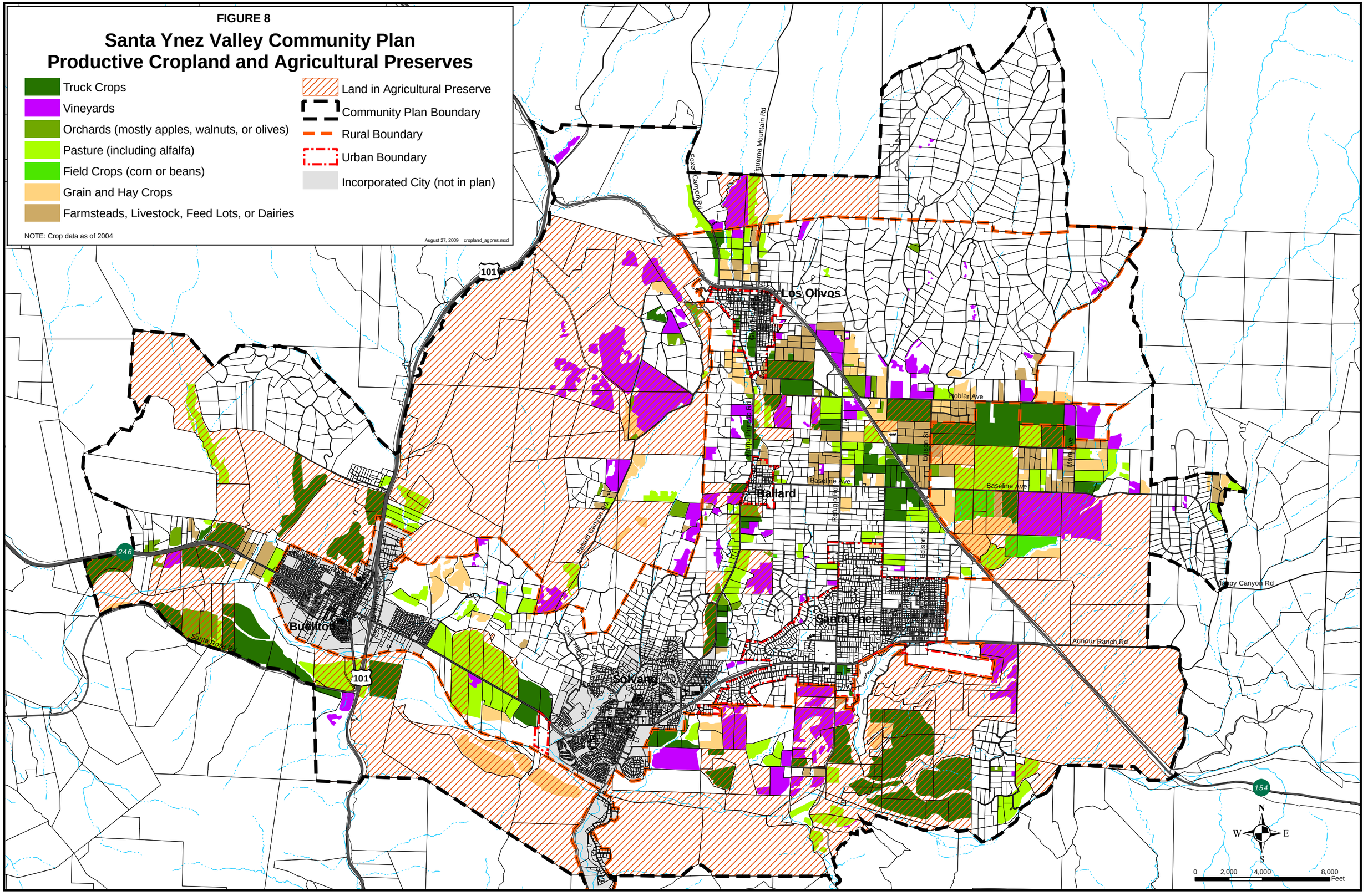
FIGURE 8

Santa Ynez Valley Community Plan
Productive Cropland and Agricultural Preserves

- Truck Crops
- Vineyards
- Orchards (mostly apples, walnuts, or olives)
- Pasture (including alfalfa)
- Field Crops (corn or beans)
- Grain and Hay Crops
- Farmsteads, Livestock, Feed Lots, or Dairies
- Land in Agricultural Preserve
- Community Plan Boundary
- Rural Boundary
- Urban Boundary
- Incorporated City (not in plan)

NOTE: Crop data as of 2004

August 27, 2009 cropland_agpres.mxd



BACKSIDE OF FIGURE 8

b. Inner-Rural Area

The Land Use Element defines the Inner-Rural Area as an area where development is limited to rural uses such as agriculture, recreation and ranchette development. This designation is to be used adjacent to urban areas and may help to buffer urban and rural land uses. Below is a breakdown of the land uses in the Inner-Rural Area.

TABLE 8: Land Uses in the Inner-Rural Area

	Comprehensive General Plan		SYVCP	
Land Use	**Number of Parcels**	**Acres**	**Number of Parcels**	**Acres**
Agriculture	1,296	16,147	1,103	11,750
Residential	2	9	23	61
Commercial	1	3	1	3

Source: Planning and Development Mapping Division

2. PLANNING ISSUES

a. Agricultural/Residential Uses

The land use pattern within the Inner-Rural Area has changed over time. Throughout the 1970s and 1980s, many subdivisions of larger agricultural parcels into smaller parcels occurred. Smaller orchards, equestrian facilities and vineyards became more common in these areas than large-scale commercial agricultural operations. The subdivision of Inner-Rural AG-I parcels is resulting in more estate ranchettes and associated hobby farms and less commercial agriculture.

Heritage Sites (HS) Overlay/Downzone Alternate

During the Plan process the community, GPAC and VPAC identified that the continued subdivision of large agricultural parcels down to the minimum parcel size allowed under zoning, especially in key gateway and community separator areas, would contribute to the erosion of the Valley's rural character. In response to that concern, the "Heritage Sites Overlay" concept was considered. The purpose of "Heritage Sites Overlay" was to designate those parcels whose potential subdivision requires a higher level of scrutiny and careful consideration in order to ensure that several community objectives are met. These objectives are: preserving the rural aesthetic at valley and township gateway areas, maintaining separation between the townships, and providing compatibility in lot size with neighboring parcels.

In addition to the Heritage Sites overlay, the County considered the "Downzone Alternative" which was analyzed through the environmental review process. The "Downzone Alternative" proposed rezoning a number of properties to minimize environmental impacts associated with parcelization, while achieving similar goals as the Heritage Sites Overlay. The Downzone Alternate was selected by the Board of Supervisors and incorporated into this plan.

TABLE 9: Rural/Inner-Rural/Urban Boundary Changes

(Refer to Figure 9)

Map Key	Parcels/ Acres	Previous Zoning/ Area	Zoning/Area	Rationale
A	19/190	AG-I-5, AG-I-40/ IR & Rural	AG-I-5, AG-I-40/EDRN	Clarify limit on expansion of existing development density onto adjacent rural lands.
B	3/47	AG-I-5, C-2/ Urban &Inner-Rural	AG-I-5, AG-II-100/ Inner-Rural, Rural	Constrained by river floodplain, Caltrans right-of-way.
C	26/470	20-AL-O, AG-I-20/ Rural & Inner-Rural	AG-I-20/ EDRN	Added parcels left out of Woodstock EDRN. Resolves split EDRN/Inner-Rural designation.
D	22/636	AG-I-20, AG-I-40, AG-II-100/Inner-Rural	AG-I-20/EDRN, AG-II-40, AG-II-100/Rural	Clarify limit on expansion of existing development density onto adjacent rural lands. Minimize potential future subdivision.
E	2/225	40-AL-O, AG-I-10, AG-II-100/Urban, Rural	AG-II-40/Rural	Correction of previous mapping error. Eliminate multiple zoning. Eliminate Ordinance 661 zoning.
F	6/224	AG-I-5, AG-I-20/ Inner-Rural	AG-II-40/Rural	Minimize potential future subdivision.
G	10/408	AG-I-5, MRP/Inner-Rural, Urban	AG-I-20/Rural, Inner-Rural;	Minimize potential future subdivision.
H	9/1,028	AG-I-20, AG-I-40/Inner-Rural	AG-II-40, AG-II-100/ Rural	Minimize potential future subdivision.
I	20/33	1-E-1/Urban	RR-5/Inner-Rural	Retract urban area to historical boundary. Minimize potential future subdivision.
J	7/197	AG-I-20/Inner-Rural	AG-II-40/Rural	Minimize potential future subdivision.
K	9/317	3-E-1, AG-I-5, AG-I-20/Urban, Inner-Rural	AG-I-5, AG-II-40/Inner-Rural, Rural	Minimize potential future subdivision.
L	21/202	10-AG/Rural	AG-I-20/EDRN	Clarify limit on expansion of existing development density onto adjacent rural lands Eliminate Ordinance 661 zoning.
M	1/86	AG-I-20/EDRN	AG-II-100/Rural	Remove inappropriate EDRN designation.
N	117/1,058	AG-I-5, AG-I-10, AG-I-20/Inner-Rural	AG-I-5, AG-I-10, AG-I-20/EDRN	Provide a more logical, stable Rural boundary.
O	4/35	5-AL-O, 20-AG/Rural	AG-I-5/EDRN	Add parcels left out of Meadowlark EDRN.

b. Boundary Adjustments

The plan made several changes to the Rural boundary to reflect existing land uses and development patterns. Lands within the Inner-Rural area that would be removed would be placed into either of two categories, either Existing Developed Rural Neighborhoods (EDRNs) or rural lands.

c. Existing Developed Rural Neighborhoods

Existing Developed Rural Neighborhoods (EDRNs) are areas that have been historically developed with lots smaller than those found on the surrounding Rural or Inner-Rural lands. The purpose of this designation is to prevent pockets of smaller rural residential development from spreading onto adjacent agricultural lands. Through the community plan process, four areas were identified to add the EDRN designation, two areas to remove the EDRN designation, and three areas to modify existing EDRN boundaries, with the appropriate rural boundary adjustments. Hence, eight EDRNs remain within the planning area. The following discussion and Table 10 below provide brief descriptions of each EDRN, associated issues and changes to the EDRN, if any.

TABLE 10: Existing Developed Rural Neighborhoods (EDRN)
(Refer to Figure 9)

Map Key	Name	Parcels/ Acres	Zoning
1	North Hwy 246	21/202	AG-I-10
2	West Buellton	20/190	AG-I-5 AG-I-40
3	Bobcat Springs	89/1,269	1-E-1 CH AG-I-5 AG-I-20
4	Ballard Canyon	19/222	AG-I-10, AG-I-20
5	West Los Olivos Ranchettes	22/368	AG-I-20
6	Woodstock/ Oak Trails	136/2,581	AG-I-20
7	East Baseline/ Rancho Estates	137/1,058	AG-I-5 AG-I-10 AG-I-20
8	Meadowlark	73/434	AG-I-5
9	Shepherd	1/80	AG-I-20

1. North Hwy 246

Located one-third mile west of the city limits of Buellton, these parcels are smaller than the properties in the surrounding area**.** Under the 10-acre minimum parcel size (10-AG) designation, subdivision is possible on four of the properties, potentially resulting in four additional lots. The EDRN recognizes the pre-existing smaller parcels and "pocket" of denser development.

2. West Buellton

The 18 parcels with an A-I-5 land use and AG-I-5 zoning designation are developed with residential ranchettes except for two vacant parcels. The two larger parcels with an A-I-40 land use and AG-I-40 zoning designation support agricultural operations and are under agricultural preserve contracts. In addition, a portion of the largest (35 acre) northern agricultural parcel is designated AG-II-100. These parcels are significantly smaller than the properties in the surrounding area (parcels ranging from 60 to 550 acres), which have AC land use and AG-II-40 & AG-II-100 zoning designations, which warrant their designation as an EDRN.

3. Bobcat Springs

There are 38 parcels on Camino San Carlos zoned residential (1-E-1) and entirely built out. Five vacant parcels could result in 15 new potential units. The Zaca Creek Restaurant and Saloon is located on Jonata Park Road on a lot zoned Highway Commercial. Two parcels have split land use and zoning designations. The 10.49-acre Haas property is Highway Commercial and Residential 1.0 and includes an abandoned café and one residential dwelling.

4. Ballard Canyon

There are two vacant parcels within the EDRN; a total of five units could potentially be built on these vacant parcels.

5. West Los Olivos Residential Ranchettes

This area is an island of smaller lot residential uses surrounded by large parcels in active agricultural production under agricultural preserve contracts. The area is comprised of 22 parcels, most of which are 19-20 acre rural residential parcels with an A-I-20 land use designation totaling 369 acres. Only one lot supports an agricultural operation.

6. Woodstock/Oak Trails

There are 30 vacant parcels within this EDRN for a potential buildout of 30 units. Twenty-two parcels with no subdivision potential in the west and central area have been added to the EDRN. All properties have an A-I-20 land use designation. The Plan also shifted the rural boundary so that four parcels that were previously split by the boundary are located entirely within the EDRN.

7. East Baseline/Rancho Estates

This EDRN is designated as a result of moving the rural boundary to the northwest along Brinkerhoff Avenue. The area is an island of smaller lot residential development that fits the definition of EDRN and which should not expand to the surrounding large lot productive agricultural lands. This EDRN consists of 137 parcels on 1,058 acres of which nine are vacant. Land use in this area consists of A-I-5, A-I-10 and A-I-20. Twenty-four parcels near Mora Avenue are in active agricultural production or irrigated pasture. Theoretically, nine net new parcels could be created. Eight new parcels could be created in the east side of the EDRN in the A-I-5 district and one new parcel could be created in the middle third of the EDRN in the A-I-20 district.

8. Meadowlark

Meadowlark subdivision is located south of Hwy 246 and east of Refugio Road; the Santa Ynez River is directly south of the EDRN. This EDRN contains 74 parcels on 434 acres with a land use designation of Agriculture (A-I-5) and is zoned AG-I-5. There are 10 vacant parcels within the EDRN; a total of 12 units could potentially be developed. The community plan expanded the boundary of the EDRN to encompass six small parcels to the south.

9. Shepherd

The property is used as a rancho estate with one existing residential unit and active onsite agriculture. A creek divides the property with non-prime soils to the northwest and prime soils to the southeast. The property could potentially be subdivided into four 20-acre lots.

FIGURE 9

Santa Ynez Valley Community Plan Urban, Rural and EDRN Boundary Lines

- Community Plan Boundary
- Urban Area
- Rural Boundary
- Existing Developed Rural Neighborhood (EDRN)
- ▨ Incorporated City
- Ⓐ 1 See Tables 9 & 10

September 1, 2009 ar14maps/SYValley/syv_commuplan/Proposed_Maps_And_Layers_For_Adoption/BOSfinal/SYVCP_UrbRurEDRN.mxd

BACKSIDE OF FIGURE 9

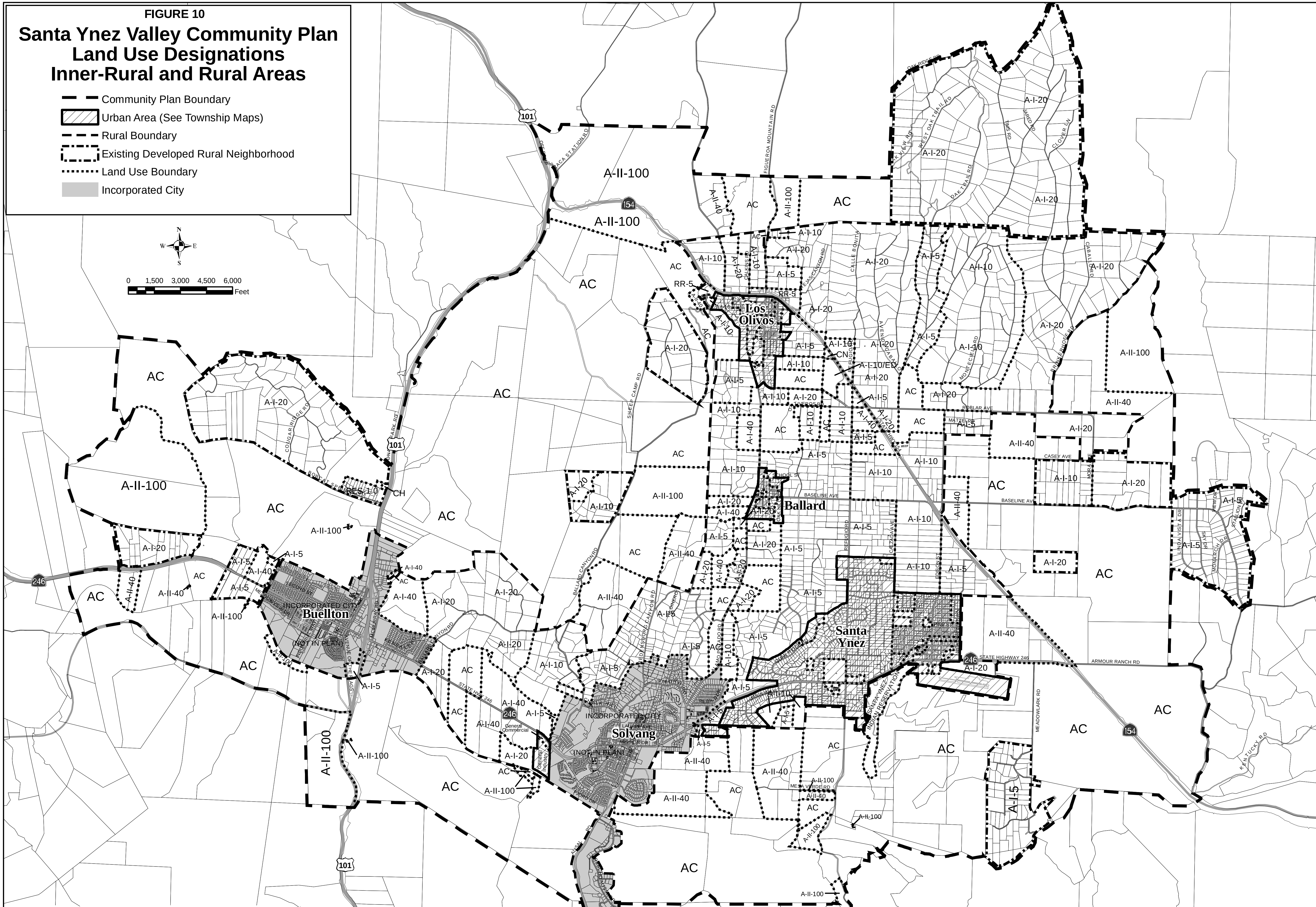

Community Plan Boundary
Urban Area (See Township Maps)
Rural Boundary
Existing Developed Rural Neighborhood
Land Use Boundary
Incorporated City
0 1,500 3,000 4,500 6,000
Feet
Los Olivos
Ballard
Santa Ynez
Buellton
Solvang
INCORPORATED CITY
(NOT IN PLAN)
SANTA YNEZ INDIAN RESERVATION
STATE HIGHWAY 246
ARMOUR RANCH RD
BASELINE AVE
ROBLAR AVE
CASEY AVE
MEADOWLARK RD
FIGUEROA MOUNTAIN RD
BALLARD CANYON RD
SHEEP CAMP RD
MESA VERDE RD
KENTUCKY RD
General Commercial
General Industry
A-II-100
A-II-40
A-I-20
A-I-10
A-I-5
AC
RR-5
CN
CH
A-I-10/ED

FIGURE 10

Santa Ynez Valley Community Plan Land Use Designations Inner-Rural and Rural Areas

August 27, 2009 ar14maps/SYValley/syv_commuplan/Proposed_Maps_And_Layers_For_Adoption/SYVCP_ProposedLandUseDownzoneAlternative.mxd

BACKSIDE OF FIGURE 10

FIGURE 11

Santa Ynez Valley Community Plan Zoning
Inner-Rural and Rural Areas

Zoning Boundary

Community Plan Boundary

Urban Area (See Township Maps)

Incorporated City

N W E S

0 1,500 3,000 4,500 6,000 Feet

AG-II-100 AG-I-20 AG-I-40 AG-I-10 AG-I-5 AG-II-40

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

101 154 246

August 27, 2009 ar14\maps\SYValley\syv_community\plan\Proposed_Maps_And_Layers_For_Adoption\SYVCP_ProposedZoningDownzoneAlternative.mxd

BACKSIDE OF FIGURE 11

3. AGRICULTURE AND RURAL LANDS GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL LUA-SYV: **Protect and Support Agricultural Land Use and Encourage Appropriate Agricultural Expansion.**

Policy LUA-SYV-1: **The County shall develop and promote programs to preserve agriculture in the Santa Ynez Valley Planning Area.**

Policy LUA-SYV-2: **Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.**

Policy LUA-SYV-3: **New development shall be compatible with adjacent agricultural lands.**

DevStd LUA-SYV-3.1: New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis.

Action LUA-SYV-3.2: The County should consider approval of Agricultural Industrial Overlay areas on a case-by-case basis to ensure that adequate facilities for processing, packaging, treatment and transportation of agricultural commodities exist in the Valley.

Policy LUA-SYV-4: **Opportunities for agricultural tourism shall be supported where such activities will promote and support the primary use of the land as agriculture without creating conflicts with on-site or adjacent agricultural production or impacts to the environment.**

Action LUA-SYV-4.1: The County shall consider an ordinance allowing agricultural farmstays in the Santa Ynez Valley in accordance with Health and Safety code Section 113870 where compatible with on-site and neighboring agricultural production.

Action LUA-SYV-4.2: Planning and Development and the Agricultural Commissioner shall coordinate with other County departments (e.g. Economic Development Agency) and local and statewide organizations to promote agricultural tourism activities that are available in the County (e.g., Farmers' Markets, U-pick, harvest festivals, wineries, farmstays, etc.).

Action LUA-SYV-4.3: Planning and Development shall work with the Agricultural Advisory Committee to create a new policy(ies) that provide land

owners with clear direction on the exacting standards, thresholds, policies, and findings required to approve agricultural land divisions. Policy language should clarify that land use and zoning designations do not provide vesting, and that land use densities are maximums that may be reduced based on specific conditions.

Policy LUA-SYV-5: **EDRN's may be rezoned to lower densities within the planning area.**

A. CIRCULATION

1. PLANNING AREA SETTING

a. Regional Roadway Network

U.S Highway 101
U.S. Highway 101 is the primary travel route through Santa Barbara County. Within the Santa Ynez Valley Community Plan Area (Plan Area), there are four interchange connections to U.S. Highway 101 at State Route 154, State Route 246, Avenue of the Flags and Santa Rosa Road. Additional undivided sections with at-grade access occur at Jonata Park Road.

State Route (S.R.) 154
S.R. 154 is a State designated scenic highway. It is a two-lane, north/south state route that traverses the Plan Area and provides an alternate route to U.S. Highway 101 to access southern Santa Barbara County. Within the Plan Area, primary access to S.R. 154 occurs at Foxen Canyon Road, Ballard Canyon Road, Figueroa Mountain Road, Grand Avenue, Alamo Pintado Avenue, Roblar Avenue, Baseline Road/Edison Street, State Route 246, and Armour Ranch Road. The Baseline/Edison intersection at S.R. 154 was identified as a "high accident concentration location" by Caltrans in 2004. Caltrans is working on a safety remediation project to address collisions at this intersection. As an interim solution, Caltrans has installed a stop sign at this location to provide the County and Valley residents additional time to investigate alternative traffic safety options including but not limited to a traffic signal or roundabout. Most of the other intersections have also been identified by Caltrans for potential future traffic control.

State Route (S.R.) 246
S.R. 246 is a two-lane highway which serves as a major east/west route linking the Santa Ynez Valley, Santa Rita Valley, and Lompoc Valley. S.R. 246 is used by a significant number of local drivers as an inter-community route with principle connection between the cities of Solvang, Buellton, and Lompoc. S.R. 246 is signalized at Edison Street and Refugio Road in the Plan Area.

Traffic volumes on the three highways in the Valley have experienced tremendous increases during the past 25 years. On Highway 154 traffic volumes have nearly tripled. The expansion of the Chumash casino and other growth has dramatically impacted traffic on Highway 246. Over the past decade, increased traffic volumes have triggered significant improvements such as the recently completed Highway 101/154 interchange and the recent installation of a traffic signal at Edison Street and Highway 246.

b. Local Roadway Network

The Santa Ynez Valley is semi-rural with urban development concentrated in the townships of Los Olivos, Ballard, and Santa Ynez, the cities of Solvang and Buellton, and the Chumash Reservation. State Highway 246, State Highway 154 and Baseline Road are the major east/west routes that connect the six communities of the Valley. North/south routes connecting the urban communities include Edison Street, Refugio Road, Alamo Pintado Road, and Ballard Canyon Road. Roblar Avenue, Baseline Avenue, Armour Ranch Road, and Happy Canyon Road provide

access to agricultural areas to the east. Traffic volumes during 1990-1999 on Valley County roads are represented in Figure 12a. Most roadways operate at acceptable capacities; however, Edison Street, Refugio Road and Alamo Pintado Road have traffic volumes approaching or exceeding the capacity standards of the County's Circulation Element. A traffic study was prepared as part of the environmental review of this Plan. Figure 12b represents the most recent traffic count data as of 2008.

FIGURE 12a. Santa Ynez Valley Historical Traffic Volumes

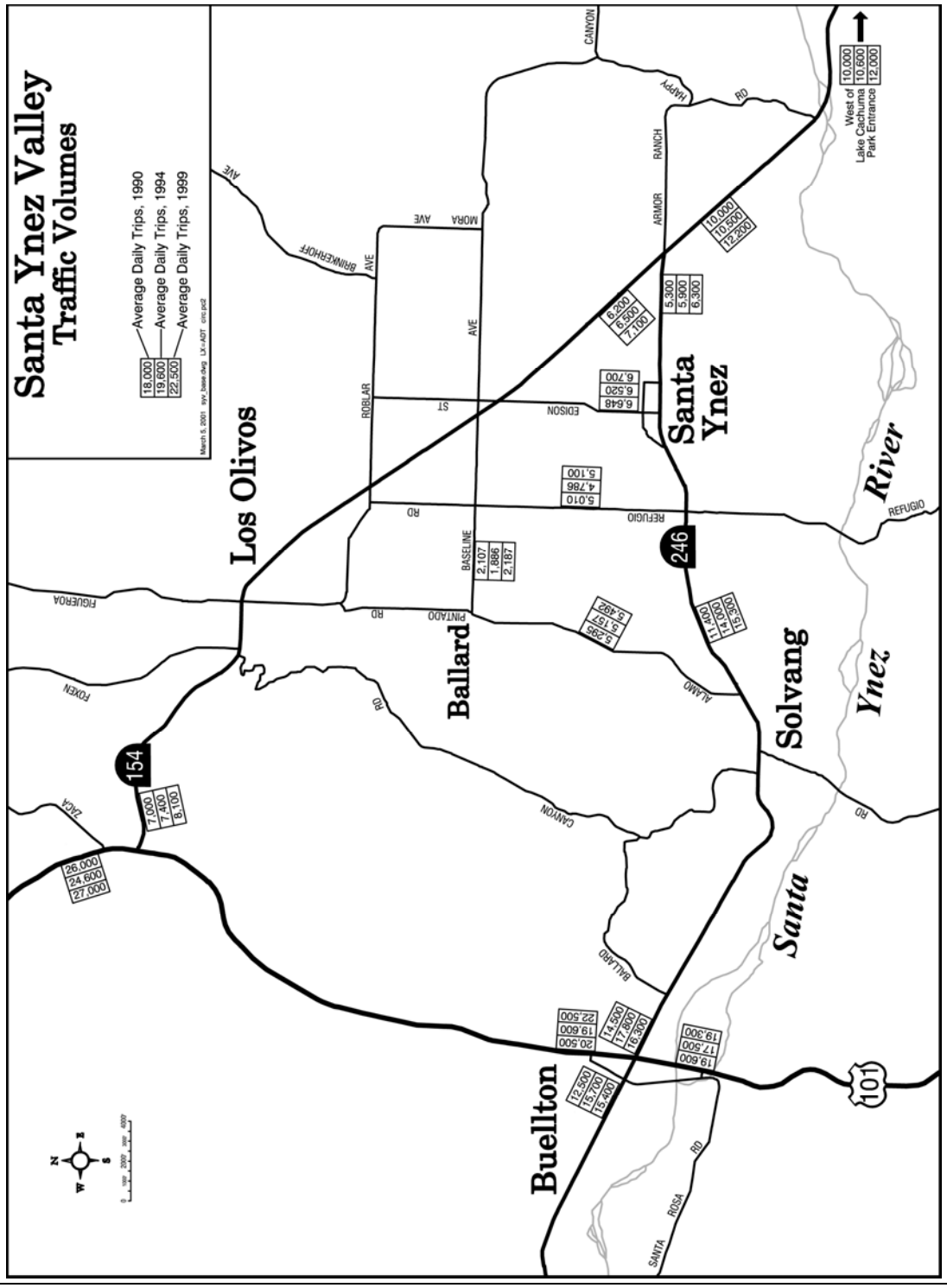
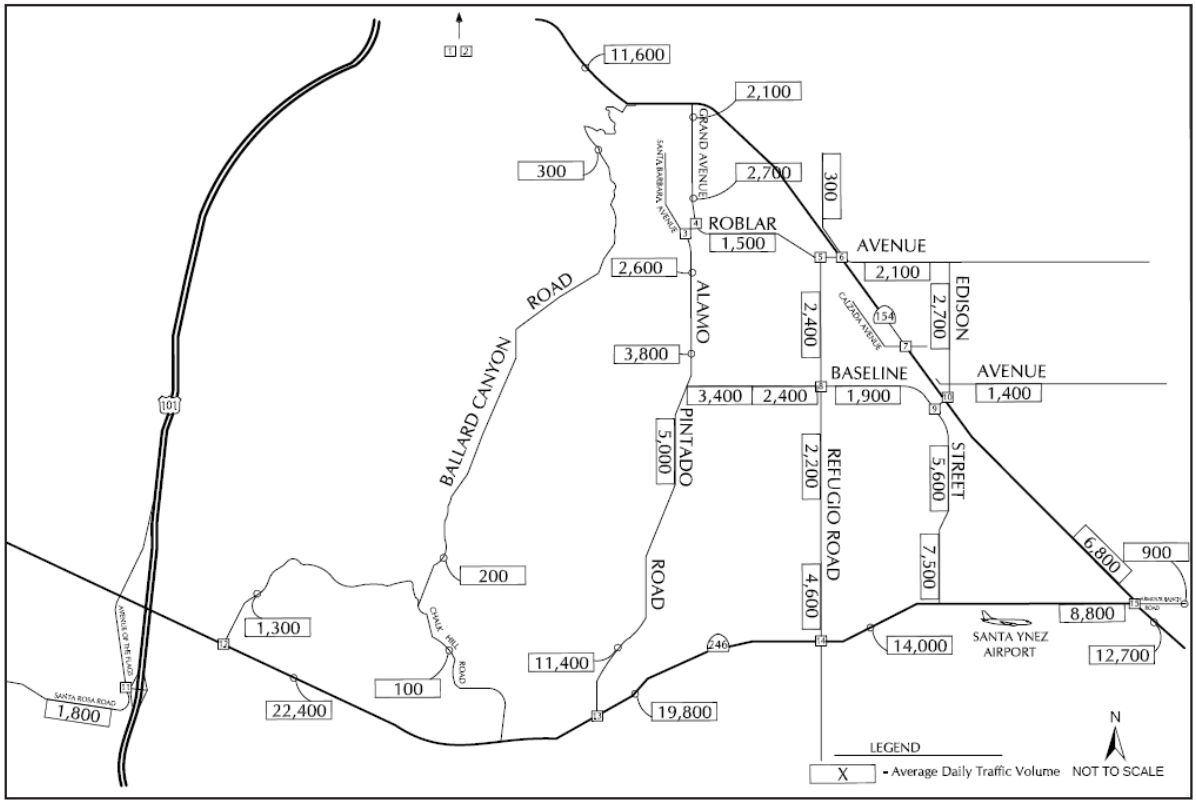


FIGURE 12b. Santa Ynez Valley 2008 Traffic Volumes



Existing Street Network and
Average Daily Traffic Volumes – Backbone System

Source: Associated Transportation Engineers, 2008.

c. Levels of Service

The primary factor influencing efficiency of operation of a roadway system is the adequacy of intersection design and operation. Operating conditions are described by level-of-service (LOS), which is derived by comparing traffic volumes with roadway capacity. LOS A represents the best traffic operation, while LOS F represents the worst. LOS B is considered the minimal level desired within the Plan Area. The six LOS categories are described in Table 11.

d. Alternative Transportation Modes

Transit Service

Santa Ynez Valley Transit (SYVT) is operated by a private contractor under an agreement with the City of Solvang. The City has been the system administrator since September 1992, under a Memorandum of Agreement (MOA) between the Cities of Buellton and Solvang and Santa Barbara County. SYVT provides fixed-route and demand-response service. The fixed-route service is available Monday through Saturday between the City of Buellton and the park–and-ride lot near the Route 246/154 junction. The demand-response service includes the cities of Solvang and Buellton and the unincorporated communities of Santa Ynez, Ballard, and Los Olivos and is available Monday through Saturday. In 2003-2004, the fixed-route service had a ridership of 32,879 individuals and demand-response service had a ridership of 4,956 individuals.

TABLE 11: Level of Service Categories

LOS	Definition
A	Free unobstructed flow, no delays; signal phases able to handle approaching vehicles.
B	Stable flow, little delay, few phases unable to handle approaching vehicles.
C	Stable flow, low to moderate delays, full use of peak direction signal phases.
D	Approaching unstable flow, moderate to heavy delays, significant signal time deficiencies experienced for short durations during peak traffic period.
E	Unstable flow, significant delays, signal phase timing is generally insufficient, extended congestion during peak period.
F	Forced flow, low travel speeds and volumes well above capacity.

On March 1, 2005, the Santa Barbara Metropolitan Transit District began the "Valley Express," a commuter service between the Santa Ynez Valley and the South Coast. Service includes four routes with stops in Solvang and Buellton. The Clean Air Express, operated by Santa Barbara Air Bus, is available on a subscription basis. This service, which is administered by the Santa Barbara County Air Pollution District, brings commuters into the South Coast from north Santa Barbara County. Additionally, the Central Coast Shuttle Services, Inc. provides services from Santa Maria and Buellton to Los Angeles International Airport. Greyhound Lines, Inc. also operates inter-city bus service, providing two daily round trips linking Buellton, Lompoc and Santa Maria with destinations to the north and south county. The Chumash Casino also provides a shuttle service from the South Coast, Lompoc, and Santa Maria for its patrons and staff.

Park-and-Ride Facilities

Park-and-Ride facilities, such as the one located at Hwy 246 and Hwy 154, provide local commuters a central location to park vehicles and carpool to north or south county. Some of the issues associated with these facilities involve providing a safe well lighted environment and appropriate siting of the facility close to regional serving highways. Park-and-Ride facilities adjacent to transit stops in the urban areas are important elements to increase the use of public transit. Many facilities include bicycle storage lockers to enhance commuting options.

2. CIRCULATION ELEMENT

Policy A of the Santa Barbara County Comprehensive Plan Circulation Element states that:

> "The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element."

This section of the Plan updates the roadway classifications and project consistency standards of the County's Circulation Element for the Plan Area. In so doing, this Community Plan identifies a new system of roadway classifications and project consistency standards which supersede the prior classifications and standards of the Circulation Element applicable in the Santa Ynez Valley.

a. Definitions:

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway. As defined by this Community Plan, the Acceptable Capacity for a given roadway is based upon its roadway classification and the acceptable level of service for that roadway. The acceptable level of service for roadways and intersections in the Plan Area is Level of Service B.

Estimated Future Level of Service: For a given intersection, the County accepted LOS is based on projections from the Santa Ynez Traffic Model (near-term scenario) or on existing traffic levels combined with traffic to be generated by approved but not yet occupied projects as referenced by the public environmental documents for the development project under review. The Estimated Future Level of Service must consider all funded, but not yet constructed improvements, that are planned for completion prior to the project's occupancy. This includes mitigation from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

Estimated Future Volume: For a given roadway segment, the most recent County accepted projections based upon the Santa Ynez Traffic Model or a count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public environmental document for the development project under review.

Design Capacity: The maximum number of ADTs that a given roadway can accommodate based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to LOS E/F.

b. Roadway Classification System:

The Santa Ynez Valley roadway classification system (Table 12) is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent upon roadway size, function, and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, and often carry a large percentage of through traffic (Table 12). Secondary roadways are two lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries. Figure 13 is the Community Plan Circulation Element map.

TABLE 12: Santa Ynez Valley Roadway Classifications

Roadway	Segment	Classification	Design Capacity (2-Lane)	Acceptable Capacity (LOS B)
Alamo Pintado Rd	Hwy 246 to Baseline	S-1	11,600	8,120
Refugio Rd	Roblar Ave to Hwy 246	S-1	11,600	8,120
Edison St.	Baseline to Hwy 246	S-1	11,600	8,120
Roblar Ave.	Grand Ave to Hwy 154	S-1	11,600	8,120
Baseline Rd	Alamo Pintado Rd to Hwy 154	S-1	11,600	8,120
Ballard Cyn Rd	Hwy 246 to Chalk Hill Rd	S-3	7,900	5,530
Roblar Ave.	w/o Hwy 154	S-3	7,900	5,530
Baseline Rd	w/o Hwy 154	S-3	7,900	5,530
Refugio Rd	s/o Hwy 246	S-3	7,900	5,530

Source: County of Santa Barbara Public Works, Transportation Division

TABLE 13: Definition of Roadway Classifications

Classification	Purpose and Design Factors	Design Capacity		LOS B Threshold[1]	
		2 Lane	4 Lane	2 Lane	4 Lane
Primary 1	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaced at 1 mile or more intervals.	19,990	47,760	13,930	33,432
Primary 2	Roadways which serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet with well spaced curb cuts. Signals intervals at a minimum of 1/2 mile.	17,900	42,480	12,530	29,736
Primary 3	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal intervals of 1/2-1/4 mile.	15,700	37,680	10,990	26,376
Secondary 1	Roadways designed to primarily serve non-residential development and large lot residential development with well spaced driveways. Roadways would be 2 lanes with infrequent driveways. Signal would generally occur at intersections with primary roads.	11,600	NA	8,120	NA
Secondary 2	Roadways designed to serve residential and non-residential land uses. Roadways would be 2 lanes with close to moderately spaced driveways.	9,100	NA	6,370	NA
Secondary 3	Roadways designed to primarily serve residential with small to medium lots. Roadways are 2 lanes with more frequent driveways.	7,900	NA	5,530	NA

[1] Defined as 70% of Design Capacity.

