

ATTACHMENT 5

Plans and Policy Consistency Analysis

Plans and Policy Consistency Analysis

Policy Requirement	Discussion
AESTHETICS AND VISUAL RESOURCES	
<p><i>Land Use Element, Visual Resource Policy 2:</i> In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p> <p><i>Eastern Goleta Valley Community Plan, Policy VIS-EGV-1.1:</i> Development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.</p> <p><i>Los Alamos Community Plan, Goal VIS-LA-1: Visual and Open Space Resources:</i> Maintain the Small Town Feel and Rural Character of the Town of Los Alamos and Integrate a Respect for Open Space Views and the Aesthetic Qualities of the Community in all Its Facets of Project Design.</p> <p><i>Toro Community Plan, GOAL VIS-TC:</i> Protect The Rural and Semi-Rural Character And Natural Features Of The Area, Particularly Public Views Of The Foothills, Santa Ynez Mountains And Pacific Ocean.</p>	<p>Consistent: The Project would apply to new winery developments and operations in Rural and Inner-Rural Areas. The proposed Project contains development criteria for maximum square footages of winery structural development, minimum acreage requirements, minimum setback distances, and maximum height limits. These development criteria would limit the size and scale of development on winery premises and preserve the open space character of the surrounding natural environment. All winery tiers would be subject to design review by the Board of Architectural Review (BAR) and planning review to address appropriate design and scale of development. This would ensure that development is subordinate to natural landforms. Therefore, adoption of the proposed Project would be consistent with this policy.</p>

Policy Requirement	Discussion
<p><i>Scenic Highway Element:</i> The County seeks to attain the following goals through the adoption and implementation of the Scenic Highway Element:</p> <ul style="list-style-type: none"> a) To enhance and preserve the valuable scenic resources located along roadways within the County, b) To consider every proposed new highway or major realignment as an opportunity to maintain the scenic quality of the County by evaluating them for scenic highway eligibility, c) To help maintain the economic contribution of tourism to the County, d) To accommodate State planning law. <p>The Scenic Highway Element contains preservation measures for eligible scenic routes. Such measures include the application of the Design Control Overlay District to require design review of structures or other development, additional grading and landscaping regulations, and control of outdoor signage.</p>	<p>Consistent: Winery development under the Project may occur along designated or eligible State Scenic Highways and in highly scenic areas identified by the County. Development standards included in the Project have the ability to reduce impacts to visual resources and maintain high scenic quality along designated and eligible scenic highways with measures that address screening from public roadways, design, lighting, height, and setbacks. All future winery developments would be subject to BAR and planning reviews to ensure compliance with any Design Control Overlay District and applicable design standards. Required setbacks and the screening of parking areas would also minimize the appearance of winery facilities along State Scenic Highways. Siting and potential visual impacts of larger winery establishments (Tier B and C wineries) would be assessed on a case-by-case basis through the Development Plan and CEQA processes. Further, winery development under the Project would be in line with the goal to maintain the economic contribution of tourism to the County. Therefore, adoption of the Project would be consistent with the goals of the Scenic Highway Element.</p>
<p><i>Eastern Goleta Valley Community Plan, Policy VIS-EGV-1.1:</i> Development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.</p> <p><i>Santa Ynez Valley Community Plan, Policy VIS-SYV-1:</i> Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources.</p> <p><i>Toro Canyon Plan Policy, VIS-TC-1:</i> Development shall be sited and designed to protect public views.</p> <p><i>Orcutt Community Plan, Policy VIS-O-1:</i> Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA.</p>	<p>Consistent: The Project would apply to new winery developments and operations that may occur within the Santa Ynez Valley Community Plan area. The proposed Project contains development criteria for maximum square footages of winery structural development, minimum acreage requirements, required minimum setback distances, and maximum height limits. This would limit the size and scale of development on winery premises and preserve the open space character of the surrounding natural environment.</p> <p>Winery development would also be required to comply with design standards in the SYVCP Design Overlay District and development standards VIS-SYV-1.1 through 1.10 in the SYVCP, which requires development siting to be subordinate to natural landscapes, restricts ridgeline development, and requires earth tone paints and building materials. All future winery developments would be subject to BAR and planning reviews to ensure compliance with any Design Control Overlay District and applicable design standards. Siting and potential visual impacts of larger winery establishments (Tier B and C wineries) would be assessed on a case-by-case basis through subsequent Development Plan and CEQA processes. This would ensure that development is subordinate to natural landforms. Therefore, adoption of the Project would be consistent with this</p>