Source: County of Santa Barbara Public Works, Transportation Division.

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FIGURE 13

Santa Ynez Valley Community Plan Circulation Element

- Freeway
- State Highway
- Primary-3 (P-3)
- Secondary-1 (S-1)
- Secondary-3 (S-3)
- Interchange
- Community Plan Boundary
- Incorporated City (Not in Plan)

N W E S

0 1,500 3,000 4,500 6,000 Feet

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

101 246 154

August 5, 2009 ar14maps/SYValleyIsyv_commuplan/Proposed_Maps_And_Layers_For_Adoption/SYVCP_ProposedCirculation.mxd

BACKSIDE OF FIGURE 13

c. Standards for Determination of Project Consistency:

Purpose

This section defines intersection and roadway standards in terms of level of service, provides methodology for determining project consistency with these standards, and defines how the roadway and intersection standards will be applied in making findings of project consistency with this Community Plan. The intent of this section is to ensure that roadways and intersections in the Plan Area continue to operate at acceptable levels.

Consistency Standards for Primary Roadways (P-1 through P-3)

1) *For Primary roadway segments, a project is considered consistent with this section of the Community Plan where the Estimated Future Volume does not exceed the Acceptable Capacity.*

2) *For Primary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is considered consistent with this section of the Community Plan if: 1) intersections affected by traffic assigned from the project operate at or above minimum level of service standards, or 2) if the project provides a contribution toward an alternative transportation project (as identified in the SYVTIP) that is deemed to offset the effects of project-generated traffic.*

Consistency Standards for Secondary Roadways (S-1 through S-3)

3) *For Secondary roadway segments where the Estimated Future Volume does not exceed the Acceptable Capacity, a project is consistent with this section of the Community Plan. However, County decision-makers may impose additional mitigation measures (i.e., traffic calming, alternative transportation, etc.) based upon project impacts and specific road segment characteristics (i.e., site distance, school proximity, parking driveways, roadway width, safety, vehicle speed, etc.).*

4) *For Secondary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is consistent with this section of the Community Plan if: 1) the project generates 70 ADT or less, or 2) if the project provides a contribution toward an alternative transportation project (as identified in the SYVTIP) that is deemed to offset the effects of project-generated traffic.*

Signalized Intersection Consistency Standards

Intersection capacity is stated in terms of the proportion of the volume of traffic carried (V) to its design capacity (C); with a volume to capacity ratio (V/C) of 1.00 equal to LOS F, a V/C ratio of .90 equal to LOS E, on down to a V/C ratio of .70 equal to LOS C and a V/C ratio of .50 equal to LOS A.

1) *Projects contributing Peak Hour Trips to intersections that operate at an Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.20.*

   - *For intersections operating at an Estimated Future Level of Service B, no project shall result in a change in V/C ratio greater than 0.15.*
   - *For intersections operating at an Estimated Future Level of Service C, no project shall result in a change of V/C ratio greater than 0.10.*
   - *For intersections operating at an Estimated Future Level of Service D, no project shall result in a change of V/C ratio greater than 0.03.*
   - *For intersections operating at an Estimated Future Level of Service E, no project shall result in a change of V/C ratio greater than 0.02.*
   - *For intersections operating at an Estimated Future Level of Service F, no project shall result in a change of V/C ratio greater than 0.01.*

2) *Where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with the above intersection standards, intersection improvements that are sufficient to offset project changes in V/C ratio, in excess of the applicable intersection standards above, shall be required in order to make a finding of consistency with the Community Plan.*

3) *These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those allowed by the city's Circulation Element.*

Unsignalized Intersection Consistency Standards

1) *Projects contributing peak hour trips to unsignalized intersections that operate at an Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change of two levels of service or an equivalent amount of delay.*

2) *Projects contributing peak hour trips to intersections that operate better than Estimated Future Level of Service B shall be found consistent with this section of the Community Plan.*

3) *Unsignalized intersections that do not trigger traffic signal warrant criteria shall be found consistent with this section of the Community Plan.*

Special Standards for Projects Involving Comprehensive Plan Amendments

1) *Comprehensive Plan Amendments submitted by private applicants that propose changes in land use designation on any given parcel in the Plan Area shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then the following findings must be made by the Board of Supervisors to approve the amendment:*

   - *The increase is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or*

   - *Road improvements included as part of the project description are consistent with the Community Plan and are adequate to fully offset the identified potential increase in traffic, or*

   - *Alternative transportation improvements included as part of the project description, that are consistent with the Community Plan, have a reasonable relationship to the project, and substantially enhance the alternative transportation system consistent with the SYVTIP.*

Exemptions

Roadway and Intersection standards stated above shall not apply to:

1) *Land use permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g., FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.*

2) *Projects which contain a minimum of 50% of the units in price ranges affordable to persons of low or moderate income, consistent with the policies of the County's Housing Element, and special needs facilities.*

3) *The accessory use portion of mixed-use projects. This exemption shall apply only to a project where the accessory use portion is no greater than 5,000 square feet in size and where the mixed-use accommodates alternative transportation and is likely to substantially reduce single occupancy vehicle trips.*

3. PLANNING ISSUES

The number one transportation issue facing Valley residents is increasing congestion and safety concerns on Highways 154 and 246, particularly at the intersections of local roads with these highways. There are no easy answers to these problems. Growth in traffic volume on the Valley's highways has been and will continue to be affected by both local and regional growth. Over the past two decades, significant residential development in the Santa Maria Valley, job growth, limited housing development and rising housing costs on the South Coast, and a limited job base in the Santa Ynez, Lompoc and Santa Maria Valleys have contributed to increased commuting from and through the area. Long distance commuting from the Valley to the South Coast and from Santa Maria and Lompoc through the Valley has forced these highways to accommodate higher traffic volumes, affecting levels of service. Additional pressure on Valley roadways include the recent expansion of the Chumash casino and hotel, and to a lesser extent, the growing number of wineries in the Valley with tasting rooms and special events that attract visitors and increase vehicle trips on the area's rural roads. When combined with local growth and frequently heavy tourist traffic, these highways often function at a less than optimum level.

A primary goal of the Plan is to provide an efficient and safe circulation system by incorporating land use patterns and densities that reflect the desire of the community to prevent further degradation of roadways and intersections for the benefits of safety, aesthetics, and community character. From a land use perspective, the community plan seeks to achieve this goal by maintaining strong urban boundaries for the townships of Los Olivos, Ballard, and Santa Ynez; and encouraging in-fill development near commercial core areas and primary travel corridors (e.g. State Route 246). The proposed Santa Ynez Valley Transportation Improvement Plan (SYVTIP) and Bikeways Plan are additional Plan components which address transportation and circulation objectives for the Valley.

a. Santa Ynez Valley Transportation Improvement Plan

The Santa Ynez Valley Transportation Improvement Plan (SYVTIP) includes long-term improvements to roadways, intersections, and alternative transportation facilities intended to provide acceptable levels of service within the Plan Area. These improvements will be developed using the results of the traffic and circulation analysis and Santa Ynez Valley Traffic Model completed during environmental review for the Santa Ynez Valley Community Plan. Future impacts resulting from development within the two incorporated cities of Buellton and Solvang and the expansion of the Chumash Hotel and Casino will be addressed within the SYVTIP.

b. Bikeways Plan

There are approximately 5.9 miles of Class I and II bikeways in the Santa Ynez Valley (City-1.8 miles, County-2.8 miles, and State-1.3 miles). These existing lanes are incorporated as part of the County's 1999 Master Bike Plan. The Plan is intended to provide guidance in the development of the physical bicycle network, as well as public policy. In addition, it encourages the development of bicycling as a transportation choice within the County. Though most of these projects have not been constructed, all projects contained within the Plan have been previously approved by the Board of Supervisors. Unbuilt projects will require further design and analysis prior to their implementation.

SBCAG also incorporates bicycle lanes as part of its Regional Transportation Improvement Program. Recently being updated, the last study conducted in 1994 identified a system of regionally significant bikeways that linked major population centers and, within the centers, major trip origins and destinations.

Dedicated bike paths in the Plan Area fall into three categories:

Class I Bike path (Off-road Path)
A completely separate facility for use by bicyclists. It consists of a paved two-way bike lane having a minimum width of 8 feet. An adjacent graded area no less than 2 feet wide is provided on both sides of the paved area to accommodate some pedestrian use. Pathways closer than 5 feet from the edge of a traveled way must include a physical barrier to prevent users from encroaching onto motor vehicle lanes.

Class II Bike path (On-road Bike path)
A separate lane for use by bicyclists which is established within the paved area of a road. Stripes painted on the pavement delineate separate areas to be used by bicyclists or motorists. In addition, bike lane signs and pavement markings provide for an orderly flow of traffic and reduce the risk of bicycle/motorist collisions resulting from confusion about where cyclists will be. Class II bike paths are exclusively one-way facilities. On-street parking is sometimes permitted within Class II Bike paths.

Class III Bike path (Sign Designated, On-Road Bike path)
The purpose of these routes is to provide continuity to the network. They are located along through streets which are not served by Class I or Class II bike paths and are established by the placement of bike path signs along the roadways which they follow. The routes are shared with motor vehicles on the street, or with pedestrians on sidewalks.

A map of the existing and proposed bikeways in the Plan area is included as Figure 14.

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FIGURE 14

Santa Ynez Valley Community Plan Bikeways

- Existing Class 1
- Proposed Class 1
- Existing Class 2
- Proposed Class 2
- Proposed Class 3
- Community Plan Boundary
- Incorporated City (Not in Plan)

N W E S

0 1,500 3,000 4,500 6,000 Feet

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

101 154 246

August 5, 2009 ar14maps/SYValleyIsyv_commuplan/Proposed_Maps_And_Layers_For_Adoption/SYVCP_ProposedBikeways.mxd

BACKSIDE OF FIGURE 14

4. CIRCULATION GOALS, POLICIES, AND DEVELOPMENT STANDARDS

GOAL CIRC-SYV-1: **Provide an efficient and safe circulation system to accommodate existing development and future growth in the Santa Ynez Valley Community Plan Area.**

Policy CIRC-SYV-1: **The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service.**

Action CIRC-SYV-1.1: The County shall adopt and implement a Santa Ynez Valley Transportation Improvement Plan (SYVTIP) which includes longterm improvements to roadways and alternative transportation facilities targeted to provide for acceptable levels of service on roadways and intersections within the Plan Area. The SYVTIP shall be an integrated Plan for capital improvements of roads and intersections as well as alternative transportation facilities. The SYVTIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the SYVTIP.

Action CIRC-SYV-1.2: A minimum of twenty percent of all transportation impact fees collected shall be allocated to the bicycle system, transit, pedestrian and wheelchair improvements, and multi-purpose trails serving bicycle, pedestrian, and equestrian users. Said alternative transportation funds shall be deposited and held in separate accounts, together with accumulated interest, with provisions for loans between the two accounts, until expenditure upon bicycle, transit, pedestrian, or multi-purpose facilities is needed.

Policy CIRC-SYV-2: **The County shall maintain a minimum Level of Service (LOS) B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area.**

Action CIRC-SYV-2.1: Public Works Department shall regularly monitor the operating conditions of designated roadways and intersections in the Santa Ynez Valley Community Plan Area. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined

by this Plan, the County should reevaluate, and if necessary, amend the Community Plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:

- redesignating roadways and/or intersections to a different classification;
- reconsidering land uses to alter traffic generation rates, circulation patterns, etc.; and
- changing the Santa Ynez Valley Transportation Improvement Plan including reevaluation of alternative modes of transportation.

Action CIRC-SYV-2.2: The County, with assistance from the SBCAG, should pursue a cost sharing agreement with the City of Solvang and City of Buellton for roadway improvements within the Plan Area. The cost-sharing agreement should be based upon the percentage of peak-hour trips by jurisdiction that contributes to the required roadway/intersection improvements.

Policy CIRC-SYV-3: Planning for improvements to regional-serving transportation facilities in the Plan Area should be shared by Caltrans, the County, and Cities of Solvang and Buellton. Regional-serving transportation facilities include State Route 246, State Route 154 and U.S. Highway 101.

Policy CIRC-SYV-4: The County shall encourage development of all feasible forms of alternative transportation in the Santa Ynez Valley Community Plan Area.

Action CIRC-SYV-4.1: The County shall work with SBCAG, the cities of Solvang and Buellton, and local transit providers to improve transit service in the Santa Ynez Valley.

Action CIRC-SYV-4.2: The County shall coordinate with Caltrans to incorporate park-and-ride facilities (including bike lockers, transit stops and benches) near planned highway interchange improvement projects.

Policy CIRC-SYV-5: The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses and/or widening of existing highways and overpasses.

Action CIRC-SYV-5.1: When updating the Bike Master Plan, the County shall work with Caltrans and Public Works to improve safety on the areas highways and roadways for recreational as well as commuter bicyclists.

Action CIRC-SYV-5.2: The County shall focus attention on improving bikeways within the townships near schools and recreation areas, and consider the safety and feasibility of extending a Class II bike lane on Highway 246 east of the Santa Ynez Valley High School.

GOAL CIRC-SYV-2: Achieve land use patterns and densities that reflect the desire of the community to prevent further degradation of roadways and intersections for the benefits of safety, aesthetics and community character.

Policy CIRC-SYV-6: Traffic signals are not considered compatible with the semi-rural character of the Santa Ynez Valley Community Plan Area, and should only be considered when no other form of intersection improvement is feasible, or when warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.

Policy CIRC-SYV-7: Encroachment permits for structures, fences, walls, landscaping, or other such objects may be issued where the placement of such objects would neither compromise public safety nor conflict with applicable county or Caltrans sight distance standards.

Policy CIRC-SYV-8: The County shall ensure that the circulation system maintains the quality of life in the Santa Ynez Valley Community Plan Area to the greatest extent feasible.

Action CIRC-SYV-8.1: The County shall investigate and support appropriate traffic calming measures and shall work with Caltrans in this regard as may be appropriate.

Action CIRC-SYV-8.2: The County shall consider implementing appropriate traffic calming measures in urban and inner-rural areas, when consistent with the County's adopted Neighborhood Traffic Management Policy (as it may be amended from time to time).

Policy CIRC-SYV-9: The County shall balance the need for new road improvements (including road widening) with protection of the area's

semirural character. All development shall be designed to respect the area's environment and minimize disruption or alteration of the semi-rural character.

Action CIRC-SYV-9.1: The County shall consider developing a rural road classification, and standards for determining project consistency, as part of the County's Circulation Element for the Santa Ynez Valley Community Plan.

Action CIRC-SYV-9.2: The County shall work with Caltrans and the Public Works Department to address impacts on equestrian uses during road widening or road improvement projects.

Policy CIRC-SYV-10: Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.

Policy CIRC-SYV-11: Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.

Action CIRC-SYV-11.1: The County Public Works Department and P&D should work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts. Measures to be considered should include, but are not limited to, reduction in fees, tax incentives and design flexibility.

DevStd CIRC-SYV-11.2: 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:

- 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. 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;
- 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;
- 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); and
- 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.

B. PARKS, RECREATION & TRAILS

1. PARKS

a. Setting

The main public recreational amenities within the Plan Area include one County park, three city parks, and an informal pocket park in Los Olivos. The County park is the Santa Ynez Park, approximately 2 acres within the Santa Ynez Township. Recreational opportunities in the Santa Ynez Park include picnic and barbecue areas, horseshoe pits, playground equipment, open grass areas and a sand volleyball court. The city parks are located in Solvang (Hans Christian Andersen Park, Solvang Park, and Sunny Fields park combined ~ 59 acres) and Buellton (Oak Park, and River Walk Park~ 11 acres), refer to Table 14. They offer hiking trails, a gazebo and picnic area, and barbecue and tot lot, respectively. Lavinia Campbell Park is an informal pocket park, privately owned by a local community group, located in Los Olivos on the corner of Grand Avenue and Alamo Pintado Avenue; it provides public green space and picnic tables. Solvang's proposed "Lot 72" Park area may be developed in the future.

Schools in the Valley also offer recreational opportunities through joint use agreements with the cities, County or other organizations. Playing fields (soccer, baseball, softball and multipurpose) as well as tennis courts, racquetball courts and volleyball courts are available for public or private use outside of school hours at a majority of the schools. The American Youth Soccer Organization (AYSO), Little League and Pony League are examples of organizations that make use of the school fields and gym facilities. The County contributed a share of Quimby fees to the schools to assist in the original development of these facilities. Private facilities within the Plan Area include a golf course, River Course at the Alisal, and the YMCA in Santa Ynez.

Outside the planning area, but accessible and used by Valley residents, are public campgrounds at Cachuma Lake Recreation Area, including Live Oak Camp, and the Lower Santa Ynez Recreation Area. There are hiking opportunities within the Los Padres National Forest, as well as numerous recreational opportunities at the Nojoqui Falls Park (83 acres). There are also private campgrounds, including youth camps (e.g., Boy Scouts, Campfire Girls) and facilities at Zaca Lake and Lower Santa Ynez Recreation Area. Rancho San Marcos and La Purisma are two public golf courses located just beyond the planning area.

b. Planning Issues

The Santa Barbara County Board of Supervisors established, in the Comprehensive General Plan Land Use Element, a minimum countywide standard of 4.7 acres of recreational/open space per 1,000 persons. The population of the unincorporated Plan area is approximately 9,850 (based on 2000 census data), resulting in a minimum need of 42 acres of County parkland. Although the County only contributes two acres of parkland within the Plan Area, the County's standard is more than met when the County's Nojoqui Falls Park (83 acres), outside the Plan Area but close to the Valley and utilized by Valley residents, is included. However, Nojoqui Falls Park is not easily accessed by all Valley residents, either by foot or bicycle. Therefore, there is a lack of convenient neighborhood facilities. In addition, the increasing participation of Valley youth in organized sports has greatly increased the demand for youth playing fields.

The Land Use Element Parks/Recreation Policy 3 also emphasizes development of future parks to serve the needs of local residents. There is potential for one new park area and the expansion of an existing park within Santa Ynez Township and the formalization of one privately owned pocket park in Los Olivos. A two acre expansion of the 2.5 acre Santa Ynez Park is proposed. The Chumash tribe owns the proposed park expansion parcel and annexed it into their reservation. Therefore, the County no longer has control over the future use of the parcel. However, preliminarily, the tribe has indicated they may develop the parcel as a park. The Plan revises the land use and zone designation of Lavinia Campbell Park in Los Olivos (APN 135-093-007) from General Commercial/C-2 to Recreation/REC. This action is intended to reflect the recreational use of this privately owned pocket park and to encourage its permanent preservation as park land by the community group that owns it.

These recently developed and future parklands from the cities of Solvang and Buellton and the County significantly increased park acreage for Valley residents, as well as provide much needed active park and recreational facilities. All together, the new parks bring the total number of active ball fields to 14, with 17 tennis courts and 98 acres of parkland. Given the population of the cities and planning area of approximately 20,000 people, the standard of 4.7 acres of parkland per 1,000 persons is just met by providing 4.9 acres of recreational/open space per 1,000 persons.

TABLE 14. Public Parks in the Santa Ynez Valley Planning Area

Parks	Acres	Description of Facilities	
		Active	Passive
County			
Santa Ynez Park	3.25	Grass, one sand volleyball court	BBQ, picnic playground, restrooms
Santa Ynez Park (proposed expansion)	2.5		Flood hazard area, passive recreation
Solvang			
Alisal Commons	2		Passive recreation
Creekside Open Space	6		Passive recreation
Hans Christian Andersen	52	Four unlit tennis courts and a skate park	Hiking trails through natural area, turf, restrooms
Kronborg Open Space	2.99		Passive recreation
Sunny Fields Park	6.2	One softball diamond and turf area	Playground, restrooms
Solvang Park	1.14		Gazebo, picnic, restrooms
Lot 72 (proposed)	16	One softball diamond and turf area	Walking trails, playground, restrooms
Xeriscape Garden	0.25		Passive recreation
Buellton			
Oak Park	1.75	Turf area at Oak Valley School through joint use agreement	Picnic, BBQ, tot lot, restrooms
River View Park	11	Two basketball courts, volleyball court	Hiking trail along Santa Ynez River, ceremonial pavilion, picnic, two tot lots, restrooms

Joint Use Agreements

In addition to both city and County owned parks, many joint use agreements exist between area schools, youth and adult sports leagues and the incorporated cities. These agreements provide the majority of the facilities and playing fields for these organizations year round and are supported by Land Use Element Parks/Recreation Policy 5: "Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible". College School in Santa Ynez provides baseball and softball fields for youth little league teams as well as soccer fields for AYSO games. Santa Ynez High School has both a track and tennis courts that are open to the public during hours when the students are not using the facilities. The high school also provides a baseball field for adult leagues on weekends. Los Olivos school provides a softball field and turf area. No soccer fields are specifically designated at school facilities; however, soccer use is allowed on most ball fields or turf areas where agreements exist. School facilities within the two cities are also jointly used by youth and adult organizations.

TABLE 15: School Recreational Facilities

Schools w/ Joint Use Agreements[1]	Facilities at School
Solvang School	Softball field, turf area, gymnasium
SY High School	One baseball diamond, two softball fields, tennis courts, track
College School	One Pony League baseball diamond, three little league diamonds, turf area
Los Olivos School	One softball diamond and turf area
Jonata School	Two softball diamonds and turf area
Oak Valley School	Turf area and softball fields

Funding and Acquisition

The County has been successful in the past with securing enough capital funds to improve land for parks and open space, although it has not historically been able to secure sufficient funds for long-term maintenance of these facilities. Maintenance funding primarily comes from the County General Fund. Competition for General Fund monies has resulted in the decline of funding for maintenance of public open space and park facilities and the inability to acquire and maintain parks in the Plan Area has resulted in insufficient neighborhood park opportunities.

The County Parks Department, pursuant to countywide fee ordinances, administers the Park Mitigation Fee Program that requires the payment of fees in the Santa Ynez Valley from new housing developments. The two fee ordinances that apply are Quimby Act Fees, assessed on subdivision projects, and Development Mitigation Fees, assessed on housing projects not associated with a subdivision. Expenditures of these fees are for capital projects recommended by the Parks Department and the County Park Commission and approved by the Board of Supervisors. Projects in the past have included capital improvements within county parks as well as public serving facilities within school properties in the Valley.

The interrelationship of recreational uses between city and County facilities and the costs associated with acquisition, development and maintenance illustrates the need for assessing recreational needs for the Valley as a whole. The *Valley Blueprint* recognized this issue and proposed looking at recreational needs valley-wide, as well as a proposal to consider funding mechanisms such as a Community Services (or Regional Park) District, the principal purpose of which would be to develop and manage park and recreational facilities and activities.

[1] Joint Use Agreements are held between youth leagues, such as AYSO and Little League, and many area schools. They are also held between school districts and both incorporated cities. Solvang Parks and Recreation has Joint Use Agreements with the Solvang School District for their adult recreation activities. One softball diamond at Solvang School is used for adult softball, as well as adult flag football in the winter. The gym at Solvang School is also used for 3-on-3 basketball in the spring. Solvang has no youth recreation activities. Buellton has a Joint Use Agreement with Buellton Union School district and Oak Valley Elementary School for use of the school's ball fields and turf areas adjacent to Oak Park.

2. TRAILS

a. Trails Setting

The Santa Ynez Valley contains many miles of on-road and off-road trail opportunities for Valley residents. The majority of off-road trails are located outside the Plan Area, but accessible to Valley residents, within the Los Padres National forest. Most of the on-road trails are located within the Plan Area, near the townships and cities.

The 1980 Comprehensive Plan provided a Parks, Recreation, and Trails Map (PRT-4) that identified existing trails and proposed trail corridors throughout the Valley (map revised in 1988). The Community Plan updates and revises the map to reflect the status of existing trails.

According to the PRT-4 map (see Figure 15), there are two off-road trails within the Plan Area: one linking the residents of Calzada Avenue to Numancia Avenue and another following highway 246 (a Class I bike path). As for on-road trails, there are also two within the Plan Area: one along Refugio Road and the other along a small section of Santa Ynez Avenue on the west side. However, the Plan Area does provide more on-road trail opportunities than officially stated, as most roads have ample side shoulders for hikers and equestrian use. In many cases, these on-road trails use the public right-of–way along the road shoulder. Also, the County holds several trail easements on portions of Roblar Avenue, Refugio Road, Figueroa Mountain Road, Armour Ranch Road and segments of Happy Canyon Road. Most of the proposed on-road trails within the Plan Area are frequently used; however, encroachments of fences, mailboxes or signs can create difficulties and safety hazards for users.

b. Planning Issues

County policy maintains that all public trails be designated for multi-use (available for hiking, horseback riding and cycling) with exceptions for a few trails specifically designed for hiking and/or equestrian use only in the Grants of Easement. Of particular importance are trail location, design, and construction of trailhead amenities, such as trail signage and maps, parking and trash disposal. Siting and design are of special concern for trails and trailheads that are popular with equestrians, which require adequate space to accommodate horse trailers. Another important issue for trail users is education. Knowledge about various trail activities helps to minimize use conflicts and reduce the risk of injury. Education and public involvement begins as early as trail layout and design, which can further reduce conflict. The existing and proposed trails in the Plan serve as urban and rural networks, providing links to schools and shopping areas, connecting the townships and providing recreational and tourism opportunities (Figure 15).

Trail siting guidelines (Appendix D) have been developed to assist in the siting, design, construction and implementation of potential trail corridors. The siting guidelines provide additional guidance when reviewing potential trail corridors for future trail implementation. The guidelines address not only general siting characteristics, but biological, agricultural, access control, archaeological/historic resources, maintenance, as well as trail specific guidelines, providing one more additional tool in assessing proposed trails.

There are several concerns regarding trails. Liability questions are often raised by landowners regarding potential trail corridor locations. The Recreational Use Statute (California Civil Code

§ 846) frees private landowners from liability for injuries sustained by people who enter their land free of charge for recreational purposes. This includes individuals who are permitted to enter the land on a trail easement as well as trespassers, but not those who are expressly invited by the landowner. Other concerns include:

- **Staging/Parking areas -** Many proposed trails and existing legal County easements do not have adequate parking available at trailheads.
- **Encroachments** - Trail use on shoulders of County road rights-of-way sometimes become impassable due to private property owner fencing or vegetation overgrowth.
- **Fragmentation** - Many trail easements held by the County are not contiguous with existing trails and the connectivity of existing trails is extremely limited.
- **Agricultural land use conflicts** - Possible conflicts of siting trails near agricultural lands could be pesticide use harmful to trail users and potential trespass by trail users.
- **Aesthetics** - Development next to trails can obstruct public views from trails.

These issues would be addressed during the design and siting of a trail.

FIGURE 15

Santa Ynez Valley Community Plan
Parks, Recreation & Trails

- Existing Off-Road Trail
- Proposed Off-Road Trail
- Existing On-Road Trail
- Proposed On-Road Trail
- Existing Park
- Proposed Park
- Community Plan Boundary
- Incorporated City (Not in Plan)

N W E S

0 1,500 3,000 4,500 6,000 Feet

Los Olivos
Ballard
Buellton
Solvang
Santa Ynez

101 154 246

June 9, 2009 ar14\maps\SYValley\syv_commuplan\Proposed_Maps_And_Layers_For_Adoption\SYVCP_ProposedPRT_colbr.mxd

BACKSIDE OF FIGURE 15

4. PARKS, RECREATION & TRAILS GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL PRT-SYV: **Protect and provide public recreational opportunities for residents and visitors, consistent with the goals and policies of the County Open Space and Agricultural Elements of the Comprehensive Plan.**

Policy PRT-SYV-1: **The County shall strive to provide new recreation and park facilities and new trails. New trails shall be limited to non-motorized vehicle use and shall be considered on public and private property including public roads.**

Action PRT-SYV-1.1: The County should work with the Cities of Solvang and Buellton to study the feasibility of establishing a valley-wide Park and Recreation District to develop and manage park and recreational facilities and activities serving local residents of the Valley.

Parks

Action PRT-SYV-1.2: The County shall pursue siting or expanding neighborhood parks within the three townships.

Action PRT-SYV-1.3: The County should work cooperatively with the Cities of Solvang and Buellton, the Santa Ynez Community Services District and the Santa Ynez Band of Chumash Indians to plan for and develop local serving active and passive parks.

Action PRT-SYV-1.4: The County shall encourage the future development of playing fields in the SYVCPA to serve the needs of Valley residents.

Action PRT-SYV-1.5: The County shall encourage the future development and improvement of publicly accessible conjunctive use fields on local school sites.

Trails

DevStd PRT-SYV-1.5: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods.

Action PRT-SYV-1.6: Comprehensive Planning shall work with County Parks and Public Works to develop a trailhead parking area at Refugio Road, just south of the Santa Ynez River.

Action PRT-SYV-1.7: The County shall support the efforts of volunteer trail organizations and encourage their efforts to clear trails. County support may include, but not be limited to: coordinating volunteer efforts, designating a liaison

between volunteer groups and the County Parks Department, providing information on grant opportunities, and facilitating communication between trail organizations.

Action PRT-SYV-1.8: The County shall work with Caltrans to prioritize funding for design and construction of a multi-purpose trail along the Highway 154 right-of-way. The trail shall be designed consistent with the rural character of the Valley and to accommodate multiple uses with a separate parallel path for equestrian users.

Action PRT-SYV-1.9: The County should investigate all obstructions to dedicated on- and off-road public trails and property and take appropriate action to remove any such obstructions. County Public Works shall consult with the County Park Department prior to issuing any encroachment permits for on-road development such as driveways along road shoulders with existing or proposed trails.

DevStd PRT-SYV-1.10: Consistent with the Agricultural Element, all opportunities for public trails within the general corridors identified on the Parks, Recreation and Trails (PRT) map shall be protected, preserved and provided for during review and upon approval of development and/or permits requiring discretionary approval.

Action PRT-SYV-1.11: The proposed Trail Siting Guidelines shall be revised to include Class I Bikeways in addition to on or off-road trails.

Action PRT-SYV-1.12: The County shall actively pursue acquisition of interconnecting useable public trails within designated trail corridors through negotiation with property owners for purchase, through exchange for surplus County property as available, or through acceptance of gifts and other voluntary dedications of easements.

DevStd PRT-SYV-1.13: The County and/or trail committee shall consider a trails implementation study and plan.

DevStd PRT-SYV-1.14: 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.

Policy PRT-SYV-2: All trails developed by and/or dedicated to the County shall be multi-use (hiking, cycling, equestrian).

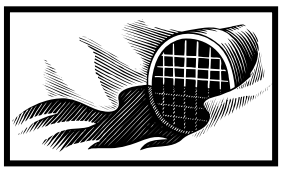
DevStd PRT-SYV-2.1: The County shall provide educational brochures and/or postings at trailheads regarding courteous use of trails between various types of users (hikers, equestrians and cyclists).

Policy PRT-SYV-3: The County shall ensure that trails provide users with a recreational experience appropriate to the quiet, rural nature of the area.

DevStd PRT-SYV-3.1: Development adjacent to trail easements shall include setbacks and, where appropriate, landscaping to minimize conflicts between use of private property and public trail use. For off-road trails outside of Urban, Inner-Rural and Rural Neighborhood areas, new structures shall be sited at least 100 feet from the edge of trail easements unless this would preclude reasonable use of property.

DevStd PRT-SYV-3.2: On-road trail development design shall maximize road shoulder width to separate trail users from vehicular traffic.

C. WASTEWATER



1. SETTING

a. Planning Area Setting

The Cities of Solvang and Buellton own and operate respective wastewater treatment plants within the Santa Ynez Valley. The City of Solvang wastewater treatment plant, which collects and treats wastewater from within the Solvang city limits and the Santa Ynez Community Service District (SYCSD) service boundary (Figure 16), has a capacity of 1.50 million gallons per day (mgd) that is contractually allocated between the City of Solvang (1.21 mgd) and SYCSD (0.29 mgd) (Table 16). The City of Buellton owns and operates a wastewater treatment facility which serves uses within the city limits, and has a capacity of 0.65 mgd. Both wastewater treatment plants apply secondary treatment to the effluent (Buellton plant applies partial secondary treatment) and then it's discharged into percolation ponds for groundwater recharge.

The SYCSD provides wastewater collection for urban land uses in Santa Ynez Township as well as wastewater collection for the Chumash Reservation through contractual agreements (88,000 gallons per day entitlement). Capacity projections for the SYCSD indicate that at 225 gallons per household per day, the CSD could support roughly 343 additional homes within their sphere of influence.[1] It is important to note that this does not consider commercial and industrial connections or improvements within the boundaries, only single family dwellings.

The Santa Ynez Band of Chumash Indians has recently constructed a 200,000 gallon capacity centralized wastewater treatment plant on the Reservation. The plant serves the needs of the hotel, casino, health clinic, and residential development on the reservation. Per the license agreement with the EPA, the plant is owned by the Chumash, but maintained and operated by the SYCSD to help ensure protection of nearby resources and the Santa Ynez River. The agreement also includes an emergency back-up connection to the SYCSD to provide further protection.

Septic System Use

Many parcels in the study area rely on private onsite wastewater disposal systems consisting of septic tanks and dispersal fields. Commonly referred to as septic systems, their use within the urban townships varies. Santa Ynez, while partially served by sewer, has over 770 parcels with private septic systems (including the Janin Acres residential neighborhood). The parcel sizes vary from ½ acre to 4 acres and are on average 2.5 acres. Los Olivos and Ballard are entirely served by septic systems. Los Olivos has over 340 residential and commercial parcels. Nearly two-thirds are less than ½ acre in size and a large number are smaller than ¼ acre. In addition, the township is underlain with high groundwater and the soils are not conducive to wastewater disposal. This poses a significant constraint for septic system usage especially in the commercial

[1] The Santa Ynez Community Service District is currently conducting a hydraulic analysis to verify the capacity of the distribution system, which was built in the 1960s.

core of the township. Ballard has over 120 parcels (nearly all) with private septic systems. The average lot size is 1.3 acres and most of the parcels are ½ to 1 acre in size.

Septic System Performance

Following primary treatment in a septic tank, septic systems discharge to a disposal (or dispersal) field. There are two types of conventional disposal fields, leach lines and drywells. A leach line is a shallow trench (less than five feet total depth) for horizontal disposal of wastewater in the aerated soil zone. Leach lines maximize separation to groundwater and allow for evapotranspiration of effluent. A drywell is a deep cylindrical gravel-filled pit used for vertical disposal of wastewater. Because of their greater potential to cause groundwater pollution, Chapter 29, Article II of the Santa Barbara County Code allows the use drywells only in areas where leach fields are determined to be infeasible.

Septic systems can cause water quality problems if they are not properly sited and maintained. Many systems built prior to 1991 do not meet current site or design standards and residents are often unaware of the maintenance requirements of their septic systems. Most disposal fields eventually fail due to build up of an excessive 'biomat' (bacterial growth) on the absorptive surfaces of the soil. When effluent from a septic tank can no longer percolate downward, the effluent will often rise to the surface of the ground, a situation called 'daylighting'. A properly designed and located disposal field typically lasts for 20-30 years. A longer lifespan is possible with regular septic tank pumping (typically every four years) and use of a dual disposal field to allow periodic resting of each field. Services are normally planned so that they will be available at least 75 years into the future for new projects.

Santa Barbara County septic system requirements provide for the use of conventional septic tank systems for treatment of domestic wastewater and leach lines or drywells for disposal. Leach lines are the preferred method of disposal; drywells are permissible only where site conditions render the use of leach lines infeasible. Hollow seepage pits, an older version of drywells that lack the gravel fill and are typically lined with brick, have been prohibited since 1999. A small number of alternative systems, including mounds and enhanced wastewater treatment systems, have been installed in instances where specific soil or groundwater constraints prevent the use of conventional systems.

Standard criteria for siting and design are intended to prevent adverse impacts to surface and groundwater from onsite wastewater disposal systems. The most important factors are the provision of sufficient depth of unsaturated soil below the leach field (or drywell) where filtering and breakdown of wastewater constituents can take place. Without adequate separation distance to the water table, groundwater becomes vulnerable to contamination with pathogenic bacteria and viruses, as well as other wastewater constituents (e.g. nitrogen). Highly permeable soils (e.g. sands and gravels) provide minimal treatment of the percolating wastewater and normally require greater separation distances to afford proper groundwater protection. Additionally, where there is a high concentration or density of septic systems in a given area (i.e. small lot sizes), groundwater can be degraded from the accumulation of nitrate, chloride and other constituents of concern that are not filtered or otherwise removed to a significant extent by percolation through the soil. Adverse effects on groundwater quality from septic systems can show up in the form of

degraded or contaminated well water supplies, or potentially as subsurface seepage into streams and rivers.

TABLE 16: Wastewater Treatment Plant Capacity

	Capacity million gallons per day (MGD)	Proposed Capacity (MGD)	Current Load (MGD)	Projected Load (MGD)
Buellton Wastewater Treatment Plant	0.65	0.65	0.36	N/A
Solvang Wastewater Treatment Plant Capacity	1.50	1.50	0.908	1.08
City of Solvang Capacity (owned)	1.21	1.21	0.696	0.790
Santa Ynez CSD Contract Agreement	0.29	0.29	.212	0.290
Chumash Reservation Contract Agreement with SYCSD	0.088	N/A	N/A	N/A
Chumash Reservation De-centralized Package Treatment Facility	0.200	0.200	N/A	N/A

b. Regulatory Setting

Regional Water Quality Control Board, Region 3, Central Coast

Santa Barbara County falls within the jurisdiction of the Central Coast Regional Water Quality Control Board (Regional Board). The Regional Board is a state regulatory agency whose purpose is to protect the quality of surface and groundwater within its jurisdiction for beneficial uses. The Regional Board has adopted policies and requirements pertaining to onsite systems that are contained within the Water Quality Control Plan for the Central Coast Basin (Basin Plan). The onsite systems element of the Basin Plan sets forth various objectives, guidelines, general principles, recommendations and mandatory requirements for the use of onsite systems related to siting, design, construction, and operation, maintenance, and corrective/enforcement actions.

Santa Barbara County Regulations

Through a Memorandum of Understanding with the Regional Board, onsite wastewater disposal systems in Santa Barbara County are regulated by the County Public Health Department, Environmental Health Services Division (EHS). Regulations for onsite systems are contained in Chapter 29 of the County Code which sets forth specific requirements related to: permitting and inspection of onsite systems; septic tank design and construction; drywell and disposal field requirements; and servicing, inspection, reporting and upgrade requirements. Standards pertaining to system sizing and construction are contained in the California (Uniform) Plumbing

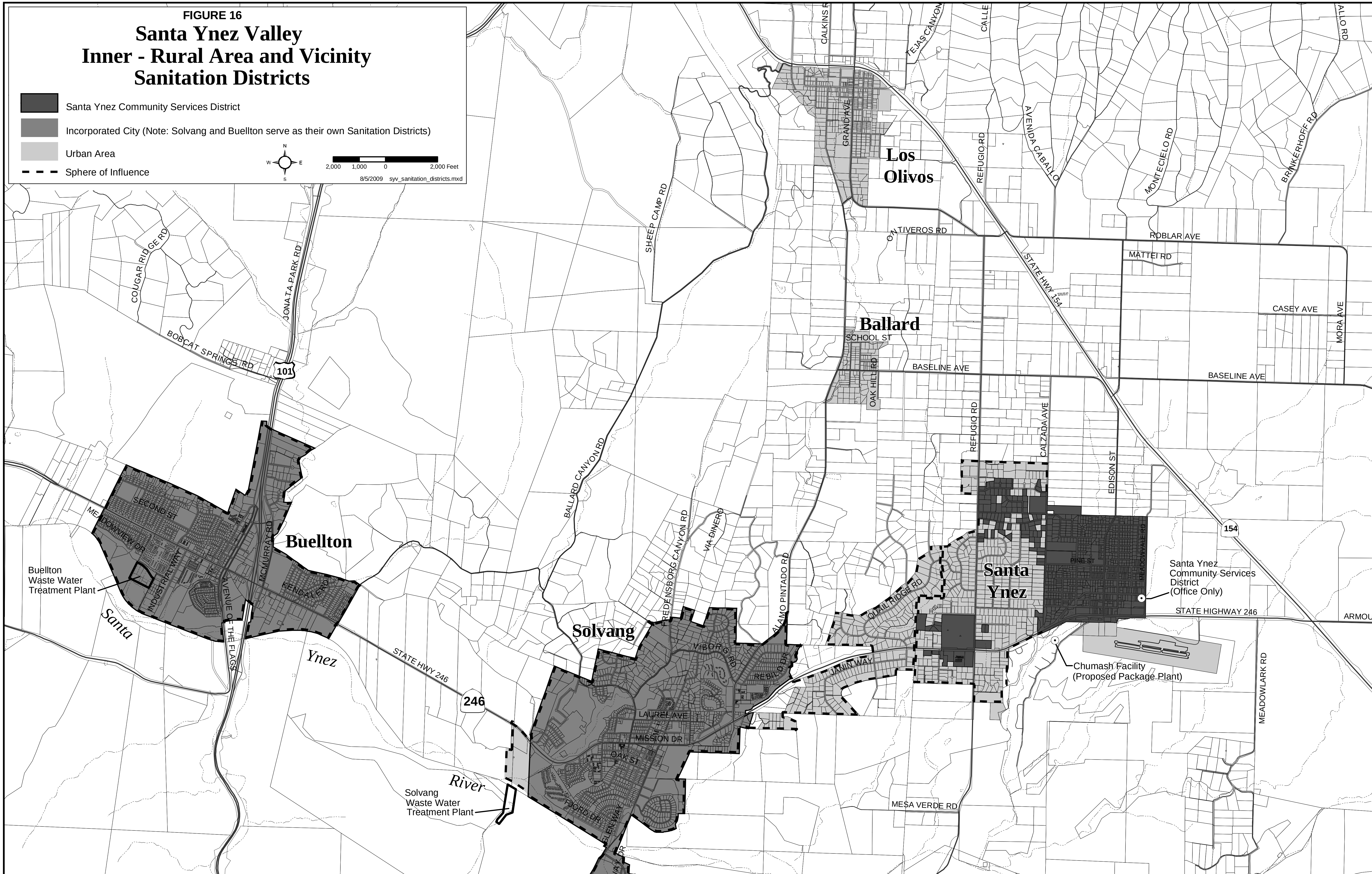


FIGURE 16
Santa Ynez Valley
Inner - Rural Area and Vicinity
Sanitation Districts
Santa Ynez Community Services District
Incorporated City (Note: Solvang and Buellton serve as their own Sanitation Districts)
Urban Area
Sphere of Influence
2,000 1,000 0 2,000 Feet
8/5/2009 syv_sanitation_districts.mxd
Los Olivos
Ballard
Buellton
Solvang
Santa Ynez
Buellton Waste Water Treatment Plant
Solvang Waste Water Treatment Plant
Santa Ynez Community Services District (Office Only)
Chumash Facility (Proposed Package Plant)
Santa
Ynez
River
STATE HWY 246
STATE HIGHWAY 246
STATE HWY 154
ROBLAR AVE
BASELINE AVE
MATTEI RD
CASEY AVE
MORA AVE
ARMOUR
MEADOWLARK RD
MESA VERDE RD
REFUGIO RD
CAZADA AVE
EDISON ST
PINE ST
MEADOWVALE RD
SCHOOL ST
OAK HILL RD
GRAND AVE
CALKINS RD
TEJAS CANYON
AVENIDA CABALLO
MONTECIELO RD
BRINKERHOFF RD
SHEEP CAMP RD
BALLARD CANYON RD
FREDENSBORG CANYON RD
VIA DINERO
ALAMO PINTADO RD
QUAIL RIDGE RD
JANIN WAY
VIBORG RD
REBILD DR
LAUREL AVE
MISSION DR
OAK ST
FJORD DR
GLEN WAY
COUGAR RIDGE RD
JONATA PARK RD
BOBCAT SPRINGS RD
SECOND ST
MEADOWVIEW DR
INDUSTRIAL WAY
AVENUE OF THE FLAGS
MCMURRAY RD
KENDALE RD
101
154
246

BACKSIDE OF FIGURE 16

Code. Additional requirements for onsite systems in Santa Barbara County may be adopted as part of Community Plans, wastewater management plans, project-specific mitigation measures, or as conditions applied to development proposals lying within a designated Special Problem Area of the County.

Special Problem Areas

Santa Barbara County Ordinance No. 3665 provides for the delineation of "Special Problem Areas" for certain areas of the County where there are physical constraints affecting development and building activity. Development proposals within a Special Problem Area (SPA) require additional discretionary review by a committee of representatives from the Division of County Roads, County Flood Control, County Planning and Development, County Environmental Health Services and County Fire Department. This committee may impose any and all reasonable and necessary conditions to prevent or mitigate present or potential problems likely to result from the development proposal, for the protection of property, public health and safety. Within the Santa Ynez Valley Community Plan Area, the communities of Los Olivos, Ballard, Janin Acres, and east of Santa Ynez Township have been designated Special Problem Areas due to constraints and/or historic problems with the use of onsite wastewater disposal systems (Figure 17).

The onsite sewage disposal system constraints predominant in the Special Problem Areas not only raise public health and safety concerns regarding the potential threat of impacts to both surface and groundwater resources, but also represent land use and economic constraints limiting the development of both residential and commercial uses in the townships. The Basin Plan requires that newly created parcels must be at least one acre in area to be served by onsite septic systems. As a result, opportunities to develop in-fill projects at standard residential densities (e.g. 10,000 square foot parcels) are currently limited in these areas. In addition, the Land Use and Development Code restricts residential second units within designated Special Problem Areas because of potential impacts on the public health, safety, and welfare.

2. PLANNING ISSUES

On-site wastewater systems play a vital role in meeting basic public health and sanitation needs while conserving and protecting natural resources throughout the rural and semi-rural areas of the county. The Santa Ynez Valley has a history of substandard sewage disposal systems, particularly within the urban townships. Septic system performance in Janin Acres, Los Olivos, Ballard, and selected areas of Santa Ynez Township is impacted, to varying degrees, by numerous factors including geology, soils, depth to groundwater; lot size and density of septic systems; the total number of septic systems in a given area; the type and age of systems; and the proximity and threat to both surface water and groundwater uses.

Los Olivos and Ballard

Los Olivos and Ballard overlie the Santa Ynez Uplands Groundwater Basin which is used extensively as a source of agricultural and domestic-municipal water supply. The groundwater basin has been identified by the Regional Water Quality Control Board as one of three basins in Santa Barbara County experiencing an increase in groundwater nitrate concentrations; and has been recommended for further investigation of the sources and corrective strategies.

Constraints affecting septic system performance in Los Olivos include: the large number and very high density of septic systems, lack of favorable soil and groundwater conditions, and the age and non-conforming design of the systems. Despite relatively good soil conditions for septic systems throughout most of Ballard, the township exhibits similar septic system constraints as found in Los Olivos. Water quality sampling in Alamo Pintado Creek indicates consistently high levels of bacteria within and downstream of Los Olivos. In 1991 the Regional Water Quality Control Board adopted a policy that restricts new commercial development to a design wastewater flow equivalent to one single family residence per acre, or no more than 375 gallons per acre per day. As a result of this restrictive standard, commercial projects in Los Olivos are limited to very low water uses and many proposed projects are eventually withdrawn. The septic system constraints within Los Olivos and Ballard pose an existing and continuing threat of impacts to both surface and groundwater resources in the area.

Janin Acres

The Janin Acres subdivision, located south of Highway 246 between Solvang and Santa Ynez, was developed in the late 1960s and obtains its water supply from two local wells owned and operated by the Rancho Marcelino Water Company, supplemented by water from the Santa Ynez River Water Conservation District. Sampling of the Rancho Marcelino water wells over the past 40 years show a strong correlation between groundwater quality degradation and the installation and use of septic systems in the Janin Acres subdivision and neighboring areas to the north in Santa Ynez. The nitrate concentrations found in the wells increased from less than 10 mg/l to over 50 mg/l (i.e., exceeding the 45 mg/l drinking water standard) during this time period (County Environmental Health Services).

West Santa Ynez Township

The west side of Santa Ynez, between Calzada Road and west of Refugio Road, contains approximately 670 parcels served by septic systems. Nearly all of the lots are greater than one-half acre in size, and about one-third are larger than one acre. Septic system constraints in west Santa Ynez include: highly restrictive soil conditions and topographic constraints for a large portion of the area; and a moderate to high level of reported septic system failures or problems. One particular area with severe septic system failure problems is the Stadium Drive/Horizon Drive area where efforts to provide public sewers have stalled because of insufficient local support.

3. DISPOSAL RECOMMENDATIONS

The issue of wastewater disposal is challenging for the Santa Ynez Valley where distinct urban townships with higher residential densities are separated by less dense inner-rural agricultural lands. There may be more than one solution to improving water quality and the treatment of wastewater in the Valley. The following recommendations are based, in part, upon findings identified in the "*Septic System Sanitary Survey for Santa Barbara County*", prepared for County Environmental Health Services and released in 2003. The recommendations provide guidance on the direction of future planning efforts relative to septic systems in the Santa Ynez Valley.

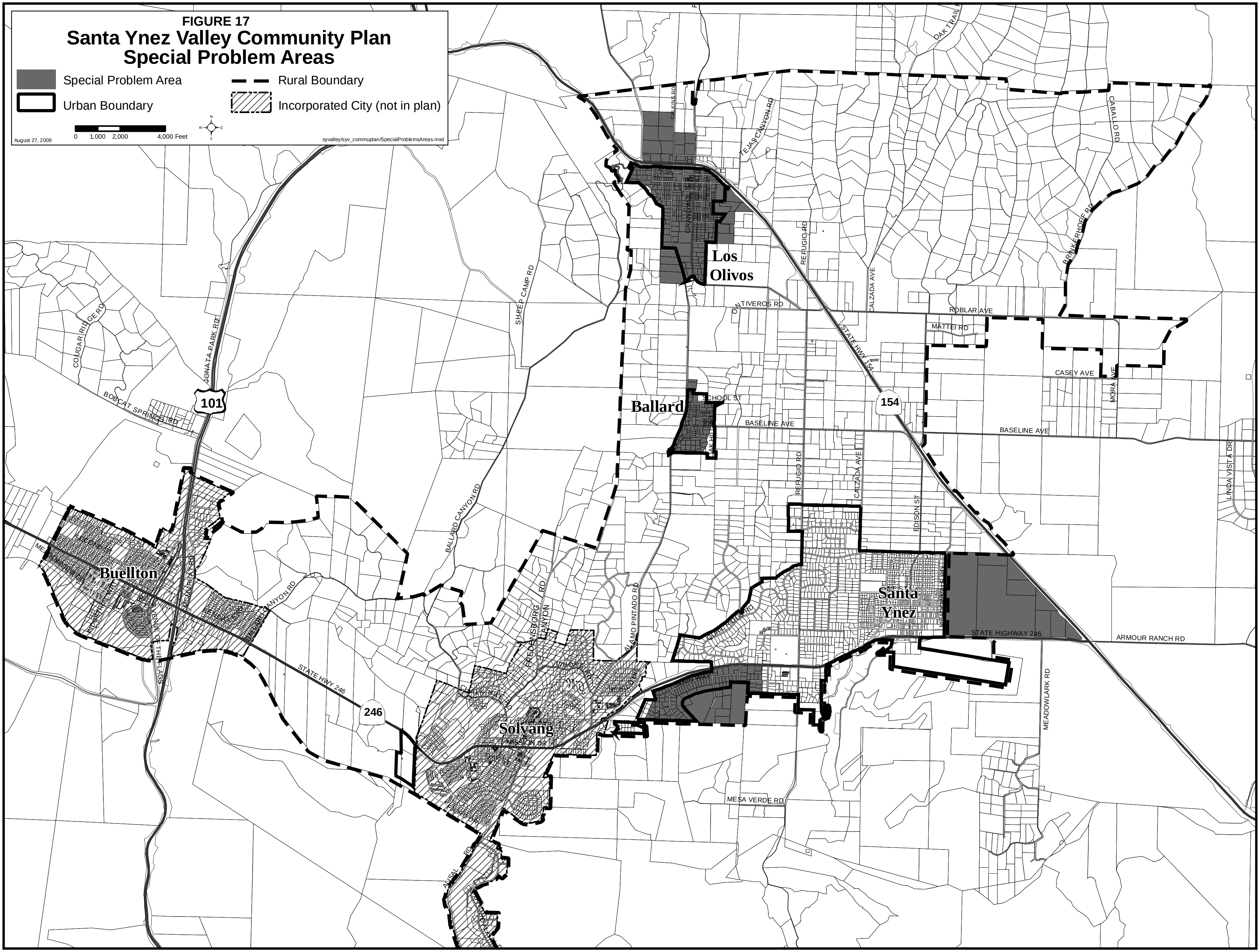


FIGURE 17
Santa Ynez Valley Community Plan
Special Problem Areas
Special Problem Area
Rural Boundary
Urban Boundary
Incorporated City (not in plan)
0 1,000 2,000 4,000 Feet
August 27, 2009
syvalley/syv_commuplan/SpecialProblemsAreas.mxd
Los Olivos
Ballard
Buellton
Solvang
Santa Ynez
101
154
246
GILKINS RD
TEJAS CANYON RD
GRAND AVE
REFUGIO RD
CALZADA AVE
ROBLAR AVE
MATTEI RD
CASEY AVE
MORA AVE
BASELINE AVE
SCHOOL ST
ALAMO PINTADO RD
EDISON ST
CABALLO RD
BRINKERHOFF RD
OAK TRAIL RD
STATE HWY 154
SHEEP CAMP RD
JONATA PARK RD
COUGAR RIDGE RD
BOBCAT SPRINGS RD
BALLARD CANYON RD
FREDENSBORG CANYON RD
STATE HWY 246
STATE HIGHWAY 246
ARMOUR RANCH RD
MEADOWLARK RD
MESA VERDE RD
LINDA VISTA DR
MISSION DR
ALISAL RD

BACKSIDE OF FIGURE 17

Onsite Wastewater Management Plan
An Onsite Wastewater Management Plan is a customized plan to address wastewater constraints in a specific area. Solutions may include a mix of different septic system designs, public sewerage in certain areas, and special maintenance activities. Wastewater management plans are recommended where soil-geologic conditions are reasonably suitable for continued use of septic systems, but where other factors (e.g., total number of systems, localized problems, age of systems, water quality threats) dictate that special management efforts be made to improve and maintain long-term effectiveness of onsite wastewater systems to avoid serious environmental problems. Development of an Onsite Wastewater Management Plan or other alternative solutions should be evaluated for Los Olivos, Ballard and portions of West Santa Ynez.

Community Wastewater Facility
It is recommended that feasibility and environmental studies be undertaken to evaluate the feasibility of developing a community wastewater facility for the downtown core of Los Olivos. The community is sufficiently distant and isolated from the City of Solvang to justify the development of a stand-alone facility to serve the downtown core. The need for a community system stems from the very high density of development in the town combined with soil and groundwater conditions that have resulted in the use of drywell systems that discharge directly into the groundwater strata in the area. Onsite system upgrades using alternative or enhanced treatment and disposal technologies may be feasible for larger lots with deeper groundwater, but not for the majority of the area. In studying the community wastewater facility alternative for the town, more detailed consideration can and should be given to various options, including: (1) defining areas of the town where septic system upgrades may continue to be feasible; (2) various locations and technologies for collection, treatment and disposal and/or wastewater reuse for the town; and (3) potential mandatory septic system maintenance programs.

Public Sewer Extension
Public sewerage represents the probable best long-term wastewater management approach for the Janin Acres subdivision due to documented and significant threats to public health and groundwater quality in the area. From a land use perspective, public sewerage appears to be a logical option since the Janin Acres subdivision is nearly built-out and existing sewer lines are located directly north of the subdivision along Highway 246. Extension of sewers to certain areas within West Santa Ynez (e.g., Stadium Drive/Horizon Drive) should be considered where feasible, and consistent with Comprehensive Plan policies. Sewer service to some areas would likely require community pump stations. If connection to the public sewer is ultimately determined to be infeasible, appropriate improvements to onsite septic systems should be considered in a wastewater management plan.

Extending an interceptor sewer connection from the City of Solvang or the Chumash treatment facility to serve Ballard and Los Olivos raises significant policy concerns and potential environmental impacts associated with extending urban services through agricultural lands. Comprehensive Plan policies in the Land Use and Agricultural Elements, as well as Local Agency Formation Commission (LAFCO) policies discourage extending sewer service to rural areas because such extensions can encourage development intensification that is incompatible within agricultural areas. Sewer extension along the Alamo Pintado corridor would also be inconsistent with Santa Ynez Valley Community Plan policies which recognize and support the

preservation of distinct, and separate urban townships, and the preservation and enhancement of agriculture as a vital component of the Valley's economy and rural character.

4. WASTEWATER GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS.

GOAL WW-SYV: **Ensure adequate wastewater treatment and disposal throughout the planning area.**

Policy WW-SYV-1: **Development and infrastructure shall achieve a high level of wastewater treatment, in order to best serve the public health and welfare.**

DevStd WW-SYV-1.1: Septic system installations shall only occur on parcels that are free of site characteristics listed under "VIII.D.3.i. Individual, Alternative and Community Systems Prohibitions" in the *Water Quality Control Plan for Central Coast Basin, Region 3* by the Regional Water Quality Control Board. Adherence to Regional Water Quality Control Board and other applicable state standards, applicable zoning regulations and the County Wastewater Ordinance shall constitute a finding of consistency with Land Use Development Policy 4.

DevStd WW-SYV-1.2: To the maximum extent feasible, development requiring private sewage disposal shall utilize gravity flow of wastewater to the septic tank and disposal field to minimize mechanical failure, which may cause surfacing of effluent. For lots of record where gravity flow of effluent is unavailable, pumping may be allowed. For new subdivisions where gravity flow to the public sewer is unavailable, the lift station shall be owned and/or maintained by a public agency such as a community services district. Private operation and maintenance of a shared or community lift station shall be prohibited.

DevStd WW-SYV-1.3: For development proposing public sewer service, prior to approving land use clearance and/or recording final maps, adequate wastewater treatment and disposal capacity (based on County and RWQCB accepted figures) shall be demonstrated for the Santa Ynez Community Services District to serve the specific project along with other approved development.

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.

DevStd WW-SYV-1.5: 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.

The applicant shall submit engineering drawings of the onsite treatment system for review and approval by Planning and Development and shall demonstrate compliance with Waste Discharge Requirements from the Regional Water Quality Control Board prior to approval of Land Use Permits. Planning and Development shall inspect prior to occupancy clearance.

Policy WW-SYV-2: Pollution of surface and groundwater shall be avoided. Where contribution of potential pollutants of any kind is not prohibited and cannot be avoided, such contribution shall be minimized to the maximum extent practical.

DevStd WW-SYV-2.1: To reduce the possibility of prolonged effluent daylighting, two disposal fields shall be built to serve each septic system as required by Environmental Health Services so that when one field begins to fail, the other field can immediately be put into use. An additional third expansion area shall be set aside where no development can occur, except for driveways on constrained sites as provided below in Development Standard WW-SYV-2.3. In the expansion area, a disposal field should be constructed when any other disposal field is in a state of failure.

DevStd WW-SYV-2.2: For remodels of plumbed structures where the existing septic system must be enlarged, or where septic system repairs are required due to failure, in addition to the enlargement and/or repair of the existing septic system, an additional disposal field shall be installed to the maximum extent feasible.

DevStd WW-SYV-2.3: Where feasible, measures to decrease the amount of nitrates filtering through soil to groundwater shall be required, including:

1. Shallow-rooted non-invasive plants (maximum root depth of four feet) shall be planted above all leach fields to encourage evapotranspiration of effluent and uptake of nitrates. Impervious surfaces, such as paved driveways, shall not be constructed above leach fields. If site constraints require a driveway to be located above a leach field in order to ensure reasonable use of property, turf block or other suitable pervious surface shall be used.

2. For properties of 5 acres or less and in areas with insufficient separation to groundwater, advanced treatment for the removal of nitrates shall be required on septic systems utilizing drywells as the disposal field. Existing septic systems that utilize drywells that have failed, or that need to be modified, must also install advanced treatment.

DevStd WW-SYV-2.4: Septic systems and other potential sources of water pollution shall be a minimum of 100 feet from the geologic top of bank of tributary or creek banks (reference point as defined by Planning and Development and Environmental Health Services). Modifications to existing sources of potential water pollution shall meet this buffer to the maximum extent feasible.

DevStd WW-SYV-2.5: Development shall not be approved where individual or cumulative impacts of septic systems for new development would cause pollution of creeks unless this would preclude reasonable use of property.

DevStd WW-SYV-2.6: Development shall be designed to reduce runoff from the site by minimizing impervious surfaces, using pervious or porous surfaces, and minimizing contiguous impervious areas.

DevStd WW-SYV-2.7: Development shall incorporate best management practices (BMPs) to reduce pollutants in storm water runoff. The BMPs include, but are not limited to dry wells for roof drainage or other roof downspout infiltration systems, modular paving, unit pavers on sand or other porous pavement for driveways, patios or parking areas, multiple-purpose detention systems, cisterns, structural devices (e.g., grease, silt, sediment, and trash traps), sand filters, or vegetated treatment systems (e.g. bioswales/filters). Drywells, bioswales and other infiltration systems for storm water shall maintain appropriate setbacks from onsite sewage disposal system components.

DevStd WW-SYV-2.8: Construction Site Best Management Practices shall be included on drainage plans and/or erosion and sediment control plans and implemented to prevent contamination of runoff from construction sites. These practices shall include, but are not limited to, appropriate storage areas for pesticides and chemicals, use of washout areas to prevent drainage of wash water to storm drains or surface waters, erosion and sediment control measures, and storage and maintenance of equipment away from storm drains and water courses.

Policy WW-SYV-3: **Annexation of inner-rural and rural area(s) to a sanitary district or extensions of sewer lines into inner-rural and rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat or to protect public health.**

Action WW-SYV-3.1: The County shall work cooperatively with the Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies that evaluate the possibility of developing and implementing a community wastewater facility for the downtown core of Los Olivos. In studying the community wastewater facility option, detailed consideration should also be given to alternative solutions, including, but not limited to: (1) defining areas of the town where septic system upgrades may continue to be feasible; (2) various locations and technologies for collection, treatment and disposal and/or wastewater reuse for the town and (3) potential mandatory septic system maintenance programs. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.

Action WW-SYV-3.2: The County shall work cooperatively with the City of Solvang, Santa Ynez Community Service District, and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to evaluate the feasibility of implementing public sewage service and infrastructure in the Janin Acres subdivision and certain areas West Santa Ynez (e.g., Stadium Drive/Horizon Drive), where feasible, and consistent with Comprehensive Plan policies. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.

Action WW-SYV-3.3: The County shall work cooperatively with the Santa Ynez Community Service District and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to evaluate the possibility of implementing an Onsite Wastewater Management Plan or other alternative solutions for the town of Los Olivos, Ballard and portions of West Santa Ynez. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.

D. WATER

1. SETTING

The Santa Ynez River Water Conservation District Improvement District No. 1 (ID#1) is the sole public water purveyor in the Santa Ynez Valley Community Plan Area (SYVCPA). ID#1 serves the communities of Santa Ynez, Los Olivos, Ballard and the Chumash Indian Reservation. ID#1 employs a conjunctive use strategy utilizing all of its supplies (State Water, Cachuma Project Water, Groundwater from the Santa Ynez Uplands and Groundwater from the Santa Ynez River Alluvial Basin) to provide reliable service to its constituents in a wide range of hydrologic conditions.

Several small public water systems (serving fewer than 200 service connections) and numerous private water systems are located throughout the planning area. These purveyors are regulated by Santa Barbara County Environmental Health Services (EHS). The incorporated cities of Buellton and Solvang do not provide water to residents of the SYVCPA, but do draw water from area water supply sources. A map of the water purveyor boundaries is included as Figure 18. A discussion of area water supply sources and corresponding purveyors is included below. The various water sources are illustrated on Figure 19.

State Water Project (SWP)

Within the Santa Ynez Valley, only ID#1 and the City of Buellton hold contractual allotment to SWP water. ID#1 has contracted for a 2,000 acre-feet per year (AFY) SWP allotment from the Central Coast Water Authority (CCWA). Pursuant to a Water Supply Agreement between the District and the City of Solvang, Solvang purchased 75% of the amount of water that ID#1 is obligated to purchase from CCWA (e.g. 75% of 2,000 AFY or 1,500 AFY). ID#1 has an allotment of 500 AFY plus 200 AFY of drought buffer from the State Water Project. Table 17 presents the allocated amount of SWP water to each project participant in the Santa Ynez Valley and the long-term average deliveries, estimated at 75% by the State Department of Water Resources.

TABLE 17: State Water Allocations in the Santa Ynez Valley

Agency	Entitlement (AFY)	Yield* (AFY)
Buellton	578	434
Solvang	1,500	1,125
SYRWCD, ID#1	500	375
Totals	**2,578**	**1,934**

* does not include drought buffers

Source: 2005 Santa Barbara County Groundwater Report, April 4, 2006

Cachuma Project

When the United States Bureau of Reclamation (USBR) constructed Bradbury Dam in the early 1950s, the dam created Lake Cachuma, the largest reservoir on the Santa Ynez River. Five water purveyors: Montecito Water District, the City of Santa Barbara, Carpinteria Valley Water

District, Goleta Water District (collectively referred to as the Cachuma Conservation Release Board, or CCRB) and ID#1 take water from Lake Cachuma.

On April 14, 1996, a long-term Renewal Master Contract was executed by the USBR and Santa Barbara County Water Agency (SBCWA) on behalf of the five water purveyors (CCRB and ID#1), collectively referred to as Cachuma Project Member Units. The purveyors and the SBCWA negotiated long-term Member Unit agreements. The long-term Renewal Master Contract, the Member Unit Contract, and the "Agreement Regarding Cachuma Project Water Rates and Administration" provide for continued water deliveries to the District through September 30, 2020, with additional rights to renew at that time. ID#1's contractual share of Cachuma Project water entitlement is 10.31% and which, on long-term average basis, equates to approximately 2,651 AFY.

Under the Master and Member Unit Contracts, the USBR has agreed to deliver to ID#1, and ID#1 has agreed to pay the USBR for, 10.31% of the Cachuma Project water entitlement to the extent water and facilities are available and subject to terms and conditions of the Master and Member Unit Contracts. ID#1 also has the right to purchase additional water from the USBR on an interim basis if such water is available.

In accordance with a water exchange agreement between ID#1 and CCRB, ID#1 obtains SWP water from the SWP line instead of its Cachuma Project water. In exchange, the CCRB purveyors receive ID#1's Cachuma water in lieu of receiving SWP water. The exchange eliminates ID#1's need to treat the Cachuma Project water which would otherwise require surface water treatment.

Limitations and release requirements on Cachuma Project operations that may be imposed by State Water Resource Control Board (SWRCB) may restrict the amount of water available to ID#1 for the Cachuma Project. A SWRCB hearing occurred in 2003 to determine the Cachuma Project permit conditions and the operations of the USBR facility. The potential effect of a SWRCB decision includes possible limitation or reduction of the yield of water available from the Cachuma Project.

Santa Ynez River Alluvial Basin

The Santa Ynez River Alluvial Basin is comprised of the deposits of unconsolidated sand and gravel located along and beneath the channel of the Santa Ynez River. These deposits are up to 150 feet thick and several hundred feet across, and extend 36 miles from Bradbury Dam to the Lompoc Plain. Storage within the upper 50 feet of the basin is about 90,000 AF[1]. Groundwater in the Alluvial Basin is in direct hydraulic communication with surface flow of the river.

Inflow into this basin is from underflow from adjacent basins (Santa Ynez Uplands, Buellton Uplands, and Lompoc Basin) and percolation from rainfall and infiltration of river flow. In accordance with existing SWRCB agreements, water is released from Cachuma Reservoir to recharge the Alluvial Basin based on water levels in monitoring wells and "credits" of water held in reservoir storage. This basin is not subject to overdraft because the average annual flow to the

[1] 2005 Santa Barbara County Groundwater Report, April 4, 2006

Santa Ynez River is greater than the volume of the basin. Water is extracted from this basin by the City of Solvang, ID#1, and private domestic and agricultural entities.

ID#1 holds appropriative SWRCB water permits to the underflow of the Santa Ynez River. Two permits were received in 1978 for the diversion and use of 2,220 AFY under Permit #17733 and 3,400 AFY under Permit #17734. In addition, the District has the right to take 515 AFY under License #10415. The diversion of water from these sources varies and depends on the condition of river underflow, demand, infrastructure constraints, and other water management practices.

Santa Ynez Uplands Groundwater Basin

The Santa Ynez Uplands Groundwater Basin encompasses about 130 square miles in a wedge-shaped area between the San Rafael Mountains and the Santa Ynez River. This basin is the largest single source of water in the area and underlies most of the Santa Ynez Valley. It is bounded on the northeast by faults and bedrock outcrops, on the northwest by a designated divide with the San Antonio Basin, and on the south by a ridge of bedrock that separates the basin from the Santa Ynez River and Alluvial Basin. Average rainfall within the basin varies from a maximum of about 24 inches per year in the higher elevations to a minimum of about 15 inches per year in the southern and central areas. Rainfall and stream seepage are the primary sources of recharge to the basin. The estimated available storage of the basin is 900,000 AF[2].

The Paso Robles and Careaga formations are the major aquifers of the Santa Ynez Uplands. The Paso Robles formation is the source of ID#1's upland groundwater and is comprised of poorly consolidated gravel, sand, silt and clay. The Careaga Formation underlies the Paso Robles and is comprised of fine to medium grained sand. Wells completed in the Careaga (generally along the southern edge of the basin) can produce significant volumes of water.

Groundwater pumping meets about 85% of the water demand within the basin area. In addition, groundwater water is imported into the basin from the Cachuma Project, the State Water Project and the Santa Ynez River Alluvial Basin. Agriculture accounts for about 75% of the water demand within the basin; the remaining demand is mostly from urban consumers.

The basin is pumped by the City of Solvang, ID#1, and by private agricultural and domestic users. Table 18 below illustrates actual pumping from the two water districts and estimated pumping from the private agricultural and domestic users within the groundwater basin for the fiscal year (July-June) 2001-2002.

[2] 2005 Santa Barbara County Groundwater Report, April 4, 2006

TABLE 18. Santa Ynez Uplands Groundwater Basin Pumping
Fiscal Year 2001-2002

Pumper/Area	Santa Ynez Uplands Ground Water Basin	Santa Ynez River Riparian Corridor
City of Solvang	100 Acre-Feet	200 Acre-Feet
SYRWCD ID#1	1,887 Acre-Feet	1,638 Acre-Feet
Private Agricultural and Domestic Users *(estimated)*	9,000 Acre-Feet	7,000 Acre-Feet

Source: 2005 Santa Barbara County Groundwater Report, April 4, 2006 & City of Solvang letter dated 09/10/08

The hydrologic status of the Santa Ynez Uplands Groundwater Basin has been evaluated in several studies since the basin was originally described by Upson and Thomasson (1951). Various studies since 1957 have indicated that the Basin is in overdraft[3]. Recent studies by the County Water Agency (Ahlroth, 2001; Baca and Ahlroth, 2002; Hopkins, 2002) have concluded that the Santa Ynez Uplands Basin is not in a state of overdraft.

The studies analyzed water level trends documented in a network of 40 wells within the Santa Ynez Uplands Groundwater Basin monitored by the County Water Agency. The locations of the 40 wells included in this long-term program are indicated on the Groundwater Resources Map (Figure 19). Appendix E shows an example hydrograph (water level record) for well #6N/31W-13D1.

Ahlroth (2001) analyzed rainfall records from Santa Barbara, Buellton and Santa Ynez and concluded that the base period of 1944-2001 represents long-term average precipitation and is appropriate for the evaluation of hydrographs of historic water level fluctuations recorded in the 40 monitoring wells. Using this base period, Baca and Ahlroth (2002) found that the trend of declining water levels identified by the USGS and the County Water Agency in earlier studies (LaFreniere and French, 1968; and Alroth et. al, 1977) has been reversed by a period of higher precipitation and associated groundwater recharge beginning in the late 1970s. The general "re-filling" of the basin has occurred despite increased residential and agricultural development. Based on water level data, changes in Basin demands and increases in imported supply the Santa Ynez Uplands Groundwater Basin appears to be in balance or in a slight surplus condition (Alroth and Baca, 2002 and Hopkins, 2002).

Baca and Ahlroth (2002) prepared a tentative hydrologic budget (Table 19) for the Santa Ynez Uplands Basin that accounts for recharge, extractions, imported water and discharge from the system.

[3] Sources listed on p. 5-10 of the Santa Ynez River Water Conservation District, ID No. 1, Water Management Plan 2000, October 16, 2001

TABLE 19: Santa Ynez Uplands Groundwater Basin Hydrologic Budget

Elements of Inflow	AFY	Elements of Outflow	AFY
Recharge from rainfall	9,300[1]	Baseflow discharge	2,059[2]
Imported Cachuma supply	2,500[3]	Consumptive use for M&I and agriculture	10,940[1]
SWP supply	437[4]	Wastewater to Solvang treatment plant	238[5]
Import from Riparian Basin	1,000[6]	--	--
Total Inflow:	**13,237**	**Total Outflow:**	**13,237**

Source: Baca and Ahlroth, 2002

Notes:

1. Approximate figure from County Water Agency (Ahlroth, pers. communication. 2001).
2. CWA Santa Ynez River Model baseflow at Alamo Pintado, Zanja de Cota and Santa Agueda creeks from 1917 to 1992 period.
3. Cachuma Project yield held by SYRWCD, ID#1.
4. SWP Yield held by SYRWCD, ID#1.
5. Volume of wastewater delivered to Solvang WWTP in 2001 (according to City of Solvang).
6. Estimated volume of SYR Riparian Basin water delivered to SY Uplands Basin (Ahlroth, pers. communication. 2001).

The figure of 2,059 AFY for baseflow represents the estimated discharge of groundwater (or basin spillage) that flows down Alamo Pintado, Zanja de Cota and Santa Agueda creeks on an average annual basis. Given that basin water levels are not declining (as discussed above), a portion of this baseflow would be surplus supply available for new development. Even when considering the flow required to support downstream riparian habitat (especially along Alamo Pintado Creek) and to minimize the rate of basin water quality degradation, at least several hundred AFY of new long-term demand on the basin could be accommodated without substantial effects on the basin. As a working figure subject to periodic re-estimation, this surplus is estimated to be 500 AFY (Baca and Ahlroth, 2002). Hopkins (2002, p.9) concurred with the budget findings of Baca and Ahlroth (2002) stating, "the Santa Ynez Uplands Groundwater Basin water budget deficit is most likely still on the order of approximately 2,000 AFY under historical groundwater demands, but recent changes in basin demands and increases in imported supply have resulted in an apparent balanced basin or a slight surplus under these conditions."