Policy Requirement	Discussion
	policy.
<p><i>Eastern Goleta Valley Community Plan, Policy VIS-EGV-1.8:</i> The night sky shall be protected from excessive and unnecessary light associated with development as a strategy to promote safety, save money, conserve resources, help retain the community's character, eliminate light trespass onto adjacent properties or other sensitive areas, and reduce health risks.</p> <p><i>Santa Ynez Valley Community Plan, Policy VIS-SYV-3:</i> The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.</p>	<p>Consistent: Wineries may introduce a new source of nighttime lighting into Rural and Inner-Rural Areas of the Santa Ynez Valley that typically experience little light pollution. Design standard C.5(d) under the Winery Ordinance Update regulates exterior lighting and dictates that lighting sources shall not be visible from areas outside the winery premises. The proposed Project also limits winery visiting hours and the number of visitors allowed on the premises, which would limit nighttime lighting use. Special events under Tier C may create temporarily adverse impacts associated with nighttime lighting, but would be infrequent in nature. Therefore, implementation of proposed Project would be consistent with this policy.</p>
AGRICULTURAL RESOURCES	
<p><i>Agricultural Element, Goal I:</i> Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts), expansion and intensification shall be supported.</p>	<p>Consistent: The proposed Project would conditionally allow wineries on agricultural land uses. Wineries are considered an agricultural support use (LUDC 35.21.030). Winery development under the Project would be reviewed to ensure that proposed uses are consistent with agricultural production and related activities both onsite and proximate to the proposed winery facility. Winery related activities may also enhance agricultural uses onsite. Adoption of the proposed Project would be consistent with this goal.</p>
<p><i>Agricultural Element, Goal V:</i> Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm.</p> <p><i>Agricultural Element, Policy V.A:</i> Santa Barbara County shall permit on-farm supportive installations for product handling and selling as prescribed in the Uniform Rules of the County's Agricultural Preserve Program.</p> <p><i>Eastern Goleta Valley Community Plan, Objective LUA-EGV-2:</i> Support farms and agricultural businesses as a vital element in a sustainable mix of economic activity.</p>	<p>Consistent: Winery structural development and activities allowed by the Project would be supportive to wine grape production and processing. The Uniform Rules of the County's Agricultural Preserve Program recognizes that some secondary uses inherently related to primary agricultural operations may be compatible and states the processing of wine grapes is compatible within contracted land. Compatibility of uses on a particular Agricultural Preserve is evaluated by the Agricultural Preserve Advisory Committee (APAC) on a case-by-case basis and is subject to development standards and requirements in County zoning ordinances. Individual winery development on these lands would also require County review for permit approval, and would be subject to conditions necessary to maintain compatible agricultural land uses under agricultural zoning. Therefore, winery development under the proposed Project would be consistent with this goal and policy.</p>

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<p><i>Eastern Goleta Valley Community Plan, Objective LUA-EGV-1:</i> Sustain and enhance agricultural land, operations, and characteristics in Eastern Goleta Valley.</p> <p><i>Eastern Goleta Valley Community Plan, Policy LUA-EGV-1.1:</i> Agricultural resources, agricultural land uses and operations, and distinctive urban and rural agricultural characteristics shall be preserved to the greatest extent feasible.</p> <p><i>Orcutt Community Plan, Agricultural & Rural Policies and Development Standards: Policy LUA-O-1:</i> The County shall develop and promote programs to preserve agriculture in the Santa Maria Valley.</p> <p><i>Orcutt Community Plan, Agricultural & Rural Policies and Development Standards: Policy LUA-O-2:</i> Development in Orcutt shall be compatible with adjacent or nearby agricultural lands.</p> <p><i>Santa Ynez Valley Community Plan, Policy LUA-SYV-2:</i> Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.</p> <p><i>Toro Community Plan Policy, LUA-TC-2:</i> Land designated for agriculture within Toro Canyon shall be preserved and protected for agricultural use.</p> <p><i>Toro Community Plan, GOAL LUA-TC:</i> Protect and Support Agricultural Land Use and Encourage Appropriate Agricultural Expansion, while Maintaining a Balance with Protection of Coastal and Natural Resources and Protection of Public Health and Safety.</p> <p><i>Toro Community Plan, Policy LUA-TC-1:</i> The County shall develop and promote programs to preserve agriculture in the Toro Canyon Plan Area.</p>	<p>Consistent: The proposed Project would conditionally allow wineries on agricultural land in the Eastern Goleta Valley Community Plan. Wineries are considered an agricultural support use (LUDC 35.21.030) and winery expansion under the Project would sustain and enhance agricultural uses on those lands.</p> <p>The proposed Project includes development standards that limit special events, winery visitors, and structural development that in turn would limit potential conflicts with adjacent agricultural lands. Development review under all winery tiers would address agricultural land use compatibility issues on a case-by-case basis. Winery development under the Project would also require conformance with the Right to Farm Ordinance and if applicable, the Uniform Rules.</p> <p>Winery development under the Project would be reviewed to ensure that proposed uses are consistent with agricultural production and related activities both onsite and proximate to the proposed winery facility. Winery related activities may also enhance agricultural uses onsite. Therefore, adoption of the Project would be consistent with this policy.</p>
<p><i>Santa Ynez Valley Community Plan, Policy LUA-SYV-3:</i> New development shall be compatible with adjacent agricultural lands.</p> <p><i>Toro Community Plan, Policy LUA-TC-3:</i> New development shall be compatible with adjacent agricultural lands.</p> <p><i>Orcutt Community Plan, Agricultural & Rural Policies and Development Standards: Policy LUA-O-1:Policy LUA-O-2:</i> Development in Orcutt shall be compatible with adjacent or nearby agricultural lands.</p>	<p>Consistent: The proposed Project includes development standards that limit special events, winery visitors, and structural development that in turn would limit potential conflicts with adjacent agricultural lands. Development review under all winery tiers would address agricultural land use compatibility issues on a case-by-case basis. Winery development under the Project would also require conformance with the Right to Farm Ordinance and if applicable, the Uniform Rules. Therefore, adoption of the Project would be consistent with this policy.</p>