Buellton Uplands Groundwater Basin

A portion of this groundwater basin is located in the southwest corner of the Planning Area. It encompasses about 18 square miles and extends westward from Ballard Canyon Road just east of Buellton to a topographic divide outside the Planning Area about one mile west of Drum Canyon Road. On the north, the basin is bounded by the outcrop limit of the Careaga Formation, the lowermost aquifer in the Buellton Uplands. To the southwest, the basin is bounded by the Careaga outcrop limit. To the southeast, the basin is bounded by a postulated contact against the Santa Ynez River Fault beneath the Santa Ynez River Riparian Basin. The County Water Agency estimates average annual rainfall in the basin to be about 16 inches per year.

Until 1990-91, this basin was not subject to detailed analysis by either the USGS or the County Water Agency. The Water Agency evaluated the basin in 1994 (Baca, 1994) and found it to be in a moderate state of overdraft. Conversely, further analysis conducted by the Water Agency (Almy et. al., 1995) determined that the basin is in a state of surplus.

Available storage in the Buellton Uplands Basin is estimated to be 154,000 AFY. The total volume of water in storage in this basin is estimated by the Water Agency to be about 1.4 million AF (assumes a specific yield of 10%). Safe yield for consumptive use (net yield) is estimated to be 2,768 AFY (Almy et. al., 1995). Based on an estimated average of 26% return flows, safe yield for gross pumpage (perennial yield) is estimated to be 3,740 AFY. Estimated pumpage from the basin is 2,599 AFY (gross) and 1,932 AFY (net). Thus, the basin is considered by the Water Agency to be in a state of surplus with natural recharge exceeding pumpage by a net of 800 AFY. This surplus represents the amount of groundwater from the Buellton Uplands Basin that discharges annually in the Santa Ynez River Riparian Basin.

Approximately 80% of the 2,599 AFY of pumpage in the basin is attributable to agricultural irrigation. The City of Buellton and scattered farmsteads around the rural area use the remaining 20%.

2. PLANNING ISSUES

Water Supply

Total theoretical residential buildout under the Plan would be 4,593 primary residences. This is an increase of 1,039 (31%) over the number of existing primary residences of 3,384. Through the EIR analysis, projections indicate that adequate water supply is available to meet projected demand. However, efficient use of this critical resource is still required by County policy. The Goals, Policies and Development Standards of the Plan that encourage water conservation are consistent with existing County ordinances and ongoing regional conservation efforts.

Water Quality

Groundwater quality degradation is an ongoing concern in many areas, including the Santa Ynez Valley. As discussed in the Geology section of this document, soil and groundwater conditions in the Los Olivos, Ballard, and Janin Acres areas are known to be severely constrained for septic effluent disposal. These areas are designated by the County as "Special Problem Areas" for wastewater disposal. Much of Los Olivos is characterized by small parcels and shallow (less than 10-feet deep) groundwater. Ballard is characterized by clay soils and very small parcels. In Janin Acres, the groundwater produced by the local mutual water company exceeds the maximum contaminant level (MCL) for nitrates in drinking water. The Santa Ynez River Water Conservation District, Improvement District #1 (ID#1) has also idled two wells that also exceed the MCL for nitrate. Although return flows from irrigated agriculture can be a major source of nitrate contamination in groundwater, these areas are not characterized by large-scale irrigated agriculture. Thus, in these developed areas with a high density of septic systems, septic effluent is a major contributor to the elevated nitrate concentration in groundwater.

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FIGURE 18

Santa Ynez Valley Community Plan Public Water Systems

- Santa Ynez River Water Conservation District ID#1
- Parcels served by other Public Water Systems (see table)
- Boundary between adjacent Water Systems
- Buellton City and Water District Boundary
- Solvang City Boundary
- Urban Boundary
- Community Plan Boundary

0 2,500 5,000 Feet

1	Bobcat Springs
2	Walking M Ranches
3	Rancho Ynecita
4	Oak Trail Ranches
5	Oak Trail Estates
6	Woodstock Property Owners
7	Bridlewood Winery
8	Shepherd of the Valley
9	San Lorenzo Seminary
10	S Y Roblar MHP
11	S Y Rancho Estates
12	Mesa Hills
13	Rancho Marcelino
14	Skyline Park
15	Mosby Winery
16	Shoestring Winery
17	Rusack Winery

Los Olivos
Ballard
Buellton
Solvang
Santa Ynez
Santa Ynez River
101
246
154

August 5, 2009 syv_water_districts_and_systems.mxd

BACKSIDE OF FIGURE 18

FIGURE 19

2

Santa Ynez Valley Region
Groundwater Resources

0 2,000 4,000 8,000 Feet

Groundwater Basin (colored in)

Non - Water Bearing Formation

Community Plan Boundary

Los Padres National Forest

! Monitored Groundwater Well

Note: Groundwater Basins mapped from information based on the Santa Barbara County 1996 Groundwater Resources Report, from the Santa Barbara County Water Agency.

August 6, 2009 syv_grndwater_basins_newplan.mxd

San Antonio Basin

Los Alamos

Santa Ynez Uplands Basin

Buellton Uplands Basin

Santa Ynez River Basin

Lake Cachuma

Zaca Lake

Alisal Reservoir

6N/31W-13D1

CAT CANYON RD

BELL ST

MAIN ST

ALISOS CANYON RD

DRUM CANYON RD

ZACA STATION RD

FIGUEROA MOUNTAIN RD

ROBLAR AVE

BASELINE AVE

BALLARD CANYON RD

ALAMO PINTADO RD

STATE HWY 154

HAPPY CANYON RD

ALISOS AVE

ARMOUR RANCH RD

STATE HWY 246

SANTA ROSA RD

ALISAL RD

CAMINO CIELO RD

BACKSIDE OF FIGURE 19

The U.S. Environmental Protection Agency (EPA) has identified urban surface runoff as a significant cause of water pollution in the United States. Since March 2003, Santa Barbara County has been subject to federal National Pollutant Discharge Elimination System (NPDES) Phase II storm water regulations. Two main impacts result from development: changes in surface water hydrology, and changes in water quality. Pollutants most frequently associated with storm water runoff include sediment, nutrients, bacteria, oxygen-demanding substances, oil and grease, heavy metals, other toxic chemicals, and floatables. The primary source of the pollutants include automobiles and automobile use, housekeeping and landscaping practices, construction, accidental spills, illegal dumping and illegal connections to the storm drain system. Construction sites may be considerable sources of sediment, trace metals, nutrients, oil and grease, pesticides, herbicides, and other synthetic organic compounds. Agricultural activities within the planning area may also be a source of pollutants such as sediment, nutrients and pesticides.

These pollutants often enter waters in sudden pulses and large quantities as rain, irrigation, and other types of runoff that can mobilize and transport the contaminants. Examples include lawn and garden chemicals from urban areas transported by rain or irrigation runoff; household and automotive care products dumped onto streets and into gutters; fertilizers, pesticides, and sediment transported from agricultural lands; sediment transported from roads, construction and developed land; and various air particulates that are deposited from the atmosphere.

The Resource Recovery and Waste Management Division of the Santa Barbara County Department of Public Works monitor two closed landfills within the Plan area: Santa Ynez Airport Landfill and Ballard Canyon/Chalk Hill Road Landfill.

Santa Ynez Airport Landfill

The Santa Ynez Airport Landfill is located one mile southeast of Santa Ynez township approximately 500 feet south of Highway 246. The landfill is located within a 124.73-acre parcel that also contains the Santa Ynez Airport, County of Santa Barbara Fire Station #32, and a building used by the United States Forest Service. Vineyards and a winery are within 1,000 feet.

The landfill site is comprised of approximately three separate waste filled trenches, occupies a total area of approximately 1.6 acres, and is estimated to contain an in-place volume of 43,565 cubic feet of waste material. The landfill was operated by Santa Barbara County as a municipal solid waste landfill and accepted residential, commercial and agricultural waste generated in the Santa Ynez Valley during an approximately 11-month period, between 1969 and 1970. Following the completion of waste disposal operations, the trenches were covered with several feet of soil.

The site is located along the southern edge of the Santa Ynez Upland Basin. The principal aquifer beneath the site is unconfined. Groundwater has been measured between 52 and 79 feet below ground surface in monitoring wells around the landfill. Groundwater elevations in site wells indicate a relatively consistent flow direction to the north to northwest. Groundwater-monitoring requirements were established through the issuance of a Monitoring and Reporting Program (MRP) in April 2003. The present water quality monitoring system consists of eight groundwater-monitoring wells, which are sampled on a semiannual basis.

Volatile organic compounds (VOCs) have been detected in down-gradient and side-gradient monitoring wells. Down-gradient impacts were first identified in 1998, when groundwater monitoring was implemented. Concentrations of VOC detections range from trace to above the constituents' established maximum contaminant levels (MCLs). The existing groundwater plume extends approximately 500 feet beyond the northern-most boundary of the waste trenches. There are no known water supply or irrigation wells directly down gradient from the landfill. Existing groundwater pollution is attributed to landfill gas migration and/or the infiltration of leachate to underlying groundwater. On October 11, 2005 a landfill gas (LFG) collection system commenced operation. Six LFG extraction wells were installed into the waste footprint and a vacuum applied to them. The purpose of the LFG collection system is to remove VOCs from within the waste mass that could migrate downward and impact groundwater. Effectiveness of the LFG collection system can be demonstrated by a dramatic decrease in methane in a landfill gas probe. This probe has a history of measured levels of methane above 5%. Following commencement of the LFG collection system, levels of methane have been measured in the tenths of percent to non-detectable (County of Santa Barbara Public Works Department Resource Recovery and Waste Management Division, January 2006).

Ballard Canyon/Chalk Hill Road Landfill

The Ballard Canyon/Chalk Hill Road Landfill is located east of the city of Buellton and approximately one mile northwest of the city of Solvang. Access to the landfill is by proceeding east on Ballard Canyon Road from its intersection with State Highway 246. The landfill is located on two separate parcels at 940 and 942 Ballard Canyon Road.

The landfill occupies an area of approximately 8 acres of the 18.79 two parcel acreage. Between 1948 and 1969, Santa Barbara County Public Works Department leased the property for trench and fill waste disposal. The landfill received residential, commercial and agricultural waste generated in the Santa Ynez Valley. The landfill consists of unlined cells with no leachate collection and removal system. An interim cover was placed after the Landfill stopped receiving waste. The Careaga Formation occurs directly beneath most of the landfill waste at the site.

Investigations conducted to date to characterize subsurface conditions beneath and around the landfill include the installation of eighteen groundwater monitoring wells and one water supply well, review of water well drilling logs from wells in the vicinity, delineation of edge of waste, and preparation of a Site Assessment Report.

On June 15, 2001 LFG collection system commenced operation. Operation of a pump and treat system commenced on July 29, 2005. Sampling of effluent from the treatment system was performed on July 29, August 2, 3, 4, 5, 11, and 30, 2005. The samples were analyzed for VOCs and the results indicated that no VOCs were present at the laboratories practical qualification limit. Overall, installation of the LFG Collection and Control System, and the impermeable layer, has resulted in an improvement in groundwater quality at the site (County of Santa Barbara Public Works Department Resource Recovery and Waste Management Division, January 2006).

An assessment of Leaking Underground Storage Tanks (LUFT) within the Plan area was prepared through the EIR process. Related impacts were determined to be less than significant for the six locations identified within the Plan area.

3. WATER GOALS, POLICIES, ACTIONS, AND DEVELOPMENT STANDARDS

GOAL WAT-SYV-1: **Protect the quality of surface and ground waters from degradation; maintain adequate, safe water supplies; and protect groundwater basins from prolonged overdraft.**

Policy WAT-SYV-1: **Development in the Santa Ynez Valley Planning Area shall incorporate appropriate water efficient design, technology and landscaping.**

Action WAT-SYV-1.1: The County Water Agency shall work with the SYRWCD ID #1 to promote educational programs that encourage efficient water use.

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.**

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.

E. FIRE PROTECTION

1. SETTING

Fire protection service within the planning area is provided by the Santa Barbara County Fire Department (SBCFD). The SBCFD operates Stations 31 and 32 in the Valley. Station 31 is located at 168 W Hwy 246 in Buellton and station 32 is located at 906 Airport Road in Santa Ynez (Figure 20).

There are 8 firefighters on duty at all times. Both Stations are staffed by 12 firefighters that rotate between 3 shifts (4 firefighters per shift per station). The fourth firefighter per shift at Station 32 is the result of an agreement between the Santa Barbara County Board of Supervisors and the Santa Ynez Band of Chumash Indians. In order to provide for public safety and offset the increased cost of public services due to the casino expansion, the Santa Ynez Band of Chumash Indians agreed to fund an additional firefighter since April 2002.

Available ground equipment for each station includes: a First Line Engine, a Type 3 Brush Engine, and a water tender capable of holding 3,200 gallons of water primarily for brush fires and remote residential fires. Station 31 also has a hazmat vehicle. In addition to ground vehicles, the SBCFD has two helicopters that operate out of the Santa Ynez airport throughout the fire season. Additional SBCFD facilities located in Buellton house Hazardous Materials staff as well as fire protection planning staff.

TABLE 20: Santa Ynez Fire Protection Services

Station	Location	Personnel	Ground Equipment
31	168 W Hwy 246 in Buellton	4 per shift 12 total	First Line Engine, Type 3 Brush Engine, Water Tender, hazmat vehicle.
32	906 Airport Road in Santa	4 per shift 12 total	First Line Engine, Type 3 Brush Engine, Telesquirt, Water Tender, Utility Pick-Up Truck.

In addition to Fire Protection Services the SBCFD provides First Response Services in the event of a medical emergency. Each firefighter is certified as an Emergency Medical Technician (EMT) and each station has one paramedic. Ambulance service is provided by American Medical Response through contract with Santa Barbara County. There is at least one ambulance in the planning area at all times. The ambulance is staffed by a crew of two, with at least one paramedic. The response time for ambulances is less than 15 minutes, 90 percent of the time (American Medical Response, 2005).

The Santa Barbara County Fire Department automatically responds with a minimum of 3 engines and a battalion chief to all structure fires in the Plan Area. Grass and brush fires receive 5 engines, 2 bulldozers, 1 helicopter and a battalion chief. Through the presence of a number of mutual aid agreements the department can call upon a number of stations and cities for additional personnel and equipment in times of need.

2. PLANNING ISSUES

Level of Service

The SBCFD strives to maintain a level of service ratio of one firefighter per 4,000 residents and a five minute response time. Based on this ratio, staffing levels and equipment are adequate to service the fire protection needs of the Planning Area (personal communication, Tom Franklin SBCFD, 2003). The SBCFD also has tentative long range plans to construct an additional fire station in the valley in the foreseeable future. The site would be constructed commensurate with need, and could be located on a site in Los Olivos.

High Fire Hazard Areas

Due to topography and high fuel load the majority of the planning area is at high risk for wildfires. Particularly in the rural and inner rural areas, houses and structures should incorporate fire protection and prevention measures including fuel breaks and the use of fire resistant construction materials. A number of policies and development standards outlined below are fire protection and prevention measures intended to protect structures and property in high fire hazard areas.

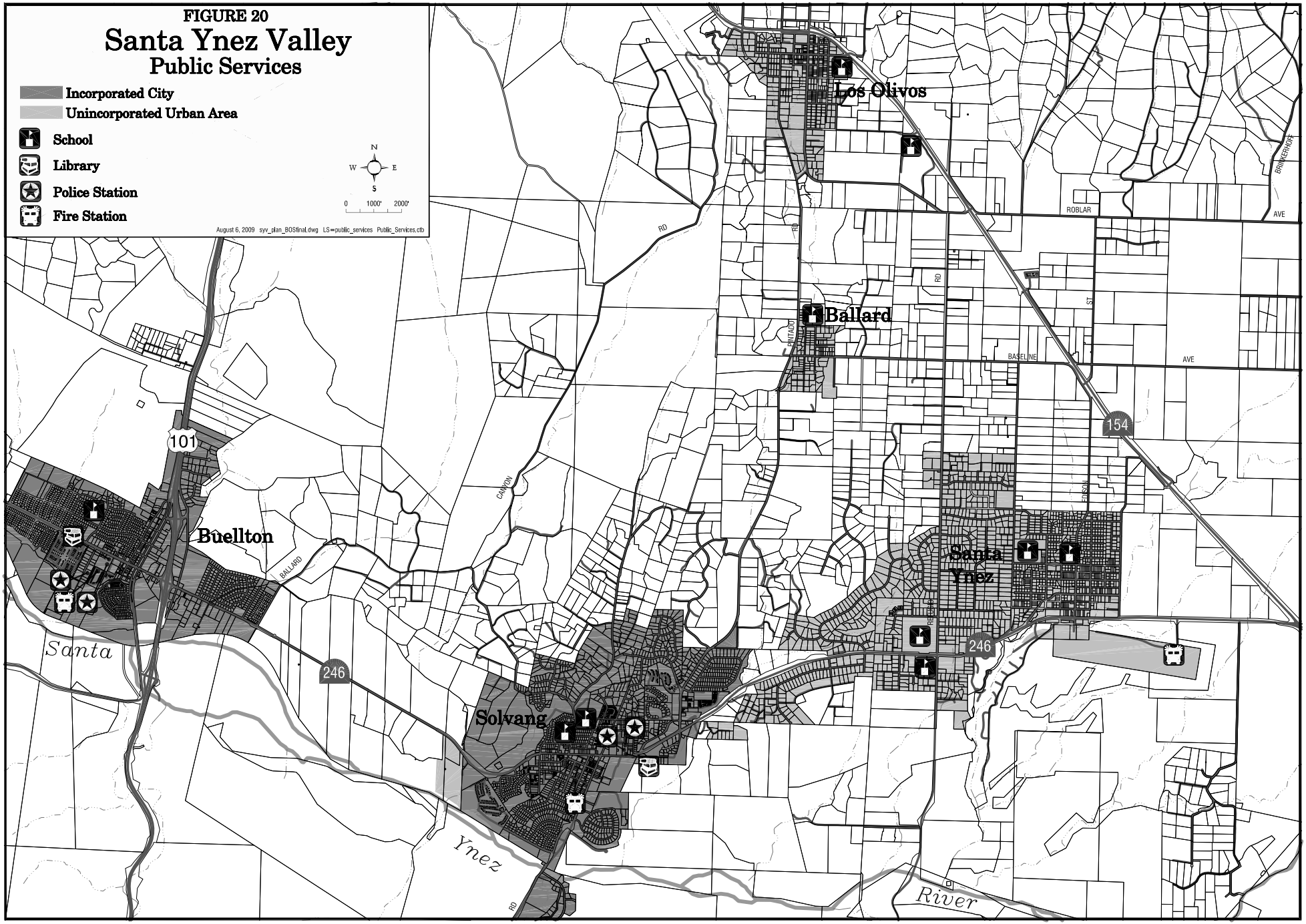
FIGURE 20
Santa Ynez Valley
Public Services
Incorporated City
Unincorporated Urban Area
School
Library
Police Station
Fire Station
N
W
E
S
0
1000'
2000'
August 6, 2009 syv_plan_BOSfinal.dwg LS=public_services Public_Services.ctb
Los Olivos
Ballard
Buellton
Santa Ynez
Solvang
Santa Ynez River
101
246
154
BASELINE AVE
ROBLAR AVE
BALLARD
CANYON
RD

BACKSIDE OF FIGURE 20

3. FIRE PROTECTION GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL FIRE-SYV: **Maximize effective and appropriate fire prevention and protection measures to minimize exposure of people and property to wildfire hazards; minimize the adverse impacts of fire protection and suppression efforts.**

Policy FIRE-SYV-1: **The County shall strive to ensure that an adequate number and type of fire station, equipment and personnel be maintained by periodically evaluating population growth, level of service requirements, response time, and fire hazards throughout the planning area.**

Action FIRE-SYV-1.1: New Fire Station 33 shall be built in the Los Olivos Area as funding becomes available.

Action FIRE-SYV-1.2: The County shall work with the Santa Ynez Band of Chumash Indians to maintain the necessary additional personnel and equipment and facilities required to serve the fire protection needs of the reservation and casino.

Policy FIRE-SYV-2: **Fire hazards in the SYVCPA shall be minimized in order to reduce the cost of/need for increased fire protection services while protecting the natural resources in undeveloped areas.**

Action FIRE-SYV-2.1: When the County updates the Comprehensive Plan Safety Element, the County, where applicable, shall update the policies and development standards in the Santa Ynez Valley Community Plan Fire Protection/Hazards Section.

DevStd FIRE-SYV-2.2: Development shall be sited to minimize exposure to fire hazards and reduce the need for grading and clearance of native vegetation to the maximum extent feasible. Building sites should be located in areas of a parcel's lowest fire hazard, and should minimize the need for long and/or steep access roads and/or driveways.

DevStd FIRE-SYV-2.3: Applications for parcel and tract maps in high fire hazard areas shall include fuel management plans for review during the permit review process. Such plans shall be subject to final review and approval by Planning & Development and the County Fire Department.

DevStd FIRE-SYV-2.4: Future applicants for residential development in the form of Residential Second Units or Agricultural Employee Housing shall abide by the following construction standards:

- 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.

- Decks, gazebos, patio covers, etc. must not overhang slopes and must conform to the latest building codes related to fire safety as updated from time to time. Front doors shall be solid core, minimally 1¾ 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.

- All new power lines shall be installed underground in order to prevent fires caused by arcing wires.

Where appropriate, all of the structural safeguards described above shall be graphically depicted on building plans submitted prior to issuance of a building permit. Facilities shall be installed prior to occupancy. Fire Department inspectors shall inspect the site prior to issuance of the occupancy permit for each phase and annually to ensure compliance.

DevStd FIRE-SYV-2.5: 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:

- A copy of the site plan that indicates topographic reference lines.

- A copy of the landscape plan.

- 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).

- A maintenance schedule for the landscape/vegetation management plan.

A Fire/Vegetation Management Plan that, at a minimum, contains the above listed components shall be submitted to the Fire Department and Planning and Development for review and approval prior to approval of grading permits for the development. Permit compliance and/or the Fire Department shall inspect to verify landscaping is in compliance with the plan once prior to issuance of occupancy permits, and once each year to monitor landscape maintenance.

DevStd FIRE-SYV-2.6: (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 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.

Prior to recordation of any final tract or parcel map, the applicant shall submit plans subject to the review and approval by the County Fire Department. Plans shall illustrate the roadways and site accesses graphically and incorporate the requirements described above. Primary access shall be installed during initial grading. The Fire Department shall verify that road standards and access meet the necessary response standards.

Policy FIRE-SYV-3: Fuel breaks in the SYVCPA shall be sited and designed to be effective means of reducing wildland fire hazards and protecting life and property, while also minimizing disruption of biological resources and aesthetic impacts to the maximum extent feasible.

DevStd FIRE-SYV-3.1: Fuel breaks shall incorporate perimeter roads and yards to the greatest extent feasible. Development envelopes containing new structures and the area of site disturbance shall be sited to reduce the need for fuel breaks.

DevStd FIRE-SYV-3.2: Fuel breaks shall not result in the removal of protected healthy oaks, to the maximum extent feasible. Within fuel breaks, treatment of oak trees shall be limited to limbing the branches up to a height of eight (8) feet, removing dead materials, and mowing the understory. Along access roads and driveways, limbing of branches shall be

subject to the vertical clearance requirements of the SBCFD. Where protected oaks have multiple trunks, all trunks shall be preserved.

F. POLICE PROTECTION

1. SETTING[1]

The Santa Barbara County Sheriff's Department, North County Operations Division, provides law enforcement services to the Plan Area. Two Sheriff's Department stations are located within the planning area at 140 W. Highway 246 in Buellton and 1745 Mission Drive in Solvang (See Table 21). These stations double as police departments for their respective cities, but are staffed by the Sheriff's Department through contract with the County. One Deputy from each station patrols Solvang and Buellton Cities, respectively. Two additional deputies operate out of the Solvang station and are responsible for patrolling the majority of the unincorporated regions of the Santa Ynez Valley. In addition to these four deputies, a Sergeant or Senior Deputy and a Community Resource Deputy are on duty to provide additional support and work in Solvang-Santa Ynez. Finally, a School Resource Deputy works primarily on the Santa Ynez Valley High School campus during the week days.

TABLE 21: Daily Sheriff Staffing Levels

	Deputies on Duty	Deputies on Patrol in County areas	Sergeant or Senior Deputy on Duty	Community Resource Deputy	School Resource Deputy (week days)
Buellton	1				
Solvang	1	2	1	1	1*

* The Sheriff's Department has converted their D.A.R.E. personnel to School Resource Deputy assigned primarily to the Santa Ynez High School campus. This specialized staff person works solely with school violations and training/mentoring, and is not involved in routine area patrol duties.

In addition to the County Sheriff's Department, the California Highway Patrol provides law enforcement services in the Valley by responding to accidents and providing vehicle code enforcement along Highway 101 and State Routes 154 and 246. The Sheriff's Department participates in Mutual Aid Agreements with the Highway Patrol and rangers from the California Department of Fish and Game and the Los Padres National Forest. These agreements allow law enforcement personnel from other agencies to provide support in times of need.

2. PLANNING ISSUES

Level of Service

Level of service is evaluated using a number of factors including response time, number of calls, and an optimum ratio of 1 deputy per 1,200 people. Additional deputies would be required to achieve the optimum ratio. However, the Sheriff's department considers staff levels adequate to provide safety services for planning area residents.

[1] Information provided through personal communication with Lieutenant Ken Reinstadler, Oct. 2004.

Chumash Reservation and Casino Expansion

The Sheriff's Department collects data on law enforcement activity on the Chumash Reservation, but is not able to accurately account for casino-related law enforcement activity off the reservation. However, the Sheriff's Department reports that the Chumash Casino has probably accounted for an increasing proportion of law enforcement activity in the Santa Ynez Valley since it opened in 2003 (personal communication, Lieutenant Willis, September 2005). The Santa Ynez Band of Chumash Indians pays in-lieu fees to fund a portion of police protection in the Valley. The County and the Chumash Tribe should work together to ensure that levels of service remain adequate for all planning area residents.

3. POLICE PROTECTION, ACTIONS AND DEVELOPMENT STANDARDS

Policy PP-SYV-1: **The County shall strive to provide adequate police protection for residents within the SYVCPA.**

Action PP-SYV-1.1: The Sheriff's Department shall phase the hiring of additional officers with population growth to meet the Board of Supervisors adopted ratio of officers/population

Action PP-SYV-1.2: The County shall work with the Santa Ynez Band of Chumash Indians to address impacts to level of service created by the casino expansion.

G. RESOURCE RECOVERY AND SOLID WASTE

1. SETTING

The Public Works Department Resource Recovery & Waste Management Division (Division) is responsible for planning and implementing waste collection and recycling programs throughout the County. The Division contracts with private waste haulers to provide waste collection services. Waste collection in the Plan Area is provided by contract with Health Sanitation Services (HSS), a solid waste collection and recycling company. HSS provides trash and recyclable collection service for Ballard, Los Olivos, and Santa Ynez. All curbside collection containers are furnished by HSS, including trash, organic, and recyclable containers. Trash is collected weekly and recyclables and organic materials are collected every other week.

County Landfills

Tajiguas Landfill, located on the Gaviota Coast, is the only landfill servicing the Plan Area. Tajiguas is a County owned and operated facility, receiving non-recyclable solid waste from around the County. It is a Class III landfill, meaning that it can accept most non-hazardous wastes. Trash collected by HSS is directly hauled to Tajiguas for disposal. Tajiguas is not open to the public; self hauled waste can be disposed of at the Santa Ynez Valley Recycling and Transfer Station (located approximately two miles north of the township of Los Olivos) which is subsequently transported to the Tajiguas Landfill for disposal. Tajiguas is permitted to accept up to 1,500 tons of waste per day.

The Foxen Canyon Landfill was closed in 2003 and converted to the above mentioned transfer station. Both Ballard Canyon Landfill and the Santa Ynez Landfill have also ceased landfill operations. The County is required to monitor these landfills for 30 years after their closure to ensure that no adverse environmental impacts occur.

Hazardous Waste

Household hazardous wastes are materials containing toxic substances that are commonly used in and around residential households. These substances require extra care to ensure proper disposal and cannot be deposited into landfills. To ensure that these products do not end up in County landfills, the Public Works department holds household hazardous waste Collection Days for residents of the Santa Ynez Valley. Residents of the planning area can also bring antifreeze, batteries, motor oil, and latex paint to the Santa Ynez Valley Recycling and Transfer Station for proper disposal on Saturday mornings. These materials are then transported to various disposal companies.

Recycling

One of the primary goals of the Division is to divert recyclable waste from County Landfills. The California Integrated Waste Management Act requires cities to have developed a source reduction element to provide strategies for diverting at least 50% of all solid waste from County landfills by the year 2000. This level has been achieved in the Plan Area with approximately 59% of solid waste diverted from landfills.

Long Range Waste Management

Long range waste management and recycling plans are prepared by the Division in accordance with state mandates. The California Integrated Waste Management Plan of 1989 requires Counties and Cities to produce a number of documents outlining existing and future waste management and recycling programs. These documents describe the programs and policies that jurisdictions will employ to meet waste management and recycling goals. Table 22 contains information on the various documents the County produces to accomplish its waste management goals and fulfill its state mandated requirements.

TABLE 22: Components of the County Integrated Waste Management Plan

Document	Purpose
Countywide Integrated Waste Summary Plan	Aggregates all elements of the county wide solid waste management planning process
Source Reduction and Recycling Element	Outlines policies designed to divert solid waste from landfills and reduce the waste stream
Countywide Siting Element	Addresses expansions of existing waste management facilities and potential sites for future facilities
Multi-jurisdictional Non-Disposal Element	Describes new non-disposal facilities and expansions of existing facilities (transfer stations, recycling facilities etc)
Countywide Household Hazardous Waste Element	Establishes a plan for the management of household hazardous waste within the County

2. PLANNING ISSUES

The SYVCPA Waste Stream and Tajiguas Landfill

The Resource Recovery and Waste Management Division has determined that the capacity of the Tajiguas Landfill will exist to adequately handle the waste stream generated at buildout of the planning area (personal communication, Kathy Kefauver 2003).

Recycling

Waste collected at the Chumash reservation and Casino is included in the total waste generated by the County and is therefore subject to the state mandated 50% diversion goal. To ensure that waste diversion goals are met, the County and the Chumash should work to implement waste reduction and recycling programs for the reservation and recently expanded casino.

3. RECYCLING AND SOLID WASTE POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy RSW-SYV-1: **Resource conservation and recovery shall be implemented in the SYVCPA to divert the waste stream from area landfills to the maximum extent feasible. Diversion shall be maximized through source reduction, recycling and composting.**

Action RSW-SYV-1.1: The County shall strive to enhance public awareness of opportunities to source reduce, recycle and compost using programs identified in the Source Reduction and Recycling Elements.

Action RSW-SYV-1.2: The County, in conjunction with the local waste hauler, shall continue to encourage a residential, commercial, and industrial recycling program throughout the SYVCPA, including yard waste collection, composting and conservation programs.

Action RSW-SYV-1.3: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics to the greatest extent feasible.

Action RSW-SYV-1.4: The County shall explore potential recycling drop-off sites that will not impact residential areas.

Action RSW-SYV-1.5: The County shall encourage the Chumash Reservation and casino to implement waste reduction and recycling programs.

Policy RSW-SYV-2: **The County shall strive to implement programs that increase opportunities for proper disposal of household hazardous waste as described in the Countywide Household Hazardous Waste Element.**

Policy RSW-SYV-3: **The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in the SYVCPA.**

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H. SCHOOLS

1. SCHOOLS IN THE SANTA YNEZ VALLEY

Six separate public school districts are located in the Santa Ynez Valley Community Plan Area. These school districts are:

- Ballard School District (Ballard School, K-6)
- Buellton Union School District (Jonata School, K, 4-8; Oak Valley Elementary School 1-3)
- College School District (College School, K-1; Santa Ynez School; 2-8 and Santa Ynez Charter School K-8)
- Los Olivos School District (Los Olivos School, K-8; Olive Grove Charter School, K-12)
- Santa Ynez Valley Union High School District (Santa Ynez Valley Union High School, 9-12; Refugio High School, 10-12)
- Solvang School District (Solvang Elementary, K-8)

Typically, students who live in the Santa Ynez Valley attend the school of the District in which they live for elementary and junior high school. The Santa Ynez Valley Charter School accepts some out of district pupils. All students then attend Santa Ynez Valley Union High School. Students in the Ballard School District attend Junior High at the Los Olivos School.

In addition to the public schools, there are two private schools in the Plan Area.

- Dunn School (Grades 6-12) 250 students, 110 boarded
- The Santa Ynez Valley Christian Academy (Grades K-8) 145 students, none boarded

2. SCHOOL ISSUES

Total enrollment in the Santa Ynez Valley public schools for the 2005-2006 academic year is 3,641, a six percent increase since 2000 (see Table 23). In general, long range planning for schools is the purview of individual school districts. The County may assist in identifying and evaluating potential sites for new schools as needed. Enrollment is declining in the Ballard, College, and Solvang districts; and increasing in the Buellton Union, Los Olivos, and Santa Ynez Valley High districts. Buellton's Union School District anticipates that full buildout of the Oak Valley School will accommodate projected growth in student enrollment and is not seeking additional sites for school development. The growth in enrollment in the Los Olivos School District has largely occurred in the Olive Grove Charter School. Olive Grove enrolls students from Santa Ynez Valley, Santa Barbara's south coast, and San Luis Obispo. In the 2005-2006 academic year, approximately 230 of 380 total students are enrolled through the Los Olivos campus. Because the Olive Grove Charter School is an independent home study program, the expansion of campus infrastructure is not necessary to meet increased enrollments. Santa Ynez Valley High School District plans to accommodate future growth in enrollment through expansion on their existing campus, if necessary. The District does not plan to pursue construction of a second high school in the near future.

TABLE 23: Public School Enrollment

	Grades Served 2005-2006	2000-2001 Enrollment	2005-2006 Enrollment	Percent Change
Ballard Elementary District		***141***	***117***	***-17%***
Ballard Elementary	K-6	141	117	
Buellton Union Elementary District		***634***	***662***	***4%***
Jonata Elementary[1]	K, 4-8	634	461	***-27%***
Oak Valley Elementary[2]	1-3	NA	201	
College Elementary District		***583***	***458***	***-21%***
College Elementary[3]	K-1	184	57	***-69%***
Santa Ynez Elementary	2-8	399	218	***-45%***
Santa Ynez Charter[4]	K-8	NA	183	
Los Olivos Elementary District		***316***	***653***	***107%***
Los Olivos Elementary	K-8	316	273	***-14%***
Olive Grove Charter[5]	K-12	NA	380	
Santa Ynez Valley Union District		***1,105***	***1,171***	***6%***
Santa Ynez Valley Union High	9-12	1,058	1,140	***8%***
Refugio High	10-12 (cont.)	47	31	
Solvang Elementary District		***657***	***580***	***-12%***
Solvang Elementary[6]	K-8	657	580	***-12%***
TOTAL		**3,436**	**3,641**	**6%**

Source: California Department of Education, http://www.ed-data.k12.ca.us/welcome.asp

Jonata Elementary[1]: Prior to the 2002-2003 academic year, Jonata was K-8
Oak Valley Elementary[2]: CDE enrollment data available beginning with 2002-2003 academic year
College Elementary[3]: Prior to the 2002-2003, College was K-8
Santa Ynez Charter[4]: Charter approved in 2000, CDE enrollment data available beginning with 2002-2003 academic year
Olive Grove Charter[5]: Charter approved in 2000, CDE enrollment data available beginning with 2002-2003 academic year

3. SCHOOLS POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy S-SYV-1: **The County shall work with the School Districts in the Santa Ynez Valley to ensure that public education needs are met.**

Action S-SYV-1.1: Upon the request of one or more of the school districts, the County shall assist in identifying suitable future school sites within the Valley.

A. BIOLOGICAL RESOURCES

1. EXISTING SETTING

a. Planning Area Setting

Santa Ynez Valley's defining biological resources are grassland, oak savanna, woodland and forest with valley oaks dominating the valley floor and coast live oaks in the foothills, interspersed with blue oaks. Additional important and diverse resources include riparian habitats, wetlands, coastal sage scrub and chaparral. These habitats support a variety of wildlife species, including gray fox, coyote, mule deer, bobcat, and occasionally black bear and mountain lion. Typical birds include sparrow, scrub jay, acorn woodpecker, Anna's hummingbird, California quail and a number of sensitive species such as southwestern willow flycatcher, yellow warbler, grasshopper sparrow, purple martin, yellow-breasted chat, and tri-colored blackbirds. Raptors include red-tailed hawk, golden eagle, Cooper's hawk, white-tailed kite and the bald eagle, which winters at Cachuma Lake (outside the Plan Area). Various species of reptiles and amphibians are expected in the Planning Area including western fence lizard, horned lizard, gopher snake, common king snake, rattlesnake, frogs and turtles. The planning area also contains potential habitat for a number of threatened and endangered species: steelhead trout, California red-legged frog, southwestern pond turtle, fairy shrimp, bald eagle, least Bell's vireo and southwestern willow flycatcher.

b. Description of Natural Habitats

The following plant communities were described and mapped for the Urban and Inner-Rural areas by Watershed Environmental (2002): native grassland, central coastal scrub, oak woodlands and savanna, valley oak savanna with native grass understory, riparian habitats and non-native grassland (Appendix F). The study incorporated a review of existing biological studies conducted for a variety of development projects in the Urban and Inner-Rural areas and mapping based upon aerial photography, existing biological studies and field verification. Although these specific habitats were not mapped within the Rural Area, they are important biological resources in the entire community planning area. The natural habitats (a.k.a. plant communities) described below occur throughout the planning area.

Native Grassland

This type of grassland is defined by the presence of native purple needlegrass, small-flowered needlegrass and other native grasses (e.g. *Nassella pulchra, Nassella lepida, Leymus triticoides, Vulpia microstachys*). Native grasses are perennial and form sparse to densely spaced tussocks – hence the common name "bunchgrass". Other native grasses, such as creeping wild rye, grow from thick rhizomes and form dense mats of vegetation that are very effective filters. Most native bunchgrasses have been displaced throughout California with European annual grass species, which often grow amongst the native grass tussocks. In a few instances, areas with minimal disturbance may be comprised almost entirely of native grassland. Native grasses also

occur as understory species in central coastal scrub, coast live oak woodland and valley oak savanna communities. There are 46 acres mapped in the Inner-Rural area.[1]

Central Coastal Scrub
Central coastal scrub, also known as Venturan coastal scrub, is a type of coastal sage scrub dominated by aromatic perennial shrubs with little to no annual grassland understory or tree overstory. It typically occurs at elevations below 2,000 feet on south-facing slopes with shallow, rocky soils (below chaparral). Dominant species include California sagebrush, coyote bush, black, purple and white sages, mock heather and bush lupine. There are 471 acres mapped in the Inner-Rural area.

Chaparral
Chaparral is characterized by woody shrubs forming dense thickets covering slopes with little soil profile. It is highly adapted to fire and effectively prevents erosion on hillsides. Several types occur in the community planning area, including northern mixed chaparral, southern mixed chaparral, central maritime chaparral and sandhill chaparral. Characteristic and dominant species include a variety of manzanita and ceanothus species, toyon, Palmer's oak and chamise. The chaparral plant communities are most abundant outside the Urban and Inner-Rural areas and thus were not mapped as a part of this effort. Some known locations include northern mixed and central maritime chaparral communities in the hills north of Buellton.

Oak Woodlands and Forests
In general, oak woodlands and forests support a diverse wildlife population. Oak habitats offer shade in summer, shelter in winter and provide perching, roosting, nesting and food storage sites. Acorns are the most plentiful food source but other oak products and associated species also provide food sources for wildlife.

Coast Live Oak Woodland and Forest: The coast live oak is the dominant tree is this woodland, but in the Santa Ynez Valley this community may also contain a few scattered valley oaks and bay trees. Distinguishing characteristics are a tree canopy cover of 25 to 60%, a poorly developed shrub layer and a well-developed herbaceous understory of non-native grassland and introduced annual herbs. Native shrubs that may occur in association with coast live oak woodland include toyon, Mexican elderberry, gooseberry, sugar bush, coffeeberry and poison oak. Common understory herbaceous species include non-native grasses, filaree, black mustard, and wild radish. Coast live oak woodland occurs primarily on north-facing slopes, but trees may also intersperse with valley or blue oaks on more level terrain. There are 1,126 acres of coast live oak woodland mapped in the Urban and Inner-Rural areas.

Valley Oak Savanna and Woodland: The characteristic species of this habitat is the deciduous valley oak with non-native annual grassland understory. The understory vegetation in relatively undisturbed areas may be comprised of native perennial bunchgrasses. This community may also contain scattered coast live oaks and blue oaks. The community normally occurs at elevations below 2,000 feet in valley bottoms on deep, well-drained alluvial soils. Contrasting with the

[1] Acreage for each plant community is from Watershed Environmental report (2002) for the previous Urban and Inner-Rural areas. Final acreage may change as a result of changes to the Inner-Rural boundary.

evergreen coast live oak, valley oaks are winter-deciduous, attain a height of 100 feet or more and are California's largest broad-leaf tree. The difference between savanna and woodland is based on the percentage of canopy cover provided by the valley oak trees with savanna covering a range of 1-24% (Watershed Environmental 2002). Valley oak savanna habitat, although highly fragmented in the Urban and Inner-Rural areas, was mapped to be 4,189 acres. No valley oak woodland type (>24% canopy cover) was found in the Urban and Inner-Rural area; however it could exist elsewhere in the Rural part of the Plan Area.

Blue Oak Woodland: Blue oak woodlands reach the southernmost extent of their range in the Santa Ynez Valley. Blue oaks are deciduous and generally smaller in stature than valley oaks. The understory is generally grassland but California sagebrush, buckwheat, purple sage and yucca can occur nearby. Outside the Plan Area, blue oaks primarily occur on the west slopes of Figueroa Mountain and around the Cachuma Lake-Paradise Road area. No blue oak woodlands were found to occur within the Urban and Inner-Rural areas based on available information.

Valley Oak Savanna with Native Grass Understory

In the Inner-Rural area there is one known location of a stand of valley oak savanna with needlegrass understory.[2] In other areas, other native grass species may be present (e.g., *Vulpia microstachys*). This particular co-occurrence of valley oaks and native grasses is fairly rare and probably represents the historic association of these two plant communities. 43 acres have been mapped in the Inner-Rural area. This community type might exist in more locations but would be identified during site assessments for specific development proposals.

Non-Native Grassland

Non-native, annual grasses are the dominant species in this community (3,611 acres mapped in the Urban and Inner-Rural areas). These grasses germinate in the beginning of the rainy season and have completed their lifecycle by the end of the spring or early summer. Many of these grasslands also support native and non-native annual wildflowers and herbs, particularly in years with above-average rainfall. Non-native grasslands also support a variety of small mammals which in turn feed snakes and numerous species of raptors. While not a plant community of concern due to its extensive distribution within the planning area, it can provide significant foraging habitat for raptors.

Wetlands

All naturally occurring wetlands are considered significant resources because they provide a high number of functions in a generally dry, arid region and because of their extremely rare occurrence within the region. Wetlands support the most diverse assemblages of plants and animals found in the southwestern United States. They provide food, cover for protection against predators and habitat for breeding of some species and are utilized by a large number of organisms including invertebrate larvae, amphibians, large mammals and plants that may only survive in wetland areas.

Wetlands also provide a number of public benefits including: (1) water quality and hydrologic functions which support groundwater recharge, surface water availability and water

[2] This community was identified as part of an environmental assessment for a proposed development (Odion 1989).

purification/filtration, (2) food chain support, (3) nutrient cycling, and (4) socio-economic benefits which include aesthetics, ethno-botany, recreation, research, education, etc. Examples within the Santa Ynez Valley include freshwater marshes, seep wetlands and vernal pools. Many wetlands are found in association with the Santa Ynez River and along and near the numerous streams and creeks that drain the planning area.

Riparian Habitats

Riparian habitats line the banks of rivers, streams, creeks and ponds and consist of a variety of vegetation types. They preserve water quality by filtering sediment and some pollutants from runoff before it enters the water body, protect stream banks from erosion, provide food and habitat for fish and wildlife and preserve open space and aesthetic values.

Several plant community types make up the riparian habitats found in the Santa Ynez Valley including central coast arroyo willow riparian forest, southern cottonwood-willow riparian forest, central coast riparian scrub and valley and coast live oak riparian woodland. These different riparian plant communities are identified by the predominant plant species that occur within them, which are mentioned in each community's name. With the exception of central coast riparian scrub, the riparian communities include these dominant tree species: cottonwood, sycamore, willow (either arroyo, red or yellow), California walnut, alders and oaks. Central coast riparian scrub dominants include coyote bush, mulefat, sandbar willow, and poison oak. Understory species, when present, include mugwort, wild rose, poison oak, blackberry, wild cucumber and non-native plants such as periwinkle and nasturtium. Taken together, 387 acres of riparian habitats are mapped in the Urban and Inner-Rural areas.

Santa Ynez River

The Santa Ynez River is an important resource to Valley residents and beyond. A major water resource, it provides water not just to the Santa Ynez Valley, but to the South Coast and downstream communities, particularly the City of Lompoc. It serves important ecological functions for the wildlife that rely on it for their entire life cycle or for one or more of their survival needs (e.g., foraging or breeding) and is a major wildlife corridor for migrating steelhead trout and a variety of mammals. Some specific examples of the river as habitat are as the in-stream habitat for the endangered steelhead and riparian habitat for the southwestern willow flycatcher, least Bell's vireo and other sensitive species. It also performs important hydrologic functions including transport of nutrients and sediment to wetlands and estuaries, flood flow conveyance, surface and subsurface water storage, groundwater recharge and nutrient removal through plant uptake. Riparian vegetation mapping has been done for the Santa Ynez River by other agencies (Woodward-Clyde Consultants et al. 1995), which documents the presence of cottonwoods, willows and riparian scrub, downstream of Bradbury Dam (outside the planning area). Within the planning area, the Santa Ynez River channel and riparian habitats have been mapped based upon the Woodward-Clyde study and aerial photograph interpretation.

Steelhead Trout: The Santa Ynez River and its tributaries below Bradbury Dam (outside the planning area) of are particular significance as designated critical habitat for the endangered steelhead trout. The river in particular functions as a migration corridor for steelhead returning to spawning grounds upstream. Habitat quality is measured by riparian vegetation cover, cover provided by undercut banks, ledges and woody debris, substrate, water flow and abundance of

pools (Stoecker and Stoecker 2003). Higher upstream reaches often provide the best quality spawning habitat: protecting the migration corridor is key to permitting fish passage. Protection of headwaters is also of importance as they affect flow patterns and water velocities downstream, further affecting migration and spawning habitat.

Streams and Creeks

Numerous streams and creeks and their tributaries drain the Santa Ynez Valley area, eventually feeding into the Santa Ynez River. Streams and creeks are defined as watercourses, drainage ways and small lakes, ponds and marshy areas through which water flows, whether or not the area has been formally identified as environmentally sensitive habitat. Streams and creeks may have perennial or intermittent flow, or they may be ephemeral, flowing only during storm events. They are often bordered by riparian vegetation. They provide important habitat for many plant and animal species, provide transport of nutrients and sediment and provide movement corridors for wildlife.

The major tributaries of the Santa Ynez River drain a large portion of the river's watershed, from headwaters in the San Rafael and Santa Ynez Mountains through grazing and agricultural lands before reaching the river. Tributary creeks within the Plan Area include: Zaca, Alamo Pintado, and Santa Agueda creeks.

c. Regulatory Setting

Several existing Federal, State and local laws and regulations protect important biological communities and sensitive species in Santa Barbara County, including the Endangered Species Act, California Endangered Species Act, Clean Water Act California Fish and Game Code, Migratory Bird Treaty and the County's Environmental Thresholds and Guidelines Manual. "Sensitive species" is used as a broad term that may include Federal and State-listed threatened, endangered or candidate species, as well as "species of special concern", and species that are locally rare, uncommon or endemic to particular sites. Some federal and state laws protect resources from specific activities such as dredge and fill, prohibit "take" of endangered species and restrict changes to creek beds, stream banks or flows.

The Land Use, Conservation and Environmental Resource Management (ERME) elements of the County Comprehensive General Plan include biological protection policies and guidelines for new development. In addition, the County Flood Control Ordinance contains regulations regarding development in floodways and floodplains, which includes specific setback requirements for development (200 feet from top of bank of the Santa Ynez River and 50 feet from top of bank of streams and creeks). The local policies presented here restate the importance of those protections and further protect resources through buffer, pollution prevention, restoration, and education policies.

Sensitive Species:[3]

A number of sensitive species occur in the Santa Ynez Valley Community Planning Area. Federally threatened and endangered species include the steelhead trout, California red-legged

[3] Endangered and threatened species status as of May 2003.

frog, southwestern pond turtle, fairy shrimp, bald eagle, least Bell's vireo and southwestern willow flycatcher.

Other sensitive species which are either expected or have the potential to inhabit or use the Plan Area include western spadefoot toad, loggerhead shrike, white-tailed kite, ferruginous hawk, Cooper's hawk and burrowing owl. Several sensitive plant species occur in the Valley, including Palmer's oak *(Quercus palmeri)*, Hoover's bent grass *(Agrostis hooverii)* and ceanothus, manzanita, prunus and monkey flower species.

Deciduous Oak Protection and Regeneration Program
In April 2003 Santa Barbara County adopted a program to sustain and enhance the valley, blue and coast live oak trees. Specifically, the program seeks to ensure that there is no net loss of native oak trees and that, if possible and with the help of incentives, the number and extent of remaining valley, blue and live oak trees grow greater. The program combines elements of landowner flexibility and voluntary oak regeneration with oak protection. Policies for the protection of oak trees in this plan are designed to complement those of the Oak Tree Protection and Regeneration Program.

Santa Ynez River
Several agencies have regulatory roles over a variety of issues related to the Santa Ynez River. These include the U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Game, Santa Barbara County Flood Control District, State and Regional Water Quality Control Boards, Cachuma Conservation and Release Board, Cachuma Operation and Maintenance Board, Santa Ynez Valley Water Conservation District, Solvang Wastewater Treatment Plant, Santa Ynez Community Services District, Buellton sanitary services, Santa Barbara County Parks Department and Los Padres National Forest. These agencies address water rights, water quality, flood control, endangered and threatened species and recreation. These agencies coordinate efforts to maintain a healthy watershed of the Santa Ynez River in order to maintain water quality, provide drinking water, prevent damage from flooding and maintain and restore habitats for endangered and threatened species that also rely on a healthy river ecosystem.

2. PLANNING ISSUES

Private and public projects have the potential to affect biological resources in the Santa Ynez Valley planning area, directly through removal of habitats and indirectly through the effects of urbanization (noise, fencing, domestic animals, lighting, erosion, etc.). Public projects required to support development under the Santa Ynez Valley Community Plan which may impact biological resources include roadway widening, trails and bike paths, parks and recreational facilities, expansion of sewer services, flood control activities and facilities, and fire management activities.

Environmentally sensitive biological resources and sensitive areas in the Plan Area are protected from development (public or private) by the Community Plan general resource protection policies. The general resource protection policies will only apply to new development in the Plan Area and not to agricultural practices.

Protecting the Santa Ynez River and its Watershed

The Santa Ynez River, its tributary streams and creeks, and their associated riparian habitats function together as an ecological system to maintain both hydrological and biological functions in the watershed. In addition to providing habitat for many sensitive animal and plant species, the river and its tributaries provide drinking water, provide surface and groundwater storage and recharge, convey flood flows and transport sediment and nutrients, while the riparian habitats that line their channels and in-stream vegetation filter sediments and nutrients, protect stream banks from erosion and improve water quality. In order to protect the river it is also necessary to protect the tributaries that feed the river. Santa Barbara County Ordinance No. 3095 establishes creek and river setback requirements to address flood hazards to structures and other development. In general, development shall be set back a minimum of 50 feet from the top of bank of streams and creeks and 200 feet from the top of bank of the Santa Ynez River.

3. BIOLOGICAL RESOURCES GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL BIO-SYV: **The Biological Resources of the Santa Ynez Valley Community Plan Area are an Important Regional Asset that Should be Protected, Enhanced and Preserved.**

Policy BIO-SYV-1: **Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.**

Action BIO-SYV-1.1: The following general criteria are used to determine which resources and habitats in the Santa Ynez Valley Planning Area are identified as environmentally sensitive:

- Unique, rare, or fragile communities which should be preserved to ensure their survival in the future;
- Habitats of rare and endangered species as protected by State and/or Federal law;
- Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species;
- Specialized wildlife habitats which are vital to species survival;
- Areas structurally important in protecting natural landforms that physically support species (e.g., riparian corridors protecting stream banks from erosion, shading effects of tree canopies);
- Critical connections between separate habitat areas and/or migratory species' routes; and
- Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected.

Action BIO-SYV-1.2: The following biological resources and habitats shall be identified as environmentally sensitive:

- Santa Ynez River;

- Streams and creeks (including major tributaries to the Santa Ynez River);
- Central coastal scrub;
- Coast live oak woodlands;
- Valley oak woodland with native grass understory;
- Valley oak savanna (if five or more acres and unfragmented)
- Native grasslands; (as defined on page 159)
- Wetlands;
- Sensitive native flora; and
- Critical wildlife habitat/corridors.

Policy BIO-SYV-2: **The County shall encourage the dedication of conservation or open space easements to preserve important biological habitats. Where appropriate and legally feasible, the County shall require such easements.**

Policy BIO-SYV-3: **Significant biological communities shall not be fragmented by development into small, non-viable areas.**

DevStd BIO-SYV-3.1: Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian habitats, rivers, streams, and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub. Corridors shall allow for wildlife movement. Where practical, options for road undercrossings shall be explored.

DevStd BIO-SYV-3.2: Public trails shall be sited and designed to avoid or minimize impacts to native habitat, areas of steep slopes, and/or highly erosive and sandy soils. Trails should follow existing dirt road and trail alignments and use existing bridges. Where this is not possible, prior to final trail alignment, proposed trail routes should be surveyed and re-routed where necessary to avoid sensitive species, subject to final approval by Planning and Development and the Parks Department.

Action BIO-SYV-3.3: The County shall pursue funding for protection and restoration of significant biological resources in the Santa Ynez Valley Community Plan Area.

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 creeks, 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 CNDDB; 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.

DevStd BIO-SYV-4.1: Development shall include a minimum setback of 50 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential.

DevStd BIO-SYV-4.2: Only fully shielded (full cutoff) night lighting shall be used near stream corridors. Light fixtures shall be directed away from the stream channel.

DevStd BIO-SYV-4.3: No structures shall be located within a natural stream corridor except: public trails that would not adversely affect existing habitat, dams necessary for water supply projects, flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines and bridges may be permitted when no alternative route or location is feasible. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.

DevStd BIO-SYV-4.4: When activities permitted in stream corridors 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.

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 of 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.

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.

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.

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 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.

Policy BIO-SYV-5: **Pollution of the Santa Ynez River, streams and drainage channels, underground water basins and areas adjacent to such waters shall be minimized.**

DevStd BIO-SYV-5.1: Site drainage plans shall direct polluting drainage away from the stream channel or include appropriate filters.

Policy BIO-SYV-6: **"Hardbank" channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels shall be prohibited, except where needed to protect existing structures. Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a restoration plan.**

Policy BIO-SYV-7: **Southern California steelhead trout is a federally listed endangered species that shall be protected.**

DevStd BIO-SYV-7.1: Development activity that requires ground disturbance which is proposed on parcels containing ephemeral (dry except during and immediately after rainfall) or intermittent (seasonal) streams and creeks downstream of Bradbury Dam, and associated riparian corridors, shall be subject to any permit requirements of the California Department of Fish and Game and the U.S. Army Corps of Engineers.

DevStd BIO-SYV-7.2: Development activity in streams and riparian corridors downstream of Bradbury Dam shall be subject to the "Guidelines for Salmonid Passage at Stream Crossings" prepared by the National Marine Fisheries Service (Appendix H).

Policy BIO-SYV-8: **Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native**

trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

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).

DevStd BIO-SYV-8.2: Development shall be sited and designed at an appropriate size and scale to avoid damage to native protected trees (e.g., sycamore, cottonwood, willow, etc.), non-native roosting and nesting trees, and non-native protected trees by incorporating buffer areas, clustering, or other appropriate measures. Mature protected trees that have grown into the natural stature particular to the species should receive priority for preservation over other immature, protected trees. Where native protected trees are removed, they shall be replaced in a manner consistent with County standard conditions for tree replacement.

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.

Policy BIO-SYV-9: Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-9.1: A buffer (to be determined on a case-by-case basis) shall be established around trees serving as raptor nesting sites or key roosting sites.

Policy BIO-SYV-10: Areas of one or more acres of central coastal scrub shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-10.1: Development shall avoid impacts to central coastal scrub that would isolate, interrupt or cause a break in contiguous habitat which would

disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to local extirpations such as fire, flooding, disease, etc.

DevStd BIO-SYV-10.2: Onsite mitigation such as revegetation, erosion and water quality protection and other measures which would minimize the impact of development on central coastal scrub shall be included in the project design as necessary.

Policy BIO-SYV-11: Areas of chaparral shall be protected from development to the maximum extent feasible.

Policy BIO-SYV-12: Areas of native grasslands shall be preserved to the maximum extent feasible.

Policy BIO-SYV-13: The use of native landscaping shall be encouraged, especially in parks, buffers adjacent to native habitats, and designated open space.

DevStd BIO-SYV-13.1: For development requiring a landscape plan, the use of non-invasive plant species should be used to the maximum extent feasible. Plants listed on the CalEPPC Exotic Pest Plants of Greatest Ecological Concern in California (see Appendix G) should not be used.

Policy BIO-SYV-14: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy sensitive plant species are those species which appear on a list in the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Sensitive animal species are those listed as endangered, threatened or candidate species by the California Department of Fish and Game and the U.S. Fish and Wildlife Service.

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.

DevStd BIO-SYV-14.2: Where sensitive plant species populations cannot be avoided, the applicant shall 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.

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.

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:

- Worker environmental training;
- On-site biological monitoring;
- Project avoidance and/or minimization measures, including work window restrictions;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- 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 returning to the work area;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- 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.

Policy BIO-SYV-15: **The County shall support and encourage public education of the importance of protecting, enhancing and restoring the Santa Ynez Valley's natural resources and habitats.**

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B. FLOODING AND DRAINAGE

1. SETTING

a. Local Setting

The Santa Ynez Valley is encompassed by five major watersheds: Lower Santa Ynez, Middle Santa Ynez, Sisquoc, San Antonio Creek, and South Coast which cover over 396 square miles. Within these major watersheds there are a number of sub-watersheds including Happy Canyon, Alamo Pintado, and Zaca Creek.

The Santa Ynez Valley Flood Zone is characterized by a broad flat valley containing marine terraces and is flanked by rolling hills and rugged mountains with elevations as high as 4,600 feet (outside the planning area). Many tributary streams enter the Santa Ynez River from both the north and south. Flood problems are not a major constraint upon development for most of the Plan Area. However, serious flood hazards do exist along the Santa Ynez River and along Alamo Pintado Creek. Other waterways which present flood hazards include, Ballard Canyon Creek, Adobe Canyon Creek, Zaca Creek, Agueda Creek, Los Pinos Creek and Zanja de Cota of which two unnamed tributaries flow through the east side of Santa Ynez Township and into the Santa Ynez River. Flood hazards of unknown degree also may exist along other tributaries of the Santa Ynez River.

Two major characteristics of potential flooding are the presence of a floodplain as defined by the Federal Emergency Management Agency (FEMA), and a Flood Hazard Area as defined in the Environmental Resources Management Element (ERME) of the Santa Barbara County Comprehensive Plan. A floodplain is defined by FEMA as the area of land adjacent to the water course that may be submerged by flood water during a 100-year storm. These areas are defined on FEMA Flood Insurance Rate Maps (FIRM). Flood Hazard Areas are defined in ERME adjacent to water courses where the potential for flooding may adversely affect urban development, and are coincident with the 100-year flood plain areas as defined by FEMA, refer to Figure 21.

Over the past ten years the Santa Ynez Valley received an average rainfall of 20.39 inches per year.[1] Although this number is not extraordinarily high, as recently as 1998 there were severe storms that resulted in over 39 inches of rainfall. Rainfall levels are highly variable throughout the planning area due to the areas diverse topography.

The majority of urban development is located in the valley floor just north of the Santa Ynez River. This presents a potential risk for flood damage to structures due to the proximity to the river and the major creeks and tributaries that flow from the north and the south into the Santa Ynez River. The major waterways in the Valley are described below:

[1] Measured from monitoring points located in Solvang and at the SY Fire Station #32.

Santa Ynez River

The Santa Ynez River is one of the largest rivers in the central coast of California. It is 75 miles long, and originates in the north slope of the Santa Ynez Mountain and the south slope of the San Rafael Mountains. It flows from east to west through the Santa Ynez Valley and empties into the Pacific Ocean at Surf, near the city of Lompoc. The Santa Ynez River passes through the southern edge of the Plan Area. Three reservoirs occur upstream from the Plan Area: Lake Cachuma, Gibraltar Reservoir, and Jameson Lake. The Santa Ynez River is a major water source for the cities on the south coast of Santa Barbara County, the Santa Ynez Valley and the City of Lompoc. Since flows are regulated by the reservoirs, portions of the river within the Plan Area usually dry in the summer, although releases to maintain fish habitat may be required within particular time periods. Some pools may contain year-round water due to subsurface flow.

Alamo Pintado Creek

The headwaters of Alamo Pintado Creek are the south and west slopes of Figueroa Mountain, Zaca Peak, and Lookout Mountain. The perennial creek runs through the communities of Los Olivos, Ballard, and Solvang, and empties into the Santa Ynez River within the River Course at Alisal golf course. Development on the banks of this stream has resulted in modifications of the stream channel and the introduction of non-native plant species in some areas, particularly near Ballard.

Zaca Creek

Zaca Creek originates in the south slope of the San Rafael Mountains west of Zaca Lake and Lookout Mountain. This perennial stream runs parallel to Hwy. 101, crossing under it several times, and empties into the Santa Ynez River in the city of Buellton. This stream does not appear to be heavily modified within the city of Buellton based upon aerial photography. Santa Ynez Valley Community Plan EIR.

Zanja de Cota Creek

Zanja de Cota Creek is contained entirely within the Plan Area. It has its headwaters northeast of Hwy. 154 and empties into the Santa Ynez River south of the community of Santa Ynez. An impoundment of this intermittent stream is present near the confluence with the Santa Ynez River.

All major waterways and streams, such as the Santa Ynez River and Alamo Pintado Creek, have been mapped by the Federal Emergency Management Agency (FEMA) for their Flood Insurance Rate Map collection. In some instances detailed studies have been conducted on smaller tributaries which lead into or out of these and other waterways.

b. Regulatory Setting

The Flood Control District operates under the regulatory authority of County Ordinance #3095 and Ordinance #3898. Ordinance #3095 requires mitigation for any development within 50 feet

of the top of bank of any watercourse and 200 feet from the top of bank of any of the County's four major rivers (Santa Ynez River for plan area). Ordinance #3898 requires the finished floor elevation of all habitable structures to be a minimum of two feet above the 100-year flood elevation. A **floodplain** is the area of land defined by the Federal Emergency Management Agency (FEMA) that may be submerged by flood water during a 100-year storm. A **floodway** is the area of a channel or river which must be reserved in an unobstructed condition in order to convey a 100-year flow without increasing flood elevations more than one foot. These areas are defined on FEMA Flood Insurance Rate Maps (FIRM).

Santa Barbara County Flood Control and Water Conservation District Capital Improvement Plan (CIP) is a five year plan which addresses long-range flood control planning. There are no projects planned within the next five years in the planning area. However, the CIP is updated annually with any projects that could arise due to heavy rains or large fires.

Flood Control District maintenance activities are implemented according to the Santa Barbara County Flood Control and Water Conservation District Annual Maintenance Plan (Annual Maintenance Plan). District maintenance activities are typically designed to remove obstructive vegetation and/or sediment deposits that could either cause flooding, significant erosion, or plugging of downstream culverts and bridges. Funding for these activities comes in part from flood control fees collected and used within Benefit Assessment Zones. Fees collected within the Santa Ynez Benefit Assessment Zone are reflected on individual property tax bills and can only be used for projects within that zone.

The Solid Waste Division of the Public Works Department also enforces river and creek dumping violations under the authority of County Code Chapter 17, Ordinance #4188. The Solid Waste Division relies heavily on local residents to report any illegal dumping in rivers, streams, and creeks.

In addition to the Flood Control District and the Solid Waste Division, the Public Works Roads Division is charged with maintaining public street inlets and road gutters to prevent unnecessary flooding and drainage related problems. The roads division also monitors culverts and drainage ditches along public roads for debris and blockages.

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FIGURE 21

Santa Ynez Valley Community Plan
Flood Hazard Areas

- Flood Hazard Area
- Community Plan Boundary
- Urban Boundary Line
- Rural Boundary Line
- Incorporated City

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Buellton
Solvang
Los Olivos
Ballard
Santa Ynez
Zaca Creek
Alamo Pintado Creek
Ballard Canyon
Canada Botella
Canada De La Laguna
Dry Creek
Adobe Canyon
Alisal Creek
Santa Ynez River
Moonshine Canyon
Nojoqui Creek
De la Questa Canyon
Quiota Creek
Zanja de Cota Creek
Figueroa Creek
Latigo Canyon
Corrales Canyon
Marre Canyon
Happy Canyon
Mine Canyon
Hilton Canyon
Arabazal Creek
Santa Agueda Creek
ZACA STATION RD
FIGUEROA MTN RD
GRAND AVE
ROBLAR AVE
BALLARD CANYON RD
BASELINE AVE
PINTADO RD
REFUGIO RD
ALAMO PINTADO AVE
ARMOUR RANCH RD
SANTA ROSA RD
101
154
246

0 2,000 4,000 8,000 Feet

BACKSIDE OF FIGURE 21

2. PLANNING ISSUES

- Land use intensification can have serious adverse impacts on watersheds, creeks, and down-stream properties. Removal of native vegetation for development on steep slopes, and associated grading for building pad and access road construction, can increase the amount and timing of surface runoff, soil erosion, and flood hazards affecting down-stream properties.
- Streams and creeks, which are susceptible to erosion hazards from high flow, may require installation of bank protection improvements (e.g., pipe and wire revetment, gabions, etc.). While these improvements could provide increased protection from flooding, they could also create potentially significant impacts to biological resources.
- Illegal dumping/filling in rivers, creeks, and streams can lead to significant drainage and flooding issues. While the County has the legal authority to enforce illegal dumping/filling, it is the responsibility of the property owner and surrounding neighbors to self police and report illegal activities.
- The semi-rural character of the townships and road network may contribute to isolated local drainage problems. Streets and roads without curbs and gutters are more inclined to overflow and flood during heavy rain events. Additionally, the many private roadways and culverts throughout the townships can contribute to local drainage problems if not properly maintained.
- Since development is addressed on a case by case basis, proper mitigation can be achieved for parcels in or near floodplains.
- Existing County policies, as well as the following policies and development standards, are intended to avoid exposing new development to flood hazards, reduce the need for future flood control protective improvements, and avoid alteration of stream and wetland environments.

3. FLOODING AND DRAINAGE POLICIES, ACTIONS, AND DEVELOPMENT STANDARDS

Policy FLD-SYV-1: **Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.**

DevStd FLD-SYV-1.1: No development shall be permitted within the floodplains of the Santa Ynez River, Alamo Pintado Creek, and Zanja De Cota Creek unless such development would be necessary to:

- Permit reasonable use of property while mitigating to the maximum extent feasible the disturbance or removal of significant riparian/wetland vegetation; or
- Accomplish a major public policy goal of the Santa Ynez Valley Community Plan or other beneficial projects approved by the Board of Supervisors.

DevStd FLD-SYV-1.2: Development within floodplain areas or with potential drainage issues shall be subject to Flood Control District review and approval.

DevStd FLD-SYV-1.3: Development requiring raised finished floor elevations in areas prone to flooding shall be constructed on raised foundations rather than fill material, where feasible.

DevStd FLD-SYV-1.4: 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.

The written disclosure statement shall be provided to all future residents and occupants by the transferor upon the transfer of real property and execution of leases. The Planning and Building Department shall verify that the written disclosure statements have been provided prior to the issuance of occupancy permits.

Policy FLD-SYV-2: **Short-term and long-term erosion associated with development shall be minimized.**

DevStd FLD-SYV-2.1: Development shall incorporate sedimentation traps or other effective measures to minimize the erosion of soils into natural and manmade

drainages, where feasible. Development adjacent to stream channels shall be required to install check dams or other erosion control measures deemed appropriate by County Flood Control and Planning and Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to riparian vegetation.

DevStd FLD-SYV-2.2: Grading and drainage plans shall be submitted with any application for development that would increase total runoff from the site or substantially alter drainage patterns on the site or in its vicinity. The purpose of such plan(s) shall be to avoid or minimize hazards including but not limited to flooding, erosion, landslides, and soil creep. Appropriate temporary and permanent measures such as energy dissipaters, silt fencing, straw bales, sand bags, and sediment basins shall be used in conjunction with other basic design methods to prevent erosion on slopes and siltation of creek channels and other ESH areas. Such plan(s) shall be reviewed and approved by both County Flood Control and Planning & Development.

DevStd FLD-SYV-2.3: Drainage outlets into creek channels shall be constructed in a manner that causes outlet flow to approximate the general direction of natural stream flow. Energy dissipaters beneath outlet points shall be incorporated where appropriate, and shall be designed to minimize erosion and habitat impacts.

Action FLD-SYV-2.4: As part of any Master Drainage Plan that may be developed for all or part of the Santa Ynez Valley Community Planning area, the Flood Control District should review the Master Drainage Plan to ensure that:

1. Diversion of natural flow is avoided, unless adequate drainage facilities exist downstream to the point where the diversion ceases;

2. The plan does not propose improvements that are inconsistent with modern flood plain management goals and environmental protection goals.

Policy FLD-SYV-3: Flood control maintenance activities shall seek to minimize disturbance to riparian/wetland habitats, consistent with the primary need to protect public safety. Additional guidance for public maintenance work is provided by the Flood Control District's certified Maintenance Program EIR and approved Standard Maintenance Practices.

Policy FLD-SYV-4: **Proposed development, other than Flood Control District activities, shall be designed to maintain creek banks, channel inverts, and channel bottoms in their natural state. Revegetation to restore a riparian habitat is encouraged and may be required, subject to the provisions of DevStd FLD-SYV-5.1 and any other applicable policies or standards.**

DevStd FLD-SYV-4.1: To the maximum extent feasible, native vegetation used to restore creek banks shall be incorporated into the landscape plan for the entire site in order to provide visual and biological continuity. All restoration plans shall be reviewed by the Flood Control District for compliance with the County Floodplain Management Ordinance #3898, for consistency with Flood Control District access and maintenance needs, and for consistency with flood plain management and environmental protection goals.

C. GEOLOGY, HILLSIDES AND TOPOGRAPHY

1. SETTING

The Santa Ynez Valley is a wedge-shaped topographic depression bounded by the Santa Ynez Mountains on the south, the San Rafael Mountains to the east and north, and the Purisima Hills on the west. It is a down-dropped structural block between two major faults. On the south, the east-west trending Santa Ynez Fault forms the base of the uplifted Santa Ynez Mountains and extends from Ventura County across the entire width of Santa Barbara County. This major fault is classified as active with evidence of movement in recent geologic time (i.e. the last 11,000 years). A branch of this fault, the Santa Ynez River Fault, has been identified (Sylvester and Darrow, 1979) along the trend of the Santa Ynez River. This fault juxtaposes substantially different stratigraphic sequences of sedimentary units. To the north and east, the Little Pine Fault system forms the base of the San Rafael Mountains. Based on the displacement of Pleistocene sedimentary rocks, this fault would be classified as Potentially Active.

A thick section of generally unconsolidated alluvial deposits has accumulated in the structural depression that constitutes the Santa Ynez Valley. These Pliocene to Recent deposits, overlie older Miocene marine rocks. The geologic units exposed in the Santa Ynez Valley are summarized in Table 24 on the next page. Within the planning area, nearly all of the existing and contemplated development is or would be located in areas where the younger geologic units (e.g. Alluvium, Older Alluvium, Paso Robles formations) are present in outcrop.

2. PLANNING ISSUES

Geologic hazards that may affect new development include fault surface rupture, ground shaking during earthquakes, liquefaction, landslides and soil creep, and accelerated erosion. Geologic conditions in many areas may also severely limit the septic effluent disposal capacity available for proposed new development. Each of these issues is discussed below.

Few active or potentially active faults have been identified in the Santa Ynez Valley that would affect proposed development. As stated above, the major faults that bound the valley, the Santa Ynez Fault and the Little Pine Fault, are classified as Active and Potentially Active, respectively. Setbacks for development from the traces of these faults would be required under existing County policy and State law. These faults are located, however, a substantial distance from any area of concentrated development. The Baseline Fault has been identified in the central portion of the valley east of Highway 154. This fault would be classified as Potentially Active based on the offset of Pleistocene sediments. Other than in the immediate area where it was discerned, the trend or location of this fault in the planning area is not accurately known. If identified during a site-specific study, building setbacks would be required.

Ground shaking during earthquakes is a regional geologic hazard common to all of Santa Barbara County and most areas of coastal California. This hazard is addressed through the earthquake standards of the 2007 (or updated) edition of the California Building Code as applied by the County. These building design standards have been found adequate to address this regional geologic hazard.

TABLE 24: Geologic Units present in the Santa Ynez Valley

Age	Formation	Description	Notes:
Recent	Landslides	Debris of various composition	
Recent-Pleistocene	Alluvium Older Alluvium	Unconsolidated non-marine sand, silt and gravel.	
Pleistocene	Paso Robles Formation	Non-marine conglomerate composed of shale detritus in a sandy to clayey matrix	
Pliocene	Careaga Formation	Shallow marine, fossiliferous, friable sandstone.	
Miocene	Sisquoc Formation	Marine diatomite or diatomaceous claystone.	
Miocene	Monterey Formation	Marine siliceous to cherty shale.	
Miocene	Rincon Formation	Marine clay shale.	Units only occur south of the Santa Ynez River.
Miocene	Vaqueros Formation	Shallow marine sandstone and siltstone	
Oligocene	Sespe Formation	Non-marine reddish sandstone, conglomerate, and mudstone.	
Eocene	Coldwater Sandstone	Marine tan sandstone	
Eocene	Gaviota-Sacate formations	Marine sandstone and clay shale and siltstone.	
Eocene	Cozy Dell	Marine silty micaceous shale.	
Eocene	Matilija	Marine massive sandstone	
Cretaceous	Jalama Formation	Marine hard sandstone with interbeds of micaceous shale	
Cretaceous	Espada Formation	Marine hard micaceous shale.	
Cretaceous-Jurassic	Franciscan Formation	Serpentinite, weathered basalt, chert, siltstone, blueschist	Present between the traces of the Little Pine and Camuesa faults (Outside the planning area)

Liquefaction is the loss of soil strength due to ground shaking during an earthquake. This effect can occur in areas where shallow groundwater and unconsolidated granular sediments are present. In the Santa Ynez Valley, this hazard is potentially present in alluvial sediments (Qa) along the Santa Ynez River and major tributaries such as Alamo Pintado Creek and Santa Agueda Creek. In areas identified as potential liquefaction zones, a soils report prepared by a licensed Geotechnical Engineer that identifies a foundation design that effectively mitigates the level of potential hazard is required as part of the standard building permit process. Inclusion of the recommended foundation design in any approved building has been found adequate to address this geologic hazard.

Slope stability is a site-specific issue that can affect proposed development projects on or adjacent to moderate and steep slopes in various parts of the Santa Ynez Valley. In general, the younger geologic units (Alluvium, Older Alluvium, Paso Robles Formation) exposed in the areas subject to new development pursuant to the SYVCP are not generally subject to landslide failure or severe soil creep. However, landslides have occurred in several areas of the Santa Ynez

Valley. Thus, slope stability hazards remain a concern for residential or commercial development. Landslide hazards include both naturally-occurring features and slope failures that could result from site development. Site-specific geologic investigations are required as part of the Land Use Permit process to identify unstable slopes. Engineering measures adequate to allow access roads and buildings to meet standards of stability are required to be incorporated into any approved project. In the alternative, projects may be redesigned to avoid unstable slopes.

Accelerated erosion is generally associated with the development of new access roads and buildings. If not controlled, substantial sedimentation of nearby drainage courses can occur. Standard erosion and drainage control measures incorporated into County-issued grading permits as well as onsite grading inspections serve to minimize this short-term effect.

In some areas of the Santa Ynez Valley, shallow groundwater or near-surface impermeable layers have resulted in failed septic systems (surfacing of septic effluent) and severe degradation of water quality. These geologic conditions severely limit the ability of septic effluent disposal systems to be constructed consistent with the requirements (i.e. regulations) of the Regional Water Quality Control Board (RWQCB) Basin Plan. The Santa Ynez Community Services District was formed, in fact, to provide public sewer service to the township of Santa Ynez due to public health concerns.

Soil and groundwater conditions in the Los Olivos, Ballard, and Janin Acres areas are known to be severely constrained for septic effluent disposal. These areas are designated by the County as "Special Problem Areas" for wastewater disposal. Much of Los Olivos is characterized by small parcels and shallow (less than 10-feet deep) groundwater. Ballard is characterized by clay soils and very small parcels. In Janin Acres, the groundwater produced by the local mutual water company has, at times, exceeded the maximum contaminant level (MCL) for nitrates in drinking water. The Santa Ynez River Water Conservation District, Improvement District #1 (ID#1) has also idled two wells that also exceed the MCL for nitrate. Although return flows from irrigated agriculture can be a major source of nitrate contamination in groundwater, these areas are not characterized by large-scale irrigated agriculture. Thus, in these developed areas with a high density of septic systems, septic effluent is a major contributor to the elevated nitrate concentration in groundwater.

Any new development proposed to be served by a septic system would have to demonstrate compliance with RWQCB Basin Plan standards. Some potential development (e.g. second residential units) allowed under the SYVCP may not occur due to limitations on septic effluent disposal capacity.

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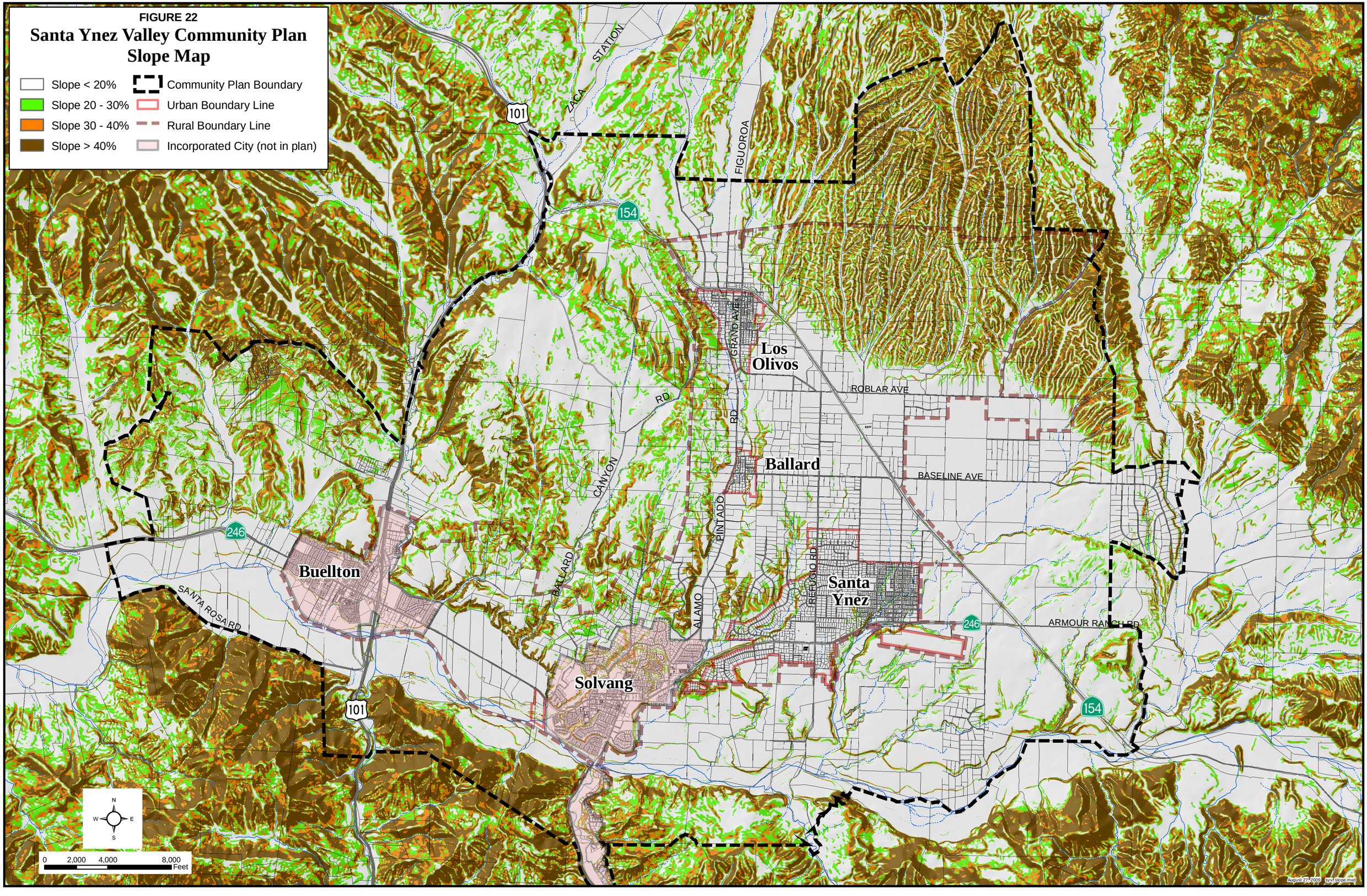
FIGURE 22

Santa Ynez Valley Community Plan Slope Map

- Slope < 20%
- Slope 20 - 30%
- Slope 30 - 40%
- Slope > 40%
- Community Plan Boundary
- Urban Boundary Line
- Rural Boundary Line
- Incorporated City (not in plan)



BACKSIDE OF FIGURE 22

3. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL GEO-SYV: Protect public health, safety, and welfare by minimizing the exposure of people and property to geologic hazards.

Policy GEO-SYV-1: Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to seismic, soil, or slope hazards.

DevStd GEO-SYV-1.1: The County shall require site-specific geologic and/or geotechnical investigation(s), prepared as appropriate by a Registered Geologist, Certified Engineering Geologist, and/or licensed Geotechnical Engineer, on sites that are on or adjacent to faults, landslides, or other geologic hazards or in any case where development is proposed in areas where natural grade is 20% or greater. Sites underlain by the potentially unstable Rincon Formation are of particular concern. Design modifications recommended in site investigation reports to avoid potential geologic hazards shall be incorporated into the proposed development.

DevStd GEO-SYV-1.2: Structures shall be prohibited within fifty feet of an Active or Potentially Active fault.

DevStd GEO-SYV-1.3: All roads and driveways that serve a primary dwelling or other residential use shall meet established standards of slope stability. The stability of such roads and driveways shall be addressed in site-specific geologic and/or geotechnical investigation(s) as required under DevStd GEO-SY-1.1 above.

DevStd GEO-SYV-1.4: In areas identified on County hazard maps as potentially subject to liquefaction, a geotechnical report that evaluates the liquefaction hazard and provides foundation design recommendations shall be required.

DevStd GEO-SYV-1.5: Prior to issuance of a building permit for development on any site subject to potentially expansive soils, 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.

Soil sampling shall be conducted prior to on-site construction. Minimization measures shall be installed prior to issuance of building permits. Building and Safety shall review and approve the soil study prior to any on-site construction. A P&D building inspector shall review

the study and Santa Ynez Valley Community Plan EIR and inspect the site during and after construction of each project component.

DevStd GEO-SYV-1.6: Prior to issuance of a building permit for development on any site subject to potentially erosive soils, soil samples of final cut slopes and building pads shall be analyzed to determine their susceptibility to erosion. In areas, with 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.

Soil sampling shall be conducted prior to on-site construction. Minimization measures shall be installed prior to issuance of building permits. Public Works shall review and approve the soil study prior to any on-site construction. A P&D building inspector shall review the study and inspect the site during and after construction of each project component.

Policy GEO-SYV-2: Grading and development on slopes of 20 percent or greater should be avoided, unless such avoidance would preclude development. Where development on slopes of 20 percent or greater cannot be avoided, the portions of the site that exhibit the least amount of slope shall be utilized.

DevStd GEO-SYV-2.1: Landscape plans shall be required for all new development on slopes greater than 20 percent to ensure revegetation of graded slopes to minimize erosion. Landscape plans and associated financial assurances shall be subject to review and approval by Planning and Development.

DevStd GEO-SYV-2.2: A grading and drainage plan shall be prepared for new developments on slopes greater than 20 percent. This plan shall depict existing and proposed final topographic contours, and the temporary and long-term erosion and drainage control measures incorporated into the project design. This plan shall be subject to review and approval by Planning and Development.

A. HISTORY AND ARCHAEOLOGY

1. HISTORIC SETTING

Human settlement in the Valley began sometime between 800 and 1,100 AD, when small and mobile groups of Native Californians settled into larger, permanent communities. The Ineseño Chumash population soon occupied the entire watershed area with approximately 19 villages.

The region's name Santa Ynez was derived from the Santa Ines Mission established in 1804 by the first Spanish settlers in the Valley. After this mission period in the late 1830s and 1840s, the Mexican government awarded several large land-grant ranchos which shaped the land use patterns that are still reflected in today's land holdings.

These historic ranchos, which depended heavily on agricultural grazing supplemented by cultivation of wheat, corn, barley, beans, and peas, remained relatively unchanged until the 1870s. Although settlement was sparse, the Santa Ynez Valley was a transportation corridor through the Central Coast. The arrival of the Coast Line stage in 1861 and the railway in 1887, were big boosts for the Valley economy. Agricultural activity started to shift from predominantly grazing to more intensive row crops, since farmers could ship their cereals and fruit to the Santa Barbara area by stagecoach and to Port Harford in San Luis Obispo by rail.

The Santa Ynez Turnpike through San Marcos Pass, originally a Chumash route over the Santa Ynez Mountains, was completed in 1869. A major milestone in the highway's gradual improvement was the completion of Cold Springs Arch Bridge in 1963. Today the Pass provides access to the Valley and has contributed to the diversification and progress of the local economy.

Los Olivos, at the terminus of the Pacific Coast Railway, was the transfer point for stages connecting from the San Luis Obispo area through to Santa Barbara. This small town became the central town of the Valley eclipsing both Ballard and Santa Ynez. Hotels and restaurants began to serve an ever increasing number of residents and out of town customers, mostly coming from the Santa Barbara County's South Coast. During the late 1880s and early 1890s, the town's population increased and a post office, school and several stores were established.

By the 1930s the automobile had supplanted the railway as the primary mode of transportation and farming operations and residential population began to grow. At the same time Solvang, an authentic Danish village established in 1911, was becoming a major attraction on the Central Coast, igniting the tourism industry that quickly spread to the outlying Valley. Additionally, the construction of Bradbury Dam, completed in 1953, brought recreational fishing and boating opportunities to Lake Cachuma and the Valley. The expansion of tourism significantly influenced the area's character by the mid-1900s.

While cattle ranching remained the primary agricultural land use in the Valley well into the late 20th century, the Valley also has historically been a wine region. Extensive grape growing and wine making occurred in the area prior to Prohibition, but hundreds of acres were not replanted

after the repeal in 1933. Vineyards began to reappear in the late 1960s with an increase growing steadily until the vineyard boom of the 1990's.

2. PLANNING ISSUES

The rich history of the Santa Ynez Valley has left behind a number of important historic structures, places, and archaeological resources. The Santa Barbara County Historical Landmarks Advisory Commission (HLAC) has designated nine Santa Ynez Valley structures as County Landmarks and two as Places of Historical Merit. Table 25 lists officially designated County Landmarks and Places of Historic Merit. For a map of their locations see Figure 23.

Designation as a Landmark recognizes the building or site at a high level of historic, aesthetic or cultural significance. A designated Landmark is preserved and protected by conditions restricting its demolition, removal, alteration or use. Plans for alterations to Landmarks are reviewed by the HLAC. Designation as a Place of Historic Merit officially recognizes the building or site as having historic, aesthetic or cultural value, but does not restrict demolition, removal, alteration or use.

TABLE 25: Officially Designated Historic Landmarks and Structures of Merit

APN	Name	Address	Designation
135-230-002	Ballard Adobes	2411 Alamo Pintado Rd.	County Landmark
135-082-020, 021, 022	Berean Baptist Church	2293 Alamo Pintado Ave.	County Landmark
137-062-009	Charles Wilcox House	1765 Lewis St.	Place of Historical Merit
137-020-017	Foley Estates Vineyard and Winery	1711 Alamo Pintado Rd	County Landmark
135-073-005	Hartley House	2329 Jonata St.	County Landmark
Right of Way	Lansing's Bridge	Los Olivos	Place of Historical Merit
137-030-015, 034	Little Red School House	2425 School St.	County Landmark
137-052-001	Presbyterian Church	2465 Baseline Ave.	County Landmark
137-650-002	Rancho El Alamo Pintado Adobe	1562 Alamo Pintado Rd.	County Landmark
143-213-017	Santa Ynez Branch Library	3598 Sagunto St.	County Landmark
137-680-019, 020	Wulff's Windmill	1245 Fredensborg Canyon Rd.	County Landmark

Source: HLAC, May 2006

FIGURE 23

Santa Ynez Valley
Inner - Rural Area and Vicinity
Historic Resources

Incorporated City

Unincorporated Urban Area

Historic Reference Number

Rural Boundary

0 1,000 2,000 4,000 Feet

August 6, 2009

syvalley/syv_commuplan/syv_historic_resources.mxd

#	APN	Name	Address	Designation
1	135-230-002	Ballard Adobes	2411 Alamo Pintado Road	County Landmark
2	135-082-020, -021, -022	Berean Baptist Church	2293 Alamo Pintado Avenue	County Landmark
3	137-062-009	Charles Wilcox House	1765 Lewis Street	Place of Historical Merit
4	137-020-017	Foley Estates Vineyard and Winery	1711 Alamo Pintado Road	County Landmark
5	135-073-005	Hartley House	2329 Jonata Street	County Landmark
6	Right of Way	Lansing's Bridge	Over Alamo Pintado Creek, Los Olivos	Place of Historical Merit
7	137-030-015, -034	Little Red School House	2425 School Street	County Landmark
8	137-052-001	Presbyterian Church	2465 Baseline Avenue	County Landmark
9	137-650-002	Rancho El Alamo Pintado Adobe	1562 Alamo Pintado Road	County Landmark
10	143-213-017	Santa Ynez Branch Library	3598 Sagunto Street	County Landmark
11	137-680-019, -020	Wulff's Windmill	1245 Fredensborg Canyon Road	County Landmark

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

COUGAR RIDGE RD
JONATA PARK RD
BOBCAT SPRINGS RD
101
SHEEP CAMP RD
CALKINS RD
TEJAS CANYON RD
GRAND AVE
REFUGIO RD
BRINKERHOFF
ONTIVEROS RD
CALZADA AVE
ROBLAR AVE
MATTEI RD
STATE HWY 154
CASEY AVE
MORA AVE
SCHOOL ST
BASELINE AVE
OAK HILL RD
LINDA VISTA DR
SKY DR
BALLARD CANYON RD
EDISON ST
SECOND ST
MEADOWVIEW DR
INDUSTRIAL WAY
AVENUE OF THE FLAGS
MCMURRAY RD
KENDALL RD
BALLARD CANYON RD
STATE HWY 246
246
FREDENSBORG CANYON RD
ALAMO PINTADO RD
VIBORG RD
REBILD DR
CHALK HILL RD
LAUREL AVE
MISSION DR
OAK ST
FJORD DR
ALISAL RD
QUAIL RIDGE RD
JANIN WAY
PINE ST
MEADOWVALE RD
154
STATE HIGHWAY 246
ARMOUR RANCH RD
MEADOWLARK RD
MESA VERDE RD

BACKSIDE OF FIGURE 23

3. HISTORY AND ARCHAEOLOGY GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL HA-SYV: **Preserve and Protect Significant Cultural, Archaeological and Historical Resources in the Santa Ynez Valley Planning Area to the Maximum Extent Feasible.**

Policy HA-SYV-1: **Archaeological resources shall be protected and preserved to the maximum extent feasible.**

DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist 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.

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 proposed mitigation recommendations resulting from the Phase 1 or Phase 2 study, including completion of additional archaeological analysis (Phase 3) and/or project redesign shall be incorporated into any permit issued for development.

Policy HA-SYV-2: **Historic resources shall be protected and preserved to the maximum extent feasible.**

Action HA-SYV-2.1: The County and the community should continue to work to identify structures and places that qualify for nomination to Landmark Status and forward these requests to the County Historical Landmarks Commission.

Action HA-SYV-2.2: To encourage the preservation of historic resources, the County shall pursue potential funding from federal, state and local sources to provide monetary assistance for applicants undertaking preservation and renovation projects for historic structures.

DevStd HA-SYV-2.3: No permits shall be issued for any development or activity that would adversely affect the integrity of officially designated Historic Landmarks and Structures of Merit, historical resources eligible for the CRHR, or identified historical districts 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 shall be incorporated into any permit issued for development.

Action HA-SYV-2.4: Within five years of adoption of the final Plan, the County shall initiate an inventory of historical resources within the planning area. The Santa Ynez, Los Olivos, and Ballard townsites shall be evaluated 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.

Policy HA-SYV-3: The County shall encourage and support measures to educate residents and visitors about the Valley's historical resources.

Action HA-SYV-3.1: The County and Valley residents should pursue a monument sign program to identify and educate the public about historic Valley sites and structures.

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.

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.

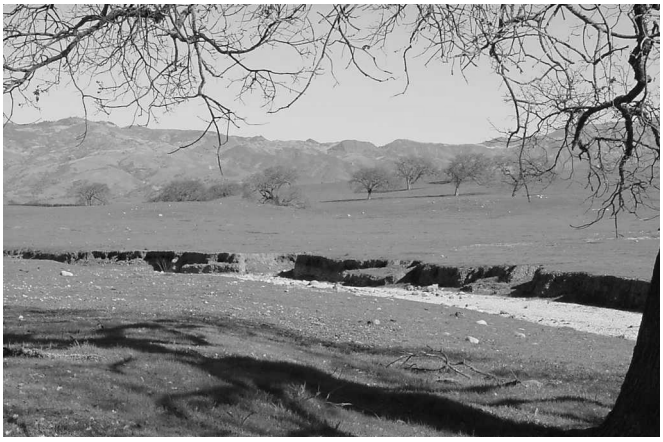
Action HA-SYV-4.2: The County shall ensure the confidentiality of traditional cultural, historical, and spiritual geographic locations.

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.

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.

E. VISUAL AND AESTHETIC RESOURCES

1. SETTING



The Plan Area is a composite of natural, agricultural and developed landscapes. Rugged mountainous areas provide the backdrop for oak studded rolling hills, distinctive small towns, farms and ranches. The Valley's long tradition of diverse, working agriculture has played a significant role in defining and maintaining the area's rural character. Residents and visitors alike are attracted to the region for its relatively pristine natural environments and decidedly rural aesthetic. At night, the region offers spectacular views of the nighttime sky, and provides unique opportunities for astronomical observation.

The visual character of the planning area is also influenced by the design of its man made environments. The townships of Santa Ynez, Los Olivos and Ballard have distinct architectural styles and design elements that differentiate the townships and provide a sense of unique community identity.

Many of the regions rural roads and highways provide unparalleled views of its scenery. Two of the three main highways crossing the Valley are recognized by the State of California as scenic highways. The entire 32 mile length of Highway 154 is an officially designated state scenic highway and Highway 101 is eligible for scenic designation pending approval of a corridor management plan. Other scenic rural roads include:

- Baseline Avenue
- Foxen Canyon Road
- Alamo Pintado Road
- Santa Rosa Road
- Figueroa Mountain Road
- Happy Canyon Road
- Armour Ranch Road

Regulatory Setting

The Land Use Element (LUE) and Open Space Element of the County Comprehensive General Plan include policies to protect and enhance visual resources. The LUE Hillside and Watershed Protection Policies, as well as the Hillside and Ridgeline Protection Ordinance (Ordinance 3714), regulate development on slopes to minimize grading, disruption of natural vegetation, and erosion. Visual Resource Policies of the LUE include measures to ensure compatibility of structures with the surrounding natural environment and/or existing community through structural design review

and landscaping requirements, limitations on signs which disrupt public views (also regulated by the Land Use & Development Code), and requirements for undergrounding of new utilities (also regulated by Public Works Department).

The Open Space Element identifies the County's scenic beauty as a principal factor in the attraction of residents and visitors, evaluates the visual quality of natural resources and travel corridors, and emphasizes the importance of urban perimeters. A Scenic Values model in the Open Space Element includes intensity, design, and arrangement of development, preservation of natural features, and variety in landscaping as criteria for the protection of visual resources.

2. PLANNING ISSUES

General Goals

Large expanses of land within the planning area are highly visible to residents and motorists because of topographic conditions and rural land uses. Due to their relative lack of development and inherent natural beauty, many of these areas are particularly sensitive to physical alteration. Visual impacts from grading and construction can be severe if projects are not designed to be compatible with the existing landscape.

Views of open space and natural features are the focus of visual resource protection policy. However, visual resources do not require complete exclusion of development for their protection. The policies of this section reemphasize and build upon existing resource protection policies and are intended to ensure that a proper balance between development and visual resource protection is required and maintained. Listed below are general goals for visual resource protection in the Plan Area.

- Protect prominent scenic viewsheds from extensive structural development.
- Mitigate development that degrades scenic resources through proper siting, design, landscaping, and/or screening, and use of colors and materials that are harmonious with the natural environment.
- Design grading to prevent scarring and erosion, preserve native vegetation, and cause minimal alteration of existing contours.

Township Gateway Parcels and Community Design

Each township maintains a distinct visual character through its architecture and design. These features establish community identity and attract tourists to the region. Development of gateway parcels has been identified as an important planning issue through the GPAC process, as well as at recent VPAC meetings. Gateway parcels are focal points for visitors and residents and should provide an inviting and aesthetically pleasing entrance to the community.

Valley Gateway Issues

Some of the most impressive views of the Valley can be seen from its points of entry along major highways. These scenic gateways provide a physical and visual distinction from surrounding areas and establish the planning area as a decidedly different region. Development of these locations deserves special consideration to ensure it does not detract from the rural aesthetic of the Valley. Protection of visual resources in these areas may merit a heightened level of design review. Areas where this review may be appropriate include:

- The southern entrance into the Valley via Highway 101, just south of Buellton
- The northern entrance into the Valley at Highway 101 and the 154 interchange
- The southern entrance into the Valley via Highway 154 near its intersection with Highway 246
- The inner-rural region to the west of the City of Buellton

Community Separators

A distinguishing characteristic of the Plan Area is the continued existence of separate, identifiable communities, each with their own distinct character. This is due in large part to the natural separation afforded by inner-rural lands separating and surrounding urbanized areas. These areas are generally scenic in their own right and provide visual relief from continuous urbanization. As available residential land disappears, these areas are often subject to increased development pressure due to their proximity to urbanized areas and location along travel corridors. Valley residents have expressed a desire to retain the visual appeal of these "community separators", and reaffirmed the importance of each community to keep its own identity as stated in the following Land Use Element Goal:

> *"The beauty of the land should be preserved by limiting urban sprawl and creating buffer zones to maintain the individual character at each town"*
> (SB County LUE – Santa Ynez Valley Area Goals).

Identified community separators are:

- The "Greenbelt" along Highway 246, between the incorporated Cities of Buellton and Solvang;
- The southern portion of the Alamo Pintado Corridor separating Ballard from the City of Solvang;
- The northern portion of the Alamo Pintado corridor separating the townships of Ballard and Los Olivos; and
- Highway 246 between the City of Solvang and Santa Ynez Township.

"D" Design Control Overlay

To ensure special protection of the aesthetic resources of the Valley, including Township Gateways, Valley Gateways, and Community Separators, a "D" Design Control Overlay is applied to certain sections of the planning area. The overlay is an existing tool in the Land Use & Development Code and was fine tuned by the VPAC to address the unique needs of the Valley. The D Overlay was previously applied in the Valley in areas where unique neighborhood characteristics exist and visual resource values are high. The intent was to foster well designed

and sited developments that protect scenic qualities, property values, and neighborhood character. The areas within the Valley in which the D Overlay already exists include:

- Just north east of the City of Solvang;
- Within and immediately west of Los Olivos township; and
- North of Hwy 154 and east of Figueroa Mountain Road near Los Olivos.

In revising the D Overlay, the VPAC strived to protect the Valley's visual resources without unduly constraining property owners. The VPAC felt that within the Santa Ynez Valley, an exemption from Board of Architectural Review for agricultural support structures of less than 1,000 square feet and any structure that is not visible from public viewing areas, i.e. public streets, sidewalks, parks, etc. was important.

The application of the D Overlay in the Santa Ynez Valley Community plan will enable BAR review of discretionary or ministerial projects not exempt by above criteria, including: single family homes, duplexes, and any agricultural structures larger than 1,000 square feet (barns, sheds, stables, riding areas, etc.). The D Overlay designation requires that non-exempt development be reviewed by the County Board of Architectural Review (BAR). In November 2005, the Board of Supervisors created four regional BARs to better serve local communities. In the Santa Ynez Valley the regional BAR is the Central County Board of Architectural Review (CBAR).

Updates to the D-Design Overlay ordinance language are included in Appendix G. Figure 24 shows the areas of the Valley with the D Overlay.

Protection of the Nighttime Sky

In the urbanized areas of the County, the ability to view stars, planets, constellations and a variety of other astronomical phenomena has been degraded by a flood of artificial light. Due to its rural character, low intensity of development, and its distance from highly lighted urban areas, the Santa Ynez Valley provides County residents, travelers, and the general public with an invaluable nighttime visual resource.

Jurisdictions throughout the nation have approved regulations to curb the effects of inefficient and excessive lighting. Typically these regulations deal with type and design of lighting and lighting fixtures as well as the prohibition of certain types of unnecessary and obtrusive light sources. If properly designed, these standards can be easily implemented.

The Valley Blue Print, the GPAC, and the community have recognized the value of the nighttime sky as a desirable visual resource. The Santa Ynez Valley Outdoor Lighting ordinance, Appendix K, establishes development standards for the Plan Area intended to reduce the effects of excessive and inefficient lighting on the environment and neighboring properties.

FIGURE 24

Santa Ynez Valley Community Plan Design Control Overlay

- Design Control Overlay
- Urban Boundary Line
- Rural Boundary Line
- Existing Developed Rural Neighborhood
- Community Plan Boundary
- Incorporated City (not in plan)

N W E S

0 1,500 3,000 4,500 6,000 Feet

Los Olivos

Ballard

Buellton

Solvang

Santa Ynez

Santa Ynez Indian Reservation

101 154 246

August 27, 2009 ar14maps/SYValley/syv_commuplan/Proposed_Maps_And_Layers_For_Adoption/BOS_final/DesignControlOverlay.mxd

BACKSIDE OF FIGURE 24

3. VISUAL AND AESTHETIC RESOURCES GOALS, POLICIES, ACTIONS AND DEVELOMENT STANDARDS

GOAL VIS-SYV-1: **Protect the Rural/Agricultural Character and Natural Features of the Planning Area, Including Mountain Views, Scenic Corridors and Buffers, Prominent Valley Viewsheds, and the Quality of the Nighttime Sky.**

Policy VIS-SYV-1: **Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.**

DevStd VIS-SYV-1.1: Development and grading shall be sited and designed to avoid or minimize scarring of the landscape and minimize the bulk of structures visible from public viewing areas. Mitigation measures may be required, including but not limited to increased setbacks, reduced structure size and height, reductions in grading, extensive landscaping and proper siting of driveways, unless those measures would preclude reasonable use of the property or pose adverse public safety issues.

DevStd VIS-SYV-1.2: Development, including houses, roads and driveways, shall be sited and designed to be compatible with and subordinate to significant natural features including prominent slopes, hilltops and ridgelines, mature trees and woodlands, and natural drainage courses.

DevStd VIS-SYV-1.3: Development shall not occur on ridgelines if suitable alternative locations are available on the property. When there is no other suitable location, structures shall not intrude into the skyline or be conspicuously visible from public viewing places. Additional measures such as an appropriate landscape plan and limits to building height may be required in these cases.

DevStd VIS-SYV-1.4: Consistent with applicable ordinances, policies, development standards and the Constrained Site Guidelines, structures shall be sited and designed to minimize the need for vegetation clearance for fuel management zone buffers. Where feasible, necessary roads and driveways shall be used as or incorporated into fuel management zones.

DevStd VIS-SYV-1.5: In carrying out the Visual and Aesthetic Resources policies and development standards of this Plan and the SYVCP Overlay District, the County shall work with project applicants and designers, the Santa Barbara County Fire Department to minimize excessive road/driveway construction and reduce or redesign fire

buffers to minimize the removal of natural vegetation and related visual impacts.

Action VIS-SYV-1.6: The County and the community should consider the application of scenic roadway standards for portions of planning area roadways including the portion of Santa Rosa Road within the planning area.

Action VIS-SYV-1.7: The County should pursue State Scenic Highway designation for Highway 101 through development of a corridor management plan.

DevStd VIS-SYV-1.8: 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.

The applicant shall submit architectural drawings of the project for review and approval by the Board of Architectural Review prior to approval of Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. Materials shall be denoted on building plans, and structures shall be painted prior to occupancy clearance. Planning and Development shall inspect prior to occupancy clearance.

DevStd VIS-SYV-1.9: The design of future discretionary development shall, at minimum, include the components listed below. The project's architectural guidelines shall be included as notes on the project plans.

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.

The project's architectural guidelines shall be submitted to Planning and Development for review and approval prior to approval of building permits. For guidelines included with CC&Rs, the guidelines shall be recorded with the final map. Planning and Development shall review and approve the guidelines prior to approval of building permits. Permit Compliance shall conduct site inspections.

DevStd VIS-SYV-1.10: 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.

Entry monument designs shall be submitted to Planning and Development and the Board of Architectural Review for review and approval prior to issuance of a building permit. Structures shall be installed prior to occupancy clearance. Planning and Development shall inspect prior to occupancy clearance.

DevStd VIS-SYV-1.11: 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 the Board of Architectural Review to ensure that the project is aesthetically pleasing and compatible with the rural aesthetic of the area.

Landscape plans and visual renderings of potential view blockage shall be components of the application submittal, and such components shall be reviewed by the Board of Architectural Review. Redesign or resiting of proposed structures and improvements may be required as a result of Board of Architectural Review approval. Planning and Development shall verify that these components are included in the application prior to scheduling the item for Board of Architectural Review approval. Planning and Development shall review plans prior to issuance of building permits. Permit Compliance staff shall inspect for compliance prior to occupancy.

Policy VIS-SYV-2: **All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review.**

Policy VIS-SYV-3: **The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.**

Dev Std VIS-SYV-3.1: All new development and redevelopment in the planning area shall be subject to the requirements of the Santa Ynez Valley Outdoor Lighting Ordinance.

Action VIS-SYV-3.2: The County of Santa Barbara 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.

This program would provide information on improved lighting equipment and design as well as incentives for the replacement of high-voltage and unshielded lighting with lower-voltage and shielded lighting throughout the Valley.

APPENDIX A

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection F, Santa Ynez Valley Community Plan area, to Section 35.28.210, Community Plan Overlays, to read as follows, and renumber existing Subsection F and Subsection G as Subsection G and Subsection H, of Chapter 35.28, Overlay Zones:

1. Mixed Use – Santa Ynez Valley (MU-SYV) Overlay

a. Purpose and Intent. This Overlay is designed to generate additional opportunities for in-fill housing while simultaneously protecting the commercial viability and potential of the commercial area. Other goals include maintaining the pedestrian-oriented character of the downtown areas, ensuring attractive and compatible architectural design of future projects, reducing regulatory barriers to mixed-use development and prohibiting uses that conflict with preserving the rural ambience of the townships of Santa Ynez and Los Olivos.

b. Applicability. The MU-SYV overlay may only be applied to properties located within the Santa Ynez Valley Community Plan area with a primary zone of C-1 or C-2 and located in an Urban Area as designated on the Comprehensive Plan maps. Each land use and proposed development within the MU-SYV overlay shall comply with all applicable requirements of the primary zone in addition to the requirements of this Section. If a requirement of this Section conflicts with a requirement of the primary zone, the requirements of this Section shall control.

c. Prohibited Uses. The following uses are not allowed within the MU-SYV overlay either as a permitted or a conditionally permitted use:

(1) Auto vehicle sales and rental.

(2) Building and landscape materials sales - Outdoor.

(3) Drive-through facility.

(4) Service station.

(5) Single room occupancy facility (SRO)

(6) Truck, trailer, construction, farm, heavy equipment sales/rental.

(7) Vehicle services.

(8) Laundry, dry cleaning plant utilizing perchloroethylene (PERC).

d. Requirements for mixed use Development. The development of a site or structure with a combination of residential and commercial uses shall be restricted as follows:

(1) Ratio of commercial and residential uses. To ensure the overall purpose and intent of the commercial district is maintained, gross floor area devoted to residential use shall not exceed 66 percent of total gross floor area.

(a) The approval of a Conditional Use Permit in compliance with

Section 35.82.060 is required for mixed use developments having a gross floor area devoted to residential use that is greater than 25 percent and less than or equal to 50 percent of the total gross floor area of the development.

(b) The approval of a Conditional Use Permit in compliance with Section 35.82.060 is required for mixed use developments having a gross floor area devoted residential use that is greater than 51 percent and less than or equal to 66 percent of the total gross floor area of the development. Additionally, the following criteria shall be met:

(i) The project site is located either on the periphery of the commercial core or is adjacent to an area zoned residential.

(ii) The applicant can demonstrate that development of the project site with gross floor area devoted to commercial use that exceeds 49 percent of the total gross floor area of the development is not viable due to the configuration of the project site (e.g., narrow street frontage).

(2) Restriction to commercial uses. If the project site has more than one street frontage, then the ground floor of the development adjacent to the street with the highest number of average daily traffic trips shall be restricted to commercial uses.

e. Development Standards. The development standards of the primary zone shall apply to all structures except as follows:

(1) Setbacks. No front setback shall be required.

(2) Parking.

(a) The required number of parking spaces for existing or proposed mixed-use development may be reduced up to 50 percent from the number of spaces required in compliance with Section 35.36.110 (Standards for Nonresidential Zones and Uses).

(b) The required number of parking spaces for residential uses shall be in compliance with Section 35.36.100 (Standards for Residential Zones and Uses).

(c) The review authority may approve a reduction or waiver of the on-site parking requirement subject to first making one or more of the following findings:

(i) A shared parking agreement in a form approved by County Counsel is executed and recorded by the applicant and nearby property owner(s) within 1,000 feet of the MU-SYV overlay to accommodate the parking deficit.

(ii) The configuration of the project site does not allow for driveway access from the rear or side of the project site and would require installation of a driveway along a pedestrian-oriented stretch of sidewalk to the detriment of pedestrian

safety or streetscape aesthetics.

(iii) A parking study has determined that adequate parking exists in either on the street or within public parking lots in the Mixed-Use Overlay District that will accommodate 80 percent of the peak parking demand generated by the project.

(3) Prior to the issuance of any Land Use Permit for structures, all final plans of structures shall receive final approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review).

APPENDIX B

TRAIL SITING GUIDELINES

I. GENERAL

The following are general trail guidelines applicable to all proposed trails.

A. To the maximum extent feasible, trails should be sited and designed to keep hikers, bicyclists and equestrians on the cleared pathways, to minimize impacts to sensitive habitat areas and environmental resources, and to avoid or minimize erosion impacts and conflicts with surrounding land uses.

B. As part of the trail implementation process, County Parks Department should evaluate a future trail's ability to accommodate multiple-use on proposed County trails. Potential modifications to the County's multiple-use trail policy should be considered on a case-by-case basis.

C. Maps depicting future trails should include a statement expressing "Trail routes shown as proposed trails are not open for public use until County acquires public access rights."

D. County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.

E. Trails should be sited so as to utilize existing roads and trails as much as possible, except where the trail may conflict with surrounding land uses and environmentally sensitive areas.

F. Trail width shall be consistent with County Park Department standards. Typical trail width ranges between 4-6 feet, except where intended trail uses and physical/ environmental constraints of the trail corridor deem it infeasible and/or inappropriate. Then a trail width less than 4-6 feet would be acceptable.

II. BIOLOGICAL CONCERNS

A. Trails should be sited to minimize damage to riparian areas while allowing some public access to these resources. Measures should include locating the majority of trail corridors outside riparian areas, while occasionally bringing trails into contact with streams for public enjoyment. All trail construction should minimize removal of riparian vegetation and utilize natural features and/or lateral fencing to discourage public access to sections of streams not directly accessed by trails.

B. To the greatest extent feasible, the number of creek crossings should be limited in order to protect stream/riparian resources.

C. Fences constructed along trail corridors should allow for wildlife movement, to the greatest extent feasible.

D. Both trail siting and maintenance should be conducted to minimize introduction and proliferation of exotic weedy plants.

III. AGRICULTURAL CONCERNS

A. Where appropriate (e.g., adjacent to existing agricultural operations, buildings, residences, etc.), the County should construct fencing between the trail and private land uses. County Parks shall determine on a case-by-case basis appropriate fencing design and type. The County should consider landowner input on fence design. To the greatest extent feasible, fencing should not hinder the natural movement and migration of animals and should be aesthetically pleasing.

B. Where trails bisect private land, locked gates should be installed at appropriate intervals to allow the landowner to cross the trail easement from one side of the property to the other.

C. Trails should be located away from cultivated agriculture and should be sited to avoid bisecting existing agricultural operations, to the greatest extent feasible.

IV. LAND USE COMPATIBILITY CONCERNS

A. Trails should be sited and designed to avoid significant environmental resources and to minimize user conflicts with surrounding land uses, 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.

B. Where feasible, trails should be sited a minimum of 100 feet from existing structures, and utilize topography and vegetative barriers to buffer surrounding residences from potential privacy impacts.

C. Where feasible, trails should be sited along parcel boundaries in an effort to minimize land use conflicts.

V. ACCESS CONTROL

These trail guidelines are intended to protect surrounding land uses and environmentally sensitive areas, while providing a safe, enjoyable experience for the trail user. Many of the following access control guidelines are particularly relevant in siting proposed trails to avoid potential agricultural impacts.

A. Where appropriate, trailhead parking areas should be pursued by the County at logical points to provide parking areas for vehicles and turning areas for horse trailers without blocking emergency vehicle or residents' access to and from private lands. Such trailhead parking should be sited and designed to minimize disruption to existing neighborhoods.

B. Where appropriate, vehicle barriers (e.g., steel access gates) should be constructed at trailheads to prevent unauthorized motor vehicle access, while allowing hikers, bicyclists, equestrians, and authorized motor vehicles to access the trail. Internal access control barriers (i.e., any combination of steel gates, chain link or barbed wire fence may be necessary) should also be installed along trails at appropriate “choke points” (e.g., placement of barriers utilizing natural topography and/or trail user decision points) in order to keep trail users on the established trail route and prevent trespass and/or further entry into private property and/or environmentally sensitive areas.

C. Before the County permits public use of any acquired trail right-of-way, adequate fencing and other precautions should be installed to prevent vandalism to neighboring properties

and appropriate trailheads should be acquired and constructed to provide for the public safety.

D. Appropriate trail signage should be placed at all access points, and along the trail corridor. Signs should state when entering/leaving public or private property, no trespassing, and to remain on the established trail route (especially where the trail easement crosses private land). Trailheads should be marked with low-key identification signs that also post regulations, prohibited uses, and trail user guidelines. Educational and trail etiquette signs should also be displayed at strategic locations along a trail corridor.

VI. ARCHAEOLOGICAL/HISTORIC CONCERNS

Archaeological and historic sites are non-renewable resources which are vulnerable to trail construction and use. The following guidelines are intended to aid in the siting of potential trail corridors in order to avoid disturbances to important resources.

A. Trails 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.

B. A Phase I archaeological survey may be required prior to implementing proposed trail corridors.

VII. GUIDELINES FOR TRAIL MAINTENANCE/CONSTRUCTION

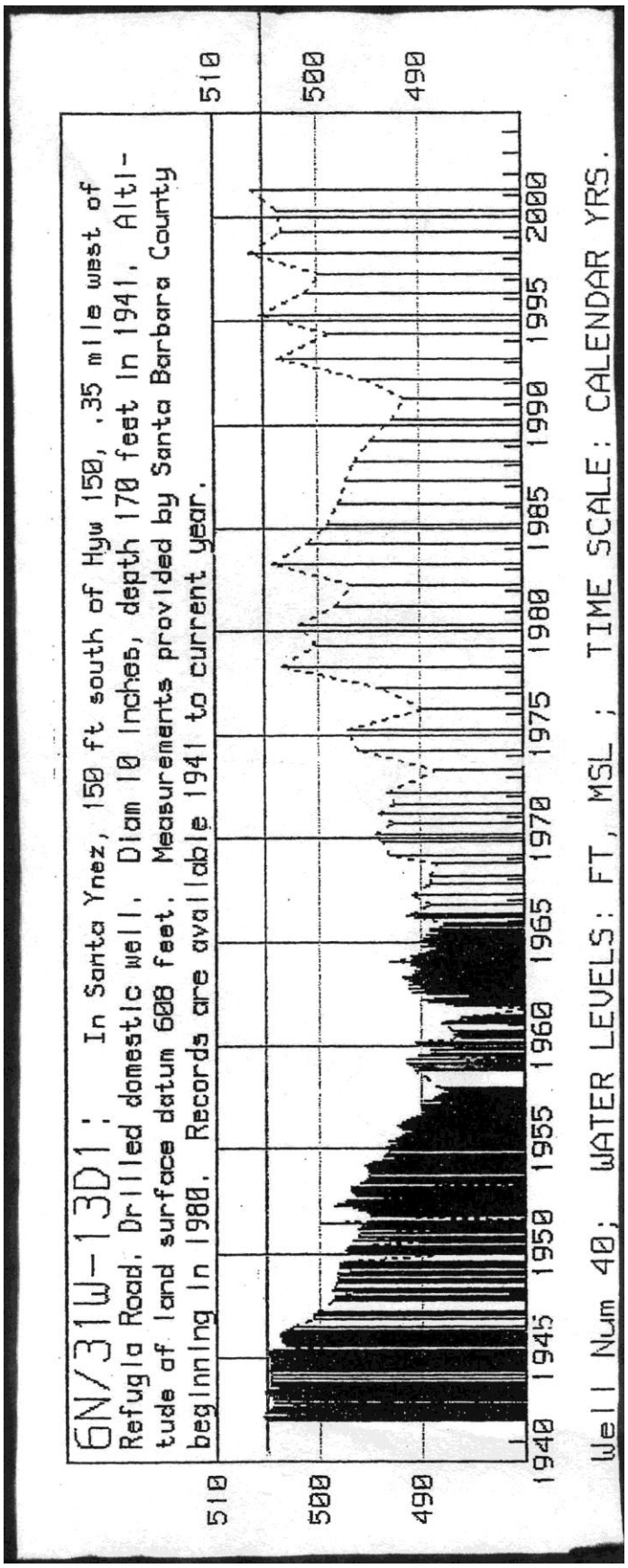
A. Wherever possible, trails should be sited to avoid highly erosive soils and be constructed parallel to the slope contours with drainage directed off the trail to minimize soil erosion. Where the trail must go directly down the slope, a course of water bars (stone, wooden or jute meshing) should be imbedded perpendicular to the trail. This treatment should be implemented where necessary to minimize the effects of erosion.

B. The County should utilize the USFS standards for rural trail maintenance, as identified in the *USFS Trail Handbook* on a case-by-case basis.

C. County Public Works shall consult with County Parks Department prior to issuing any encroachment permits along road shoulders with current or proposed trails.

D. County Parks Department shall actively pursue removal of any unauthorized structures, fences, or other obstructions in dedicated easements, as set forth in Chapter 26 of the County Code.

APPENDIX C


6N/31W-13D1: In Santa Ynez, 150 ft south of Hyw 150, .35 mile west of Refugio Road. Drilled domestic well. Diam 10 inches, depth 170 feet in 1941. Altitude of land surface datum 600 feet. Measurements provided by Santa Barbara County beginning in 1980. Records are available 1941 to current year.
510
500
490
1940 1945 1950 1955 1960 1965 1970 1975 1980 1985 1990 1995 2000
Well Num 40; WATER LEVELS: FT, MSL ; TIME SCALE: CALENDAR YRS.

Appendix D

Santa Ynez Valley Vegetation Mapping

- Agricultural Pond
- Agriculture
- Barren
- Central Coast Arroyo Willow Riparian Forest
- Central Coast Riparian Scrub
- Central Coastal Scrub
- Coast Live Oak Woodland
- Non-native Grassland
- Southern Cottonwood-Willow Riparian Forest
- Urban
- Valley Needlegrass Grassland
- Valley Oak Savanna
- Valley Oak Savanna/VNG
- Valley and Coast Live Oak Riparian Woodland
- Extent of Vegetation Mapping
- USGS Blueline Creek
- National Wetlands Inventory Creek
- Community Plan Boundary
- Rural Boundary Line
- Urban Boundary Line
- Incorporated City

Los Olivos
Ballard
Buellton
Solvang
Santa Ynez
Zaca Creek
Alamo Pintado Creek
SANTA YNEZ RIVER
Ngoqui Creek
Santa Agueda Creek
Carneros Creek

0 2,500 5,000 10,000 15,000 20,000 Feet

August 27, 2009 Proposed_Maps_and_Layers_for_Adoption\BOS_finalVegetationMapping.mxd

National Marine Fisheries Service
Southwest Region

GUIDELINES FOR SALMONID PASSAGE AT STREAM CROSSINGS

1.0 INTRODUCTION

This document provides guidelines for design of stream crossings to aid upstream and downstream passage of migrating salmonids. It is intended to facilitate the design of a new generation of stream crossings, and assist the recovery of threatened and endangered salmon species. These guidelines are offered by the National Marine Fisheries Service, Southwest Region (NMFS-SWR), as a result of its responsibility to prescribe fishways under the Endangered Species Act, the Magnuson-Stevens Act, the Federal Power Act, and the Fish and Wildlife Coordination Act. The guidelines apply to all public and private roads, trails, and railroads within the range of anadromous salmonids in California.

Stream crossing design specifications are based on the previous works of other resource agencies along the U.S. West Coast. They embody the best information on this subject at the time of distribution. Meanwhile, there is mounting evidence that impassable road crossings are taking a more significant toll on endangered and threatened fish than previously thought. New studies are revealing evidence of the pervasive nature of the problem, as well as potential solutions. Therefore, this document is appropriate for use until revised, based on additional scientific information, as it becomes available.

The guidelines are general in nature. There may be cases where site constraints or unusual circumstances dictate a modification or waiver of one or more of these design elements. Conversely, where there is an opportunity to protect salmonids, additional site-specific criteria may be appropriate. Variances will be considered by the NMFS on a project-by-project basis. When variances from the technical guidelines are proposed, the applicant must state the specific nature of the proposed variance, along with sufficient biological and/or hydrologic rationale to support appropriate alternatives. Understanding the spatial significance of a stream crossing in relation to salmonid habitat within a watershed will be an important consideration in variance decisions.

Protocols for fish-barrier assessment and site prioritization are under development by the California Department of Fish and Game (CDFG). These will be available in updated versions of the *California Salmonid Stream Habitat Restoration Manual*. Most streams in California also support important populations of non-salmonid fishes, amphibians, reptiles, macroinvertebrates, insects, and other organisms important to the aquatic food web. Some of these may also be threatened or endangered species and require "ecological connectivity" that dictate other design criteria not covered in this document. Therefore, the project applicant should check with the local Fish and Game office, the U.S. Fish and Wildlife Service (USFWS), and/or tribal biologists to ensure other species are fully considered.

The California Department of Transportation Highway Design Manual defines a culvert as "A closed conduit which allows water to pass under a highway," and in general, has a single span of less than 20 feet or multiple spans totaling less than 20 feet. For the purpose of fish passage, the distinction between bridge, culvert or low water crossing is not as important as the effect the structure has on the form and function of the stream. To this end, these criteria conceptually apply to bridges and low water crossings, as well as culverts.

2.0 PREFERRED ALTERNATIVES AND CROSSINGS

The following alternatives and structure types should be considered in order of preference:

1. *Nothing* - Road realignment to avoid crossing the stream
2. *Bridge* - spanning the stream to allow for long term dynamic channel stabilty
3. *Streambed simulation strategies* - bottomless arch, embedded culvert design, or ford
4. *Non-embedded culvert* - this is often referred to as a hydraulic design, associated with more traditional culvert design approaches limited to low slopes for fish passage
5. *Baffled culvert, or structure designed with a fishway* - for steeper slopes

If a segment of stream channel where a crossing is proposed is in an active salmonid spawning area then only full span bridges or streambed simulations are acceptable.

3.0 DESIGNING NEW AND REPLACEMENT CULVERTS

The guidelines below are adapted from culvert design criteria published by many federal and state organizations including the California Department of Fish and Game (CDFG, 2001). It is intended to apply to new and replacement culverts where fish passage is legally mandated or important.

3.1 Active Channel Design Method

The Active Channel Design method is a simplified design that is intended to size a culvert sufficiently large and embedded deep enough into the channel to allow the natural movement of bedload and formation of a stable bed inside the culvert. Determination of the high and low fish

passage design flows, water velocity, and water depth is not required for this method since the stream hydraulic characteristics within the culvert are intended to mimic the stream conditions upstream and downstream of the crossing. This design method is usually not suitable for stream channels that are greater than 3% in natural slope or for culvert lengths greater than 100 feet. Structures for this design method are typical round, oval, or squashed pipes made of metal or reinforced concrete.

- Culvert Width - The minimum culvert width shall be equal to, or greater than, 1.5 times the active channel width.
- Culvert Slope - The culvert shall be placed level (0% slope).
- Embedment - The bottom of the culvert shall be buried into the streambed not less than 20% of the culvert height at the outlet and not more than 40% of the culvert height at the inlet.

3.2 Stream Simulation Design Method

The Stream Simulation Design method is a design process that is intended to mimic the natural stream processes within a culvert. Fish passage, sediment transport, flood and debris conveyance within the culvert are intended to function as they would in a natural channel. Determination of the high and low fish passage design flows, water velocity, and water depth is not required for this option since the stream hydraulic characteristics within the culvert are designed to mimic the stream conditions upstream and downstream of the crossing. The structures for this design method are typically open bottomed arches or boxes but could have buried floors in some cases. These culverts contain a streambed mixture that is similar to the adjacent stream channel. Stream simulation culverts require a greater level of information on hydrology and geomorphology (topography of the stream channel) and a higher level of engineering expertise than the Active Channel Design method.

- Culvert Width - The minimum culvert width shall be equal to, or greater than, the bankfull channel width. The minimum culvert width shall not be less than 6 feet.
- Culvert Slope - The culvert slope shall approximate the slope of the stream through the reach in which it is being placed. The maximum slope shall not exceed 6%.
- Embedment - The bottom of the culvert shall be buried into the streambed not less than 30% and not more than 50% of the culvert height. For bottomless culverts the footings or foundation should be designed for the largest anticipated scour depth.

3.3 Hydraulic Design Method

The Hydraulic Design method is a design process that matches the hydraulic performance of a culvert with the swimming abilities of a target species and age class of fish. This method targets distinct species of fish and therefore does not account for ecosystem requirements of non-target species. There are significant errors associated with estimation of hydrology and fish swimming speeds that are resolved by making conservative assumptions in the design process. Determination of the high and low fish passage design flows, water velocity, and water depth are required for this option.

The Hydraulic Design method requires hydrologic data analysis, open channel flow hydraulic calculations and information on the swimming ability and behavior of the target group of fish. This design method can be applied to the design of new and replacement culverts and can be used to evaluate the effectiveness of retrofits of existing culverts.

- **$** Culvert Width - The minimum culvert width shall be 3 feet.
- **$** Culvert Slope - The culvert slope shall not exceed the slope of the stream through the reach in which it is being placed. If embedment of the culvert is not possible, the maximum slope shall not exceed 0.5%.
- **$** Embedment - Where physically possible, the bottom of the culvert shall be buried into the streambed a minimum of 20% of the height of the culvert below the elevation of the tailwater control point downstream of the culvert. The minimum embedment should be at least 1 foot. Where physical conditions preclude embedment, the hydraulic drop at the outlet of a culvert shall not exceed the limits specified above.

Hydrology for Fish Passage under the Hydraulic Design Method

- **$** **High Fish Passage Design Flow** - The high design flow for adult fish passage is used to determine the maximum water velocity within the culvert. Where flow duration data is available or can be synthesized the high fish passage design flow for adult salmonids should be the 1% annual exceedance. If flow duration data or methods necessary to compute them are not available then 50% of the 2 year flood recurrence interval flow may be used as an alternative. Another alternative is to use the discharge occupied by the cross-sectional area of the active stream channel. This requires detailed cross section information for the stream reach and hydraulic modeling. For upstream juvenile salmonid passage the high design flow should be the 10% annual exceedance flow.
- **$** **Low Fish Passage Design Flow** - The low design flow for fish passage is used to determine the minimum depth of water within a culvert. Where flow duration data is available or can be synthesized the 50% annual exceedance flow or 3 cfs, whichever is greater, should be used for adults and the 95% annual exceedance flow or 1 cfs, whichever is greater, should be used for juveniles.

Maximum Average Water Velocities in the Culvert at the High Fish Passage Design Flow - Average velocity refers to the calculated average of velocity within the barrel of the culvert. Juveniles require 1 fps or less for upstream passage for any length culvert at their High Fish Passage Design Flow. For adult salmonids use the following table to determine the maximum velocity allowed.

Culvert Length (ft)	Velocity (fps) - Adult Salmonids
<60	6
60-100	5
100-200	4
200-300	3
>300	2

Minimum Water Depth at the Low Fish Passage Design Flow - For non-embedded culverts, minimum water depth shall be twelve 12 inches for adult steelhead and salmon, and six 6 inches for juvenile salmon.

Juvenile Upstream Passage - Hydraulic design for juvenile upstream passage should based on representative flows in which juveniles typically migrate. Recent research (NMFS, 2001, in progress) indicates that providing for juvenile salmon up to the 10% annual exceedance flow will cover the majority of flows in which juveniles have been observed moving upstream. The maximum average water velocity at this flow should not exceed 1 fps. In some cases over short distances 2 fps may be allowed.

Maximum Hydraulic Drop - Hydraulic drops between the water surface in the culvert and the water surface in the adjacent channel should be avoided for all cases. This includes the culvert inlet and outlet. Where a hydraulic drop is unavoidable, its magnitude should be evaluated for both high design flow and low design flow and shall not exceed 1 foot for adults or 6 inches for juveniles. If a hydraulic drop occurs at the culvert outlet, a jump pool of at least 2 feet in depth should be provided.

3.4 Structural Design and Flood Capacity

All culvert stream crossings, regardless of the design option used, shall be designed to withstand the 100-year peak flood flow without structural damage to the crossing. The analysis of the structural integrity of the crossing shall take into consideration the debris loading likely to be encountered during flooding. Stream crossings or culverts located in areas where there is significant risk of inlet plugging by flood borne debris should be designed to pass the 100-year peak flood without exceeding the top of the culvert inlet (Headwater-to-Diameter Ratio less than one). This is to ensure a low risk of channel degradation, stream diversion, and failure over the life span of the crossing. Hydraulic capacity must be compensated for expected deposition in the culvert bottom.

3.5 Other Hydraulic Considerations

Besides the upper and lower flow limit, other hydraulic effects need to be considered, particularly when installing a culvert:

- Water surface elevations in the stream reach must exhibit gradual flow transitions, both upstream and downstream. Abrupt changes in water surface and velocities must be avoided, with no hydraulic jumps, turbulence, or drawdown at the entrance. A continuous low flow channel must be maintained throughout the entire stream reach.
- In addition, especially in retrofits, hydraulic controls may be necessary to provide resting pools, concentrate low flows, prevent erosion of stream bed or banks, and allow passage of bedload material.

- Culverts and other structures should be aligned with the stream, with no abrupt changes in flow direction upstream or downstream of the crossing. This can often be accommodated by changes in road alignment or slight elongation of the culvert. Where elongation would be excessive, this must be weighed against better crossing alignment and/or modified transition sections upstream and downstream of the crossing. In crossings that are unusually long compared to streambed width, natural sinuosity of the stream will be lost and sediment transport problems may occur even if the slopes remain constant. Such problems should be anticipated and mitigated in the project design.

4.0 RETROFITTING CULVERTS

For future planning and budgeting at the state and local government levels, redesign and replacement of substandard stream crossings will contribute substantially to the recovery of salmon stocks throughout the state. Unfortunately, current practices do little to address the problem: road crossing corrections are usually made by some modest level of incremental, low cost "improvement" rather than re-design and replacement. These usually involve bank or structure stabilization work, but frequently fail to address fish passage. Furthermore, bank stabilization using hard point techniques frequently denigrates the habitat quality and natural features of a stream. Nevertheless, many existing stream crossings can be made better for fish passage by cost-effective means. The extent of the needed fish passage improvement work depends on the severity of fisheries impacts, the remaining life of the structure, and the status of salmonid stocks in a particular stream or watershed.

For work at any stream crossing, site constraints need to be taken into consideration when selecting options. Some typical site constraints are ease of structure maintenance, construction windows, site access, equipment, and material needs and availability. The decision to replace or improve a crossing should fully consider actions that will result in the greatest net benefit for fish passage. If a particular stream crossing causes substantial fish passage problems which hinder the conservation and recovery of salmon in a watershed, complete redesign and replacement is warranted. *Consolidation and/or decommissioning of roads can sometimes be the most cost-effective option*. Consultations with NMFS or CDFG biologists can help in selecting priorities and alternatives.

Where existing culverts are being modified or retrofitted to improve fish passage, the Hydraulic Design method criteria should be the design objective for the improvements. However, it is acknowledged that the conditions that cause an existing culvert to impair fish passage may also limit the remedies for fish passage improvement. Therefore, short of culvert replacement, the Hydraulic Design method criteria should be the goal for improvement but not necessarily the required design threshold.

Fish passage through existing non-embedded culverts may be improved through the use of gradient control weirs upstream or downstream of the culvert, interior baffles or weirs, or in some cases, fish ladders. However, these measures are not a substituted for good fish passage design

for new or replacement culverts. The following guidelines should be used:

- **Hydraulic Controls -** Hydraulic controls in the channel upstream and/or downstream of a culvert can be used to provide a continuous low flow path through culvert and stream reach. They can be used to facilitate fish passage by establishing the following desirable conditions: Control depth and water velocity within culvert, concentrate low flows, provide resting pools upstream and downstream of culvert and prevent erosion of bed and banks. A change in water surface elevation of up to one foot is acceptable for adult passage conditions, provided water depth and velocity in the culvert meet other hydraulic guidelines. A jump pool must be provided that is *at least* 1.5 times the jump height, or a minimum of two feet deep, whichever is deeper.

- **Baffles -** Baffles may provide incremental fish passage improvement in culverts with excess hydraulic capacity that can not be made passable by other means. Baffles may increase clogging and debris accumulation within the culvert and require special design considerations specific to the baffle type. Culverts that are too long or too high in gradient require resting pools, or other forms of velocity refuge spaced at increments along the culvert length.

- **Fishways** - Fishways are generally not recommended, but may be useful for some situations where excessive drops occur at the culvert outlet. Fishways require specialized site-specific design for each installation. A NMFS or CDFG fish passage specialist should be consulted.

- **Multiple Culverts** - Retrofitting multiple barrel culverts with baffles in one of the barrels may be sufficient as long as low flow channel continuity is maintained and the culvert is reachable by fish at low stream flow.

5.0 OTHER GENERAL RECOMMENDATIONS

Trash racks and livestock fences should not be used near the culvert inlet. Accumulated debris may lead to severely restricted fish passage, and potential injuries to fish. Where fencing cannot be avoided, it should be removed during adult salmon upstream migration periods. Otherwise, a minimum of 9 inches clear spacing should be provided between pickets, up to the high flow water surface. Timely clearing of debris is also important, even if flow is getting around the fencing. Cattle fences that rise with increasing flow are highly recommended.

Natural or artificial supplemental lighting should be provided in new and replacement culverts that are over 150 feet in length. Where supplemental lighting is required the spacing between light sources shall not exceed 75 feet.

The NMFS and the CDFG set in-stream work windows in each watershed. Work in the active stream channel should be avoided during the times of year salmonids are present. Temporary crossings, placed in salmonid streams for water diversion during construction activities, should meet all of the guidelines in this document. However, if it can be shown that the location of a

temporary crossing in the stream network is not a fish passage concern at the time of the project, then the construction activity only needs to minimize erosion, sediment delivery, and impact to surrounding riparian vegetation.

Culverts shall only be installed in a de-watered site, with a sediment control and flow routing plan acceptable to NMFS or CDFG. The work area shall be fully restored upon completion of construction with a mix of native, locally adapted, riparian vegetation. Use of species that grow extensive root networks quickly should be emphasized. Sterile, non-native hybrids may be used for erosion control in the short term if planted in conjunction with native species.

Construction disturbance to the area should be minimized and the activity should not adversely impact fish migration or spawning. If salmon are likely to be present, fish clearing or salvage operations should be conducted by qualified personnel prior to construction. If these fish are listed as threatened or endangered under the federal or state Endangered Species Act, consult directly with NMFS and CDFG biologists to gain authorization for these activities. Care should be taken to ensure fish are not chased up under banks or logs that will be removed or dislocated by construction. Return any stranded fish to a suitable location in a nearby live stream by a method that does not require handling of the fish.

If pumps are used to temporarily divert a stream to facilitate construction, an acceptable fish screen must be used to prevent entrainment or impingement of small fish. Contact NMFS or CDFG hydraulic engineering staff for appropriate fish screen specifications. Unacceptable wastewater associated with project activities shall be disposed of off-site in a location that will not drain directly into any stream channel.

6.0 POST-CONSTRUCTION EVALUATION AND LONG TERM MAINTENANCE AND ASSESSMENT

Post-construction evaluation is important to assure the intended results are accomplished, and that mistakes are not repeated elsewhere. There are three parts to this evaluation:

1) Verify the culvert is installed in accordance with proper design and construction procedures.
2) Measure hydraulic conditions to assure that the stream meets these guidelines.
3) Perform biological assessment to confirm the hydraulic conditions are resulting in successful passage.

NMFS and/or CDFG technical staff may assist in developing an evaluation plan to fit site-specific conditions and species. The goal is to generate feedback about which techniques are working well, and which require modification in the future. These evaluations are not intended to cause extensive retrofits of any given project unless the as-built installation does not reasonably conform to the design guidelines, or an obvious fish passage problem continues to exist. Over time, the

NMFS anticipates that the second and third elements of these evaluations will be abbreviated as clear trends in the data emerge.

Any physical structure will continue to serve its intended use only if it is properly maintained. During the storm season, timely inspection and removal of debris is necessary for culverts to continue to move water, fish, sediment, and debris. In addition, all culverts should be inspected at least once annually to assure proper functioning. Summary reports should be completed annually for each crossing evaluated. An annual report should be compiled for all stream crossings and submitted to the resource agencies. A less frequent reporting schedule may be agreed upon for proven stream crossings. Any stream crossing failures or deficiencies discovered should be reported in the annual cycle and corrected promptly.

8.0 DEFINITIONS

These definitions apply to terms used in this document. Meanings may differ when used in another context and are not legal unless otherwise noted. Definitions were shortened, paraphrased or adapted to fit regional conditions and for ease of understanding.

Active Channel: A waterway of perceptible extent that periodically or continuously contains moving water. It has definite bed and banks which serve to confine the water and includes stream channels, secondary channels, and braided channels. It is often determined by the "ordinary high water mark" which means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Bankfull: The point on a streambank at which overflow into the floodplain begins. The floodplain is a relatively flat area adjacent to the channel constructed by the stream and overflowed by the stream at a recurrence interval of about one to two years. If the floodplain is absent or poorly defined, other indicators may identify bankfull. These include the height of depositional features, a change in vegetation, slope or topographic breaks along the bank, a change in the particle size of bank material, undercuts in the bank, and stain lines or the lower extent of lichens and moss on boulders. Field determination of bankfull should be calibrated to known stream flows or to regional relationships between bankfull flow and watershed drainage area.

Bedload: Sand, silt, and gravel, or soil and rock debris rolled along the bottom of a stream by the moving water. The particles of this material have a density or grain size which prevents movement far above or for a long distance out of contact with the streambed under natural flow conditions.

Fish Passage: The ability of both adult and juvenile fish to move both up and down stream.

Flood Frequency: The frequency with which a flood of a given discharge has the probability of recurring. For example, a "100-year" frequency flood refers to a flood discharge of a magnitude

likely to occur on the average of once every 100 years or, more properly, has a one-percent chance of being exceeded in any year. Although calculation of possible recurrence is often based on historical records, there is no guarantee that a "100-year" flood will occur at all within the 100-year period or that it will not recur several times.

Flood Prone Zone: Spatially, this area generally corresponds to the modern floodplain, but can also include river terraces subject to significant bank erosion. For delineation, see definition for floodplain.

Floodplain: The area adjacent to the stream constructed by the river in the present climate and inundated during periods of high flow.

Flow Duration Curve: A cumulative frequency curve that shows the percentage of time that specified discharges are equaled or exceeded. Flow duration curves are usually based on daily streamflow and describe the flow characteristics of a stream throughout a range of discharges without regard to the sequence of occurrence. If years of data are plotted the annual exceedance flows can be determined.

Ordinary High Water Mark: The mark along the bank or shore up to which the presence and action of the water are common and usual, and so long continued in all ordinary years, as to leave a natural line impressed on the bank or shore and indicated by erosion, shelving, changes in soil characteristics, destruction of terrestrial vegetation, or other distinctive physical characteristics.

Roads: For purposes of these guidelines, roads include all sites of intentional surface disturbance for the purpose of vehicular or rail traffic and equipment use, including all surfaced and unsurfaced roads, temporary roads, closed and inoperable roads, legacy roads, skid trails, tractor roads, layouts, landings, turnouts, seasonal roads, fire lines, and staging areas.

Section 10 and 404 Regulatory Programs: The principal federal regulatory programs, carried out by the U.S. Army Corps of Engineers, affecting structures and other work below mean high water. The Corps, under Section 10 of the River and Harbor Act of 1899, regulates structures in, or affecting, navigable waters of the U.S. as well as excavation or deposition of materials (e.g., dredging or filling) in navigable waters. Under Section 404 of the Federal Water Pollution Control Act Amendments (Clean Water Act of 1977), the Corps is also responsible for evaluating application for Department of the Army permits for any activities that involve the placement of dredged or fill material into waters of the United States, including adjacent wetlands.

Waters of the United States: Currently defined by regulation to include all navigable and interstate waters, their tributaries and adjacent wetlands, as well as isolated wetlands and lakes and intermittent streams.

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Internet Resources:

California Department of Fish and Game
http://www.dfg.ca.gov

National Marine Fisheries Service Southwest Region
http://swr.nmfs.noaa.gov

Washington Department of Fish and Wildlife Fish Passage Technical Assistance
http://www.wa.gov/wdfw/hab/engineer/habeng.htm

Oregon Road/Stream Crossing Restoration Guide, Spring 1999 (with ODFW criteria)
http://www.nwr.noaa.gov/1salmon/salmesa/4ddocs/orfishps.htm

FishXing software and learning systems for the analysis of fish migration through culverts
http://www.stream.fs.fed.us/fishxing/

USDA Forest Service Water-Road Interaction Technology Series Documents
http://www.stream.fs.fed.us/water-road/index.html

British Columbia Forest Practices Code Stream Crossing Guidebook for Fish Streams
http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/stream/str-toc.htm

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The CalEPPC List:

Exotic Pest Plants of Greatest Ecological Concern in California

October, 1999

The CalEPPC list is based on information submitted by our members and by land managers, botanists and researchers throughout the state, and on published sources. The list highlights non-native plants that are serious problems **in wildlands** (natural areas that support native ecosystems, including national, state and local parks, ecological reserves, wildlife areas, national forests, BLM lands, etc.).

List categories include:

List A: Most Invasive Wildland Pest Plants; documented as aggressive invaders that displace natives and disrupt natural habitats. Includes two sub-lists; List A-1: Widespread pests that are invasive in more than 3 Jepson regions (see page 3), and List A-2: Regional pests invasive in 3 or fewer Jepson regions.

List B: Wildland Pest Plants of Lesser Invasiveness; invasive pest plants that spread less rapidly and cause a lesser degree of habitat disruption; may be widespread or regional.

Red Alert: Pest plants with potential to spread explosively; infestations currently small or localized. If found, alert CalEPPC, County Agricultural Commissioner or California Department of Food and Agriculture.

Need More Information: Plants for which current information does not adequately describe nature of threat to wildlands, distribution or invasiveness. Further information is requested from knowledgeable observers.

Annual Grasses: New in this edition; a preliminary list of annual grasses, abundant and widespread in California, that pose significant threats to wildlands. Information is requested to support further definition of this category in next List edition.

Considered But Not Listed: Plants that, after review of status, do not appear to pose a significant threat to wildlands.

Plants that fall into the following categories are not included in the List:

- Plants found mainly or solely in disturbed areas, such as roadsides and agricultural fields.
- Plants that are established only sparingly, with minimal impact on natural habitats.

1999 List Review Committee:

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The CalEPPC list is updated regularly. Please use the form provided to send comments, suggestions or new information to: **Peter Warner, 555 Magnolia Avenue, Petaluma, CA, 94952-2080**, or via email at **peterjwarner@earthlink.net**

Thanks to all those who submitted comments for the 1999 list.

The California Exotic Pest Plant Council

List A-1: Most Invasive Wildland Pest Plants; Widespread

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Ammophila arenaria	European beach grass	Coastal dunes	SCo,CCo,NCo
Arundo donax	giant reed, arundo	Riparian areas	cSNF,CCo,SCo,SnGb,D,GV
Bromus tectorum	cheat grass, downy brome	Sagebrush, pinyon-juniper, other desert communities; increases fire frequency	GB,D
Carpobrotus edulis	iceplant, sea fig	Many coastal communities, esp. dunes	SCo,CCo,NCo,SnFrB
Centaurea solstitialis[C]	yellow starthistle	Grasslands	CA-FP (uncommon in SoCal)
Cortaderia jubata	Andean pampas grass, jubatagrass	Horticultural; many coastal habitats, esp. disturbed or exposed sites incl. logged areas	NCo,NCoRO,SnFrB, CCo,WTR,SCo
Cortaderia selloana	pampas grass	Horticultural; coastal dunes, coastal scrub, Monterey pine forest, riparian, grasslands; wetlands in ScV; also on serpentine	SnFrB,SCo,CCo,ScV
Cynara cardunculus[B]	artichoke thistle	Coastal grasslands	CA-FP, esp. CCo,SCo
Cytisus scoparius[C]	Scotch broom	Horticultural; coastal scrub, oak woodlands, Sierra foothills	NW,CaRF,SNF,GV, SCo,CW
Eucalyptus globulus	Tasmanian blue gum	Riparian areas, grasslands, moist slopes	NCoRO,GV,SnFrB, CCo,SCoRO,SCo,nChI
Foeniculum vulgare	wild fennel	Grasslands; esp. SoCal, Channel Is.; the cultivated garden herb is not invasive	CA-FP
Genista monspessulana[C]	French broom	Horticultural; coastal scrub, oak woodlands, grasslands	NCoRO,NCoRI,SnFrB, CCo,SCoRO,sChI,WTR,PR
Lepidium latifolium[B]	perennial pepperweed, tall whitetop	Coastal, inland marshes, riparian areas, wetlands, grasslands; potential to invade montane wetlands	CA (except KR,D)
Myriophyllum spicatum	Eurasian watermilfoil	Horticultural; lakes, ponds, streams, aquaculture	SnFrB,SnJV,SNH(?); prob. CA
Pennisetum setaceum	fountain grass	Horticultural; grasslands, dunes, desert canyons; roadsides	Deltaic GV,CCo,SCo, SnFrB
Rubus discolor	Himalayan blackberry	Riparian areas, marshes, oak woodlands	CA-FP
Senecio mikanioides (=*Delairea odorata*)	Cape ivy, German ivy	Coastal, riparian areas, also SoCal (south side San Gabriel Mtns.)	SCo,CCo,NCo,SnFrB,SW
Taeniatherum caput-medusae[C]	medusa-head	Grasslands, particularly alkaline and poorly drained areas	NCoR,CaR,SNF,GV,SCo
Tamarix chinensis, T. gallica, T. parviflora & T. ramosissima	tamarisk, salt cedar	Desert washes, riparian areas, seeps and springs	SCo,D,SnFrB,GV,sNCoR, sSNF,Teh,SCoRI,SNE, WTR
Ulex europaeus[B]	gorse	North, central coastal scrub, grasslands	NCo,NCoRO,CaRF, n&cSNF,SnFrB,CCo

[1]Noxious Weed Ratings

F: Federal Noxious Weed, as designated by the USDA; targeted for federally-funded prevention, eradication or containment efforts.

A: CA Dept. of Food & Agriculture, on "A" list of Noxious Weeds; agency policies call for eradication, containment or entry refusal.

B: CA Dept. of Food & Agriculture, on "B" list of Noxious Weeds; includes species that are more widespread, and therefore more difficult to contain; agency allows county Agricultural Commissioners to decide if local eradication or containment is warranted.

C: CA Dept. of Food & Agriculture, on "C" list of Noxious Weeds; includes weeds that are so widespread that the agency does not endorse state or county-funded eradication or containment efforts except in nurseries or seed lots.

Q: CA Dept. of Food & Agriculture's designation for temporary "A" rating pending determination of a permanent rating.

For most species nomenclature follows *The Jepson Manual: Higher Plants of California* (Hickman, J., Ed., 1993).

Exotic Pest Plants of Greatest Ecological Concern in California

List A-2: Most Invasive Wildland Pest Plants; Regional

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Ailanthus altissima	tree of heaven	Riparian areas, grasslands, oak woodlands, esp. GV, SCo	CA-FP
Atriplex semibaccata	Australian saltbush	SoCal, coastal grasslands, scrub, "high marsh" of coastal salt marshes	CA (except CaR,c&sSN)
Brassica tournefortii	Moroccan or African mustard	Washes, alkaline flats, disturbed areas in Sonoran Desert	SW,D
Bromus madritensis ssp. *rubens*	red brome	Widespread; contributing to SoCal scrub, desert scrub type conversions; increases fire frequency	CA
Cardaria draba[B]	white-top, hoary cress	Riparian areas, marshes of central coast; also ag. lands, disturbed areas	Problem only in CCo
Conicosia pugioniformis	narrow-leaved iceplant, roundleaf iceplant	Coastal dunes, sandy soils near coast; best documented in San Luis Obispo and Santa Barbara cos.	CCo
Cotoneaster pannosus, C. lacteus	cotoneaster	Horticultural; many coastal communities; esp. North Coast, Big Sur; related species also invasive	CCo,SnFrB,NW
Cytisus striatus	striated broom	Often confused with C. scoparius; coastal scrub, grassland	SnFrB,CCo,SCo,PR
Egeria densa	Brazilian waterweed	Streams, ponds, sloughs, lakes; Sacramento-San Joaquin Delta	n&sSNF,SnJV,SnFrB, SnJt,SNE
Ehrharta calycina	veldt grass	Sandy soils, esp. dunes; rapidly spreading on central coast	CCo,SCoRO,WTR
Eichhornia crassipes	water hyacinth	Horticultural; established in natural waterways, esp. troublesome in Sacramento-San Joaquin Delta	GV,SnFrB,SCo,PR
Elaeagnus angustifolia	Russian olive	Horticultural; interior riparian areas	SnJV,SnFrB,SNE,DMoj
Euphorbia esula[A]	leafy spurge	Rangelands in far no. CA, also reported from Los Angeles Co.	eKR,NCo,CaR,MP,SCo
Ficus carica	edible fig	Horticultural; Central Valley, foothill, South Coast and Channel Is. riparian woodlands	nSNF,GV,SnFrB,SCo
Lupinus arboreus	bush lupine	Native to SCo, CCo; invasive only in North Coast dunes	SCo,CCo,NCo
Mentha pulegium	pennyroyal	Santa Rosa Plain (Sonoma Co.) and Central Valley vernal pools; wetlands elsewhere	NW,GV,CW,SCo
Myoporum laetum	myoporum	Horticultural; coastal riparian areas in SCo	SCo,CCo
Saponaria officinalis	bouncing bet	Horticultural; meadows, riparian habitat in SNE, esp. Mono Basin	NW,CaRH,nSNF,SnFrB, SCoRO,SCo,PR,MP,SNE, GV
Spartina alterniflora	Atlantic or smooth cordgrass	S.F. Bay salt marshes; populations in Humboldt Bay believed extirpated	CCo(shores of S.F. Bay)

[2]Distribution by geographic subdivisions per the Jepson Manual

CA=California
CA-FP=California Floristic Province
CaR=Cascade Ranges
CaRF=Cascade Range Foothills
CCo=Central Coast
ChI=Channel Islands
CW=Central Western CA
D=Deserts
DMoj=Mojave Desert
DSon=Sonoran Desert
GB=Great Basin
GV=Great Valley
KR=Klamath Ranges
MP=Modoc Plateau
NCo=North Coast
NCoRI=Inner NCo Ranges
NCoRO=Outer NCo Ranges
NW=Northwestern CA
PR=Peninsular Ranges
SCo=South Coast
SCoRI=Inner SCo Ranges
SCoRO=Outer SCo Ranges
ScV=Sacramento Valley
SnJV=San Joaquin Valley
SN=Sierra Nevada
SNE=East of SN
SNF=SN Foothills
SNH=High SN
SnFrB=San Francisco Bay Area
SnGb=San Gabriel Mtns
SW=Southwestern CA
Teh=Tehachapi Mtns
WTR=Western Transverse Ranges

List B: Wildland Pest Plants of Lesser Invasiveness

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Ageratina adenophora[F]	eupatory	Horticultural; coastal canyons, coastal scrub, slopes, Marin to San Diego Co; San Gabriel Mtns.	CCo,SnFrB,SCo,SCoRO
Bassia hyssopifolia	bassia	Alkaline habitats	CA (except NW,SNH)
Bellardia trixago	bellardia	Grasslands, on serpentine, where a threat to rare natives	NCoRO,CCo,SnFrB
Brassica nigra	black mustard	Coastal communities, esp. fog-belt grasslands; disturbed areas	CA-FP
Cardaria chalepensis[B]	lens-podded white-top	Wetlands of Central Valley	CA
Carduus pycnocephalus[C]	Italian thistle	Grasslands, shrublands, oak woodlands	sNCo,sNCoR,SNF,CW, SCo,ScV
Centaurea calcitrapa[B]	purple starthistle	Grasslands	NW,sCaRF,SNF,GV,CW,SW
Centaurea melitensis	tocalote, Malta starthistle	Widespread; sometimes misidentified as C. solstitialis; perhaps a more serious invader than currently recognized	CA-FP,D
Cirsium arvense[B]	Canada thistle	Especially troublesome in riparian areas	CA-FP
Cirsium vulgare	bull thistle	Riparian areas, marshes, meadows	CA-FP,GB
Conium maculatum	poison hemlock	Mainly disturbed areas but may invade wildlands; known to poison wildlife; early expanding stage in many areas, esp. San Diego Co. riparian, oak understory	CA-FP
Crataegus monogyna	hawthorn	Horticultural; recent invader, colonizing healthy native forest around Crystal Springs reservoir on S.F. peninsula	SnFrB,CCo,NCo,NCoR
Ehrharta erecta	veldt grass	Wetlands, moist wildlands; common in urban areas; potential to spread rapidly in coastal, riparian, grassland habitats	SnFrB,CCo,SCo
Erechtites glomerata, E. minima	Australian fireweed	Coastal woodlands, scrub, NW forests, esp. redwoods	NCo,NCoRO,CCo,SnFrB, SCoRO
Festuca arundinacea	tall fescue	Horticultural (turf grass); coastal scrub, grasslands in NCo, CCo	CA-FP
Hedera helix	English ivy	Horticultural; invasive in coastal forests, riparian areas	CA-FP
Holcus lanatus	velvet grass	Coastal grasslands, wetlands in No. CA	CA exc. DSon
Hypericum perforatum[C]	Klamathweed, St. John's wort	Redwood forests, meadows, woodlands; invasion may occur due to lag in control by established biocontrol agents	NW,CaRH,n&cSN,ScV, CCo,SnFrB,PR
Ilex aquifolium	English holly	Horticultural; coastal forests, riparian areas	NCoRO,SnFrB,CCo
Iris pseudacorus	yellow water iris, yellow flag	Horticultural; riparian, wetland areas, esp. San Diego, Los Angeles cos.	SnFrB,CCo,sSnJV,SCo
Leucanthemum vulgare	ox-eye daisy	Horticultural; invades grassland, coastal scrub	KR,NCoRO,n&cSNH, SnFrB,WTR,PR
Mesembryanthemum crystallinum	crystalline iceplant	Coastal bluffs, dunes, scrub, grasslands; concentrates salt in soil	NCo,CCo,SCo,ChI
Myriophyllum aquaticum	parrot's feather	Horticultural; streams, lakes, ponds	NCo,CaRF,CW,SCo
Olea europaea	olive	Horticultural and agricultural; reported as invasive in riparian habitats in Santa Barbara, San Diego	NCoR,NCoRO,CCo, SnFrB,SCoRO,SCo
Phalaris aquatica	Harding grass	Coastal sites, esp. moist soils	NW,cSNF,CCo,SCo
Potamogeton crispus	curlyleaf pondweed	Scattered distribution in ponds, lakes, streams	NCoR,GV,CCo,SnFrB, SCo,ChI,SnGb,SnBr,DMoj
Ricinus communis	castor bean	SoCal coastal riparian habitats	GV,SCo,CCo
Robinia pseudoacacia	black locust	Horticultural; riparian areas, canyons; native to eastern U.S.	CA-FP,GB
Schinus molle	Peruvian pepper tree	Horticultural; invasive in riparian habitats in San Diego, Santa Cruz Is.	SNF,GV,CW,SW,Teh

List B: Continued

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Schinus terebinthifolius	Brazilian pepper	Horticultural; riparian areas	sSCo
Senecio jacobaea[B]	tansy ragwort	Grasslands; biocontrol agents established	NCo,wKR,s&wCaR, nSNF, nScV,SW
Spartium junceum	Spanish broom	Coastal scrub, grassland, wetlands, oak woodland, NW forests, esp. redwoods; also roadcuts	NCoRO,ScV,SnFrB, SCoRO,SCo,sChI,WTR
Verbascum thapsus	woolly or common mullein	SNE meadows, sagebrush, pinyon-juniper woodlands; shores of Boggs Lake (Lake Co.)	CA
Vinca major	periwinkle	Horticultural; riparian, oak woodland, other coastal habitats	NCoRO,SnFrB, CCo, sSCoRO,SCo

Red Alert: Species with potential to spread explosively; infestations currently restricted

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Alhagi pseudalhagi[A]	camel thorn	Noxious weed of arid areas; most infestations in California have been eradicated	GV,sSNE,D
Arctotheca calendula[A]	Capeweed	Seed-producing types are the problem; most are vegetative only	NCo,SnFrB,CCo
Centaurea maculosa[A]	spotted knapweed	Riparian, grassland, wet meadows, forest habitats; contact CA Food & Ag if new occurrences found	CaR,SN,nScV,nCW,MP, nSNE,sPR,NW
Crupina vulgaris[F,A]	bearded creeper, common crupina	Aggressively moving into wildlands, esp. grassland habitats	NCoR (Sonoma Co.),MP
Halogeton glomeratus[A]	halogeton	Noxious weed of Great Basin rangelands; report locations to CA Food & Ag; goal is exclusion from CA	GB
Helichrysum petiolare	licorice plant	North coastal scrub; one population on Mt. Tamalpais, w. Marin Co.	Not in Jepson
Hydrilla verticillata[F,A]	hydrilla	Noxious water weed; report locations to CA Food & Ag; eradication program in place; found in Clear Lake (Lake Co.) in 1994	NCoRI,n&cSNF,ScV,SCo,D
Lythrum salicaria[B]	purple loosestrife	Horticultural; noxious weed of wetlands, riparian areas	sNCo,NCoRO,nSNF,ScV, SnFrB,nwMP
Ononis alopecuroides[Q]	foxtail restharrow	Eradication efforts underway in San Luis Obispo Co.; to be looked for elsewhere in CA	CCo; not in Jepson
Retama monosperma	bridal broom	First noted at Fallbrook Naval Weapons Station, San Diego Co; could rival other invasive brooms	San Diego Co.; not in Jepson
Salvinia molesta[F]	giant waterfern	Ponds, lakes, reservoirs, canals	Napa, Sonoma cos., lower Colorado River; not in Jepson
Sapium sebiferum	Chinese tallow tree	Horticultural; riparian, wetland habitats, open areas and understory	ScV,SnFrB; not in Jepson
Sesbania punicea	scarlet wisteria tree	Horticultural; riparian areas; American River Parkway, Sacramento Co., Suisun Marsh, San Joaquin River Parkway	ScV,SnJV; not in Jepson
Spartina anglica	cord grass	Scattered in S.F. Bay	Not in Jepson
Spartina densiflora	dense-flowered cord grass	Scattered in S.F. Bay, Humboldt Bay salt marshes	CCo,NCo
Spartina patens	salt-meadow cord grass	One site in S.F. Bay, also Siuslaw Estuary, OR and Puget Sound, WA	CCo

Need More Information

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Acacia dealbata	silver wattle	Aggressive in natural areas?	SnFRB,SCoRO,SCoRI,CCo
Acacia decurrens	green wattle	Sometimes confused with A. dealbata; aggressive in natural areas?	Unknown
Acacia melanoxylon	blackwood acacia	Reported from S.F. Bay area, central coast, Santa Cruz Is.; spreads slowly; other areas?	SnFrB,SCoRO,SCo,CCo
Aeschynomene rudis[B]	rough jointvetch	Princeton area, Colusa Co.; pest of rice crops; potential threat to riparian, wetland habitats?	ScV
Agrostis avenacea	Pacific bentgrass	Invading vernal pools in San Diego area; attempts at manual eradication unsuccessful so far; problem in other areas?	sNCo,sNCoR,SNF, GV,CW,nSCo
Aptenia cordifolia	red apple	Habitats where invasive?	CCo,SCo,sChI
Asphodelus fistulosus	asphodel	Common in SCo highway rights-of-way, other disturbed sites; threats to wildlands?	sSnJV,SCo
Carduus acanthoides[A]	giant plumeless thistle	Threatens wildlands?	NCoRI,nSN,SnFrB, nSCoRO,MP
Cistus ladanifer	gum cistus	Horticultural; invades coastal sage scrub, chaparral; areas where problematic?	sCCo,SnGb
Cordyline australis	New Zealand cabbage	Infestation at Salt Point State Park; bird-dispersed; other problem areas?	Not in Jepson
Cotoneaster spp. (exc. C. pannosus, C. lacteus)	cotoneaster	Horticultural; bird-distributed; which species are problems in wildlands?	Unknown
Cupressus macrocarpa	Monterey cypress	Native only to Monterey Peninsula; planted and naturalized CCo, NCo; threat to wildlands?	CCo
Descurainia sophia	flixweed, tansy mustard	Entering Mojave wildlands through washes; threat to wildlands?	CA
Dimorphotheca sinuata	African daisy, Cape marigold	Horticultural; reported as invasive in w. Riverside Co., Ventura Co.; problem elsewhere?	SnJV,SCoRO,SCo,PR
Echium candicans, E. pininana	pride of Madeira, pride of Teneriffe	Horticultural; riparian, grassland, coastal scrub communities; spreads by seed	CCo,SnFrB,SCo,sNCo
Ehrharta longiflora	veldt grass	Reported from San Diego	Not in Jepson
Erica lusitanica	heath	Threat to wildlands?	NCo (Humboldt Co.)
Euphorbia lathyris	caper spurge, gopher plant	Invades coastal scrub, marshes, dunes; Sonoma, Marin cos.; threat to wildlands?	NCo,CCo,GV,SCo
Gazania linearis	gazania	Horticultural; invades grassland in S.F., coastal scrub?	CCo,SCo
Glyceria declinata		Although reported from Central Valley vernal pools, genetic research is needed to confirm identity; plants that have been called G. declinata key in Jepson to native G. occidentalis	Uncertain; not in Jepson
Hedera canariensis	Algerian ivy	Horticultural; invasive in riparian areas in SoCal?	Not in Jepson
Hirschfeldia incana	Mediterranean or short-pod mustard	Increasing in western, southern Mojave; threat to wildlands?	NCo,SNF,GV,CW,SCo, DMoj
Hypericum canariense	Canary Island hypericum	Reported in San Diego area, coastal sage scrub, grassland; threat to wildlands?	SCo
Hypochaeris radicata	rough cat's-ear	Widespread in coastal grasslands, wetlands; threat to wildlands?	NW,CaRF,nSNF,ScV, CW,SCo
Isatis tinctoria[B]	dyers' woad	Well-known invader in Utah; threat to wildlands?	KR,CaR,nSNH,MP
Ligustrum lucidum	glossy privet	Horticultural; spreading rapidly on Mendocino coast; problem in other areas?	NCo; not in Jepson
Limonium ramosissimum ssp. *provinciale*	sea lavender	Reported spreading in Carpinteria Salt Marsh; problem in other areas?	Not in Jepson

Need More Information: Continued

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Ludwigia uruguayensis (= *L. hexapetala*)	water primrose	Invasive in aquatic habitats; non-native status questioned?	NCo,sNCoRO,CCo, SnFrB,SCo
Malephora crocea	ice plant	Invades margins of wetlands, bluffs along SCo	CCo,SCo,sChI
Maytenus boaria	mayten	Horticultural; scattered in riparian forests, ScV; east SnFrB	ScV,SnFrB
Mesembryanthemum nodiflorum	slender-leaved iceplant	Abundant on Channel Islands; invades wetlands; habitats where problematic?	SnFrB,SCo,ChI
Nicotiana glauca	tree tobacco	Disturbed places; not very competitive with natives in coastal scrub, chaparral; spreading along Putah Creek (Yolo Co.); problems elsewhere?	NCoRI,c&sSNF, GV,CW,SW,D
Oxalis pes-caprae	Bermuda buttercup	Invades disturbed sites; invasive in undisturbed habitats?	NCo,NCoRO,CCo, SnFrB,SCoRO,SCo
Parentucellia viscosa		Threat to NCo (Humboldt Co.) dune swales?	NCo,NCoRO,CCo,SCo
Passiflora caerulea		Horticultural; reported from SoCal; threat to wildlands?	SCo; not in Jepson
Pennisetum clandestinum[F,C]	Kikuyu grass	Disturbed sites, roadsides; threat to wildlands?	NCo,CCo,SnFrB,SCo, Santa Cruz Is.
Phyla nodiflora	mat lippia	Most varieties in CA are native; taxonomy unclear; status of plants in vernal pools, wetlands?	NW(except KR,NCoRH), GV,CCo,SnFrB,SCo, PR,DSon
Pinus radiata cultivars	Monterey pine	Cultivars invading native Monterey, Cambria forests, where spread of pine pitch canker is a concern	CCo
Piptatherum miliaceum	smilo grass	Aggressive in SoCal creeks, canyons; threats to wildlands?	NCo,GV,CW,SCo
Pistacia chinensis	Chinese pistache	Horticultural; invades riparian areas and woodlands in ScV	ScV
Prunus cerasifera	cherry plum	Oak woodland, riparian areas; esp. Marin, Sonoma cos.; bird-distributed; problems elsewhere?	SnFrB,CCo
Pyracantha angustifolia	pyracantha	Horticultural; spreads from seed in S.F. Bay area; bird-distributed; problem elsewhere?	sNCoRO,CCo,SnFrB, SCo
Salsola soda	glasswort	Threat to salt marshes?	nCCo,SnFrB
Salsola tragus[C]	Russian thistle, tumbleweed	Abundant in dry open areas in w. Mojave Desert, Great Basin; not limited to disturbed sites; threats?	CA
Salvia aethiopis[B]	Mediterranean sage	Creates monocultures in E. Oregon grasslands; threat to CA wildlands?	MP
Stipa capensis		Distribution and threats?	Not in Jepson
Tamarix aphylla	athel	Spreading in Salton Sea area; threats to wildlands?	nSnJV,nSCo,D
Tanacetum vulgare	common tansy	Jepson reports as uncommon, escape from cultivation in urban areas; problem in wildlands?	NCo,NCoRO,CaRH, SCoRO
Verbena bonariensis, V. litoralis	tall vervain	Horticultural; invades riparian forests, wetlands; extensive along ScV riparian corridors; roadsides (Yuba Co.); elsewhere?	ScV,nSnJV,nSnFrB,CCo

Annual Grasses

Latin Name[1]	Common Name	Habitats of Concern and Other Comments	Distribution[2]
Aegilops triuncialis[B]	barbed goatgrass	Serpentine soils, grasslands	sNCoR,CaRF, n&cSNF, ScV,nCW
Avena barbata	slender wild oat	Lower elev. in SoCal; coastal slopes, coastal sage scrub, disturbed sites	CA-FP,MP,DMoj
Avena fatua	wild oat	Lower elev. in SoCal; coastal slopes, coastal sage scrub on deeper soil, disturbed sites	CA-FP,MP,DMoj
Brachypodium distachyon	false brome	Expanding in SoCal; common in Orange Co.	sNCoR,sCaRF, SNF,GV,CW,SCo,sChI
Bromus diandrus	ripgut brome	Coastal dunes, coastal sage scrub, grasslands	CA
Lolium multiflorum	Italian ryegrass	Wetland areas, esp. vernal pools in San Diego Co.; common in disturbed sites	CA-FP
Schismus arabicus	Mediterranean grass	Threat to Mojave and Colorado desert shrublands?	SnJV,CW,sChI,D
Schismus barbatus	Mediterranean grass	Threat to Mojave and Colorado desert shrublands?	SnJV,SW,D

Considered, but not listed

Latin Name[1]	Common Name	Habitats of Concern and Other Comments
Albizia lophantha	plume acacia	Not invasive
Anthoxanthum odoratum	sweet vernal grass	Disturbed sites on coast; Marin, Sonoma, Mendocino cos.
Carpobrotus chilensis	sea fig	Native status in question; not a threat to wildlands
Centranthus ruber	red valerian	Horticultural; roadcuts in Marin Co.; not a threat to wildlands
Convolvulus arvensis[C]	field bindweed	Disturbed sites; ag lands
Coprosma repens	mirror plant	No evidence of wildland threat
Crocosmia x crocosmiiflora		Generally in disturbed coastal, urban areas, roadsides
Digitalis purpurea	foxglove	Horticultural; scattered in prairies, meadows, disturbed sites; not a major wildland threat
Dipsacus sativus, D. fullonum	wild teasel, Fuller's teasel	Roadsides, disturbed sites
Fumaria officinalis, F. parviflora	fumitory	S.F. Bay area, Monterey Bay salt marshes, sandy disturbed sites
Medicago polymorpha	California bur clover	Grasslands, moist sites; mainly restricted to disturbed sites
Melilotus officinalis	yellow sweet clover	Restricted to disturbed sites in CA
Nerium oleander	oleander	Horticultural; not invasive, although reported from riparian areas in Central Valley, San Bernardino Mtns.
Picris echioides	bristly ox-tongue	Disturbed areas
Silybum marianum	milk thistle	Disturbed areas, especially overgrazed moist pasturelands; may interfere with restoration
Xanthium spinosum	spiny cocklebur	Identified as native in *The Jepson Manual* (Hickman, 1993) and *A California Flora* (Munz and Keck, 1968); restricted to disturbed areas
Zantedeschia aethiopica	calla lily	Horticultural; mainly a garden escape in wet coastal areas
Zoysia cultivars	Amazoy and others	Horticultural; no evidence of wildland threat

Request for Information: Exotic Pest Plants of Greatest Ecological Concern in CA

Please use this form to propose adding a new plant to the CalEPPC list or to provide other comments. Please provide as much detail as possible. Use the second side of this form or attach additional sheets if more space is needed. Please mail completed form to: **Peter Warner, 555 Magnolia Avenue, Petaluma, CA, 94952-2080**. Comments can be submitted by email to **peterjwarner@earthlink.net**

Species Name: _____

Does this weed displace healthy native communities, or
is it mainly restricted to disturbed sites like roadsides, agricultural areas, etc.? _____

_____

In which region(s) of California does this weed infest wildlands?
Indicate county(ies) and/or Jepson regions (see page 3). _____

_____

Which native communities does it infest? _____

List any rare plants, animals or communities threatened by this weed: _____

_____

How does it spread? (Seeds carried by wind, birds, other animals; vegetative runners?) _____

_____

Is this plant a recent invader of California wildlands? Ideas about how it got here? _____

_____

Is this plant sold by nurseries, or used in landscaping, restoration
or other activities that might lead to its further spread in wildlands? _____

_____

Describe any techniques that have been used to eradicate this plant.
Have they been successful? If not, why is the plant difficult to eradicate? _____

_____

Other comments? _____

_____

_____

_____

Name: _____ Affiliation: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ FAX: _____ email: _____

Request for Information: Exotic Pest Plants of Greatest Ecological Concern in CA

Notes:

The California Exotic Pest Plant Council

Who We Are:

Throughout California, natural wildlands and parks are under attack from invasive pest plants. As natural habitat is replaced by exotic plants, we also lose many of the state's native birds, insects, fish and other wildlife species. People concerned with the protection, management and enjoyment of our natural areas have become increasingly alarmed about the spread of invasive exotic vegetation. Since its formation in 1992, CalEPPC has been dedicated to finding solutions to problems caused by non-native pest plant invasions of the state's natural areas. The objectives of CalEPPC are to:

- provide a focus for issues and concerns regarding exotic pest plants in California;
- facilitate communication and the exchange of information regarding all aspects of exotic pest plant control and management;
- provide a forum where all interested parties may participate in meetings and share in the benefits from the information generated by this council;
- promote public understanding regarding exotic pest plants and their control;
- serve as an advisory council regarding funding, research, management and control of exotic pest plants;
- facilitate action campaigns to monitor and control exotic pest plants in California; and
- review incipient and potential pest plant management problems and activities and provide relevant information to interested parties.

What We Do:

CalEPPC:

- Holds an annual statewide symposium;
- Co-sponsors regional workshops on control of problem wildland weeds;
- Publishes a quarterly newsletter with timely, practical information;
- Maintains an informative web site at **www.caleppc.org**
- Sponsors rigorous experiments on control methods for French broom, German ivy, pampas grass and other invasive pest plants;
- Advances public and professional awareness of wildland weed problems and solutions by sponsoring illustrated brochures and a soon-to-be published book on California's worst wildland weeds;
- Is recognized as an authoritative source of new information on all aspects of wildland weed management.

1999 CalEPPC Membership Form

If you would like to join CalEPPC, please remit your calendar dues using the form provided below. All members will receive the CalEPPC newsletter, be eligible to join CalEPPC working groups, be invited to the annual symposium and participate in selecting future board members. Your personal involvement and financial support are the keys to success. Additional contributions by present members are welcomed!

Individual		Institutional	
❑ Low Income/ Student*	$15.00	N/A	
❑ Regular	$25.00	Regular	$100.00
❑ Family	$40.00	Contributing	$250.00
❑ Contributing	$50.00	Patron	$500.00
❑ Sustaining	$100.00	Sustaining	$1000.00
❑ Lifetime	$1000.00		

Please make an additional contribution in my name to:

Student/Low Income membership: $_____

Cape Ivy Biocontrol Fund: $_____

Please make your check payable to **CalEPPC** and mail with this application form to:

CalEPPC Membership
c/o Sally Davis
32912 Calle del

Name _____

Affiliation _____

Address _____

City/State/Zip _____

Office Phone _____

Home Phone _____

Fax _____

email _____

** Students, please include current registration and/or class schedule*

The California Exotic Pest Plant Council is a California 501(c)3 non-profit, public benefit corporation organized to provide a focus for issues and concerns regarding exotic pest plants in California, and is recognized under federal and state tax laws as a qualified donee for tax deducible charitable contributions.

The CalEPPC List:

Exotic Pest Plants of Greatest Ecological Concern in California

October, 1999

Potential uses for this list:

- Informing the public
- Targeting species for control efforts
- Alerting restorationists to potential problem species
- Aiding those who comment on environmental documents
- Soliciting additional information on exotic plants with unknown or changing status

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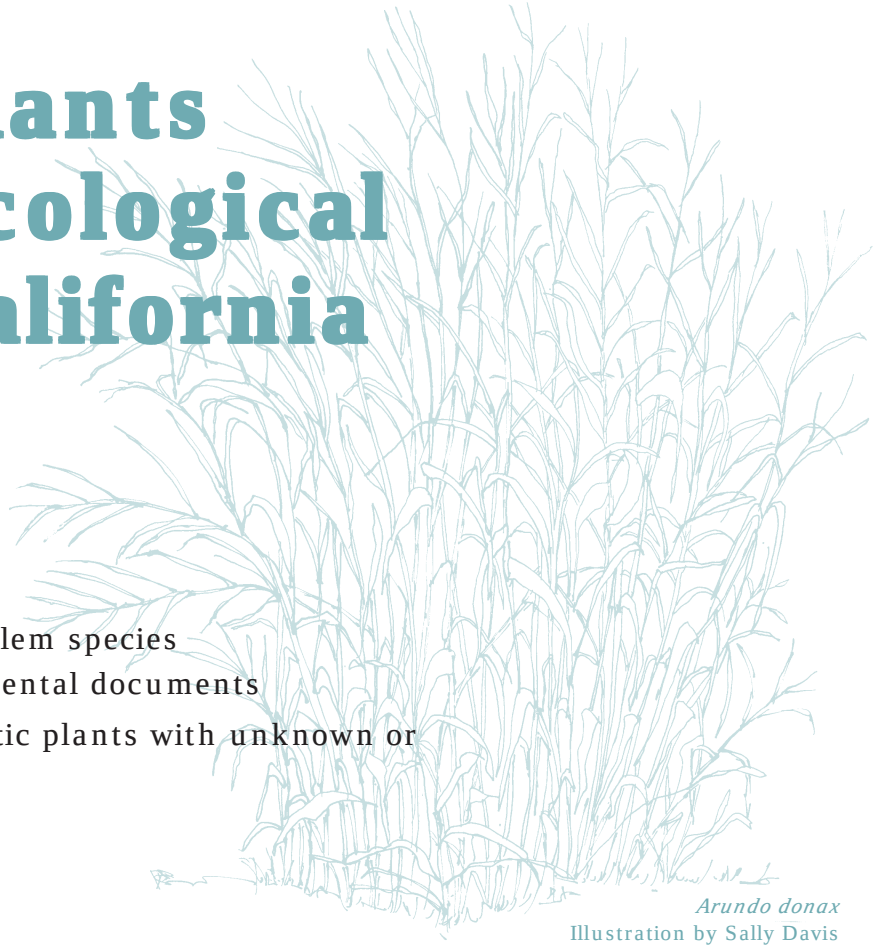

Arundo donax
Illustration by Sally Davis

CALIFORNIA EXOTIC PEST PLANT COUNCIL
32912 Calle del Tesoro
San Juan Capistrano, CA 92675-4427

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APPENDIX G

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Subsection F, Santa Ynez Valley Community Plan area, to Section 35.28.080, Design Control (D) Overlay, of Chapter 35.28, Overlay Zones:

F. Santa Ynez Valley Community Plan Area

1. Special provisions for projects within the Santa Ynez Valley Community Plan Area. All structures located on property within the Santa Ynez Valley Community Plan area and zoned with the Design Control (D) Overlay shall require Design Review in compliance with Section 35.82.070 except for the following:

a. Agricultural accessory structures that have a gross floor area of less than 1,000 square feet.

b. Deer and livestock fencing up to 8 feet in height.

c. Structures that cannot be viewed from public roadways or other areas of public use. Landscape screening shall not be taken into consideration when determining whether the structure is visible from public roadways or other areas of public use.

d. Structures exempt from Design Review in compliance with Subsection 35.82.070.C.

ATTACHMENT H

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for all Development and Land Uses, to read as follows:

C. Santa Ynez Valley Community Plan area.

1. General. The regulations contained in this Subsection C. shall be known and referred to as the "Outdoor Lighting Regulations for the Santa Ynez Valley Community Plan Area".

2. Purpose and intent. The purpose of this Subsection C is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security and productivity. The County recognizes that the unique development patterns and environment of the Santa Ynez Valley make it an ideal area for astronomical observation and enjoyment of the nighttime sky. The County, through the provisions contained herein, intends to preserve and protect the nighttime environment of the Santa Ynez Valley by regulating unnecessary and excessive outdoor lighting.

3. Definitions. For the purposes of this Subsection C, the following words and phrases shall have the meanings respectively ascribed to them by this Subsection. The illustrations of the defined words or phrases are merely illustrative. If any conflict exists between the text of a definition and the corresponding illustration, the text shall govern.

Directional Lighting Methods. Direction of light downward, rather than upward or outward, with the intention of directing light where it is needed; on the ground. Downward lighting also prevents unnecessary and unwanted spillover of light to adjacent areas and properties.

Fossil Fuel Lighting. Fossil fuel light produced directly by the combustion of natural gas or other utility-type fossil fuels, for example: gas, propane and kerosene lighting.

High Intensity Discharge Lamp. High pressure sodium, mercury vapor, metal halide, low pressure sodium, and other similar lamps.

Light Pollution. Any artificial light which causes a detrimental effect on the environment, astronomical research, enjoyment of the night sky or causes undesirable glare or light trespass.

Light Trespass. Artificial light that produces unnecessary and/or unwanted illumination of an adjacent property.

Luminous Tube Lighting. Gas filled glass tubing which when subjected to high voltage becomes luminescent in a color characteristic of the gas used (neon, argon, etc.).

Outdoor Light Fixture. Artificial Illuminating Devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement. Such devices shall include but are not limited

to outdoor lighting for:

1. Landscape lighting.
2. Parking lots.
3. Recreational facilities.
4. Signs.
5. Street Lighting.
6. Structures.
7. Walkway lighting.

Outdoor Recreation Facility. An area designated for active recreation, whether publicly or privately owned, including baseball and softball diamonds, soccer and football fields, equestrian arenas, golf courses, tennis courts, skateboard ramps and swimming pools.

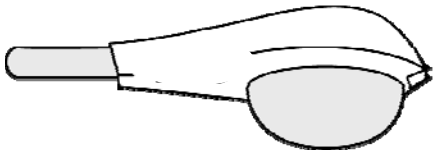
Shielding. A barrier around a fixture that helps to conceal the lamp and control light distribution.

Fully Shielded (full cutoff). Outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of a lamp.

Fully Shielded (full cutoff) Fixtures

Partially Shielded. A fixture that may allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp from certain perspectives.

Unshielded. Unshielded means light fixtures lacking any means to restrict light emitted above the horizontal plane.



4. **Approved materials and methods of installation.** The provisions of this Subsection are not intended to prevent the use of any design, material or method of installation not specifically proscribed by this Subsection provided any such alternate has been approved by the County. The Department may approve any such alternate provided that the proposed design, material or method:

   a. Provides approximate equivalence to the specific requirements of this Subsection C.

   b. Is otherwise satisfactory and complies with the intent of this Subsection C.

5. **Prohibited lights.**

   a. All illuminated advertising signs shall be off between 11:00 p.m. and sunrise, except that on-premises signs may be illuminated while the business is open to the public.

   b. All outside illumination that is not fully shielded (full cutoff) of any building and/or surrounding landscape, public or private, for aesthetic and decorative purposes is prohibited between 9:00 p.m. and sunrise.

   c. No outdoor recreational facility with lights that are not fully shielded (full cutoff) shall be illuminated between 9:00 p.m. and sunrise except to complete a specific organized recreational event, in progress and under illumination in conformance with this Subsection C at 9:00 p.m. Fully shielded (full cutoff) lights are not subject to a time restriction.

   d. Search lights, laser source lights, or similar high intensity lights shall not be permitted except in emergencies, by police and/or fire personnel, or for the purposes of gathering meteorological data.

6. **Exemptions.** The following are exempt from the provision of this Subsection C.

   a. All outdoor lighting fixtures existing and lawfully installed prior to the effective date of this ordinance are exempt from the shielding requirements of this Subsection C. Existing lighting fixtures shall be subject to the remaining

requirements of this Subsection C including the requirements of Subsection C.5 above, requiring lights that are not fully shielded (full cutoff) be turned off at 9:00 p.m. Fully shielded (full cutoff) lights are not subject to a turn-off time.

b. Fossil fuel lights.

c. Traffic control signs and devices.

d. Street lights installed prior to the effective date of this ordinance.

e. Temporary emergency lighting (e.g., fire, police, public works).

f. Moving vehicle lights.

g. Navigation lights (e.g., airports, heliports, radio/television towers).

h. Seasonal decorations with individual lights in place no longer than 60 days.

i. Lighting for special events as provided by Subsection C.9 (Temporary exemption).

j. Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.

k. Security lights of any wattage that are controlled by a motion-sensor switch and which do not remain on longer than 10 to 12 minutes after activation.

l. Projects with approved construction plans prior to the effective date of this Subsection C are excluded from compliance with this Subsection in the initial installation only.

m. Solar walkway lights.

7. General requirements. All non-exempt light fixtures requiring a County permit for their installation shall be subject to the following general requirements:

a. All outdoor lighting fixtures installed after the effective date of this Subsection C and thereafter maintained upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff).

b. All replaced or repaired lighting fixtures requiring a permit shall be subject to the requirements of this Subsection C.

c. Light trespass and glare shall be reduced to the maximum extent feasible through directional lighting methods.

d. Externally illuminated signs, advertising displays and building identification shall use top mounted light fixtures which shine downward and are fully shielded (full cutoff).

e. Outdoor light fixtures used for outdoor recreational facilities shall be fully shielded (full cutoff) except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and downward lighting methods shall be utilized to limit light pollution, glare, and light trespass to a reasonable level as determined by the Director.

f. Illumination from recreational facility light fixtures shall be shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.

8. Submittal of plans and evidence of compliance. For any permit required by the County for work involving outdoor light fixtures (except for exempt fixtures in compliance with Subsection C.6) the applicant shall submit evidence that the proposed work will comply with this Subsection. The submittal shall contain:

a. Plans showing the locations of outdoor lighting fixtures.

b. Description of the outdoor lighting fixtures including, but not limited to manufacturers catalog cuts and drawings. Description and drawings should include lamp or bulb type, wattage, beam angle, and shielding.

The above plans and descriptions shall be sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of this Subsection C has been met.

9. Temporary exemption.

a. The Director may grant a temporary exemption, as defined herein, for such activities, including, but not limited to circuses, fairs, carnivals, sporting events, and promotional activities, if he first makes all of the following findings:

(1) The purpose for which the lighting is proposed is not intended to extend beyond 30 days.

(2) The proposed lighting is designed in such a manner as to minimize light pollution as much as feasible.

(3) The proposed lighting will comply with the general intent of this article.

b. The application for a temporary exemption shall at a minimum include all of the following information:

(1) Name and address of applicant and property owner.

(2) Location of proposed fixtures.

(3) Type, wattage and lumen output of lamp(s).

(4) Type and shielding of proposed features.

(5) Intended use of lighting.

(6) Duration of time for requested exemption.

(7) The nature of the exemption.

(8) Such other information as the Department may request.

APPENDIX I

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APPENDIX J

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