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<p><i>Santa Ynez Valley Community Plan, Policy LUA-SYV-4:</i> 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.</p>	<p>Consistent: Wineries developed in the SYVCP area under the Project would provide opportunities for agricultural tourism by providing visitor-serving uses and special events. The Project sets out a framework for future projects that provides opportunities for agricultural tourism without creating conflicts with on-site or adjacent agriculture. The potential for agricultural land use conflicts would be analyzed on a case-by-case basis in the subsequent development review process. Therefore, adoption of the Project would be consistent with this policy.</p>
AIR QUALITY AND GREENHOUSE GAS EMISSIONS	
<p><i>Santa Barbara County Clean Air Plan (CAP) 2010 and 2013:</i> The California Clean Air Act requires the California Air Resources Board (CARB) to identify and evaluate air quality indicators for the Santa Barbara County Air Pollution Control District, and identify pollution-control measures needed to meet federal and state air quality standards. The CAP affects the development of regulations and programs within the Air Pollution Control District. Since the County is classified as “moderate” non-attainment for the state 8-hour ozone standard, it must track and meet transportation performance standards. The updated 2010 and 2013 CAP provided a long-range emissions estimate for the County that was consistent with regional growth and development plans.</p> <p><i>Eastern Goleta Valley Community Plan, Objective AQ-EGV-1:</i> Reduce locally-produced air pollution and greenhouse gases.</p> <p><i>Los Alamos Community Plan, Goal 1: Air Quality:</i> Maintain Healthful Air Quality in the Los Alamos Valley.</p> <p><i>Orcutt Community Plan, Policy AQ-O-1:</i> The County shall encourage land use planning and development design which reduces air pollution through development of transportation infrastructure supportive of alternative modes of transportation and pedestrian oriented developments.</p>	<p>Consistent: The 2013 CAP relies on the land use and population projections provided in the 2012 SBCAG Regional Growth Forecast. The anticipated build out of 40 wineries throughout the Primary Wine Region over the next 20 years, is based on existing winery growth trends captured in this Regional Growth Forecast and is therefore consistent with the CAP.</p>
<p><i>Santa Barbara Energy and Climate Action Plan (ECAP):</i> The ECAP is designed as a Qualified GHG Reduction Plan, consistent with CEQA Guidelines Section 15183.5(b) to reduce community wide GHGs by 15% below 2007 baseline levels by 2020. The ECAP provides a number of voluntary, phased, and mandatory measures to achieve this goal, based on CAP</p>	<p>Consistent: The ECAP is based on CAP forecasted growth, as supplied by the 2012 SBCAG Regional Growth Forecast. The development of the proposed Project is based on existing growth trends that are consistent with the Regional Growth Forecast. Therefore, adoption of the Project would be consistent with</p>

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projected growth.	this policy.
BIOLOGICAL RESOURCES	
<p><i>Conservation Element, Recommendation:</i> In the Santa Ynez Valley canyon communities, unregulated, and haphazard development should be prohibited, roads should be kept narrow, and cattle grazing closely controlled.</p>	<p>Consistent: With adoption of the Project, winery development in the vicinity of Santa Ynez Valley canyon communities would be regulated by the County and subject to permit approval. Development review under all winery tiers would require compliance with LUDC development standards and review of the siting of structures. Development of larger winery establishments (Tier B and C wineries) would require discretionary approval with additional environmental review. Therefore, adoption of the Project would be consistent with this recommendation.</p>
<p><i>Orcutt Community Plan, Policy BIO-O-1:</i> Important natural resources in Orcutt, including sandhill chaparral, central dune scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.</p> <p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-4:</i> 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.</p>	<p>Consistent: With adoption of the Project, winery development in the Santa Ynez Valley would be regulated by the County and subject to permit approval. Site-specific biological studies would be required on a case-by-case basis by the County as part of the discretionary applications for a Tier A winery with a tasting room, along with Tier B and C wineries under the Project. Development of Tier A wineries without tasting rooms would require consistency with LUDC Development Standard 35.21.050(C.2), which requires setbacks from environmentally sensitive habitat areas. Therefore, winery development under the proposed Project would be consistent with this policy.</p>
<p><i>Orcutt Community Plan, Policy BIO-O-3:</i> Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height.</p> <p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-8:</i> Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible.</p>	<p>Consistent: Future winery development under the Project would be required to be consistent with the Oak Tree Protection Program in the Inland Rural Areas of Santa Barbara County (County of Santa Barbara 2009). Development Standards in LUDC Section 35.21.050(C.3) would apply to Tier A wineries, which require setback distances from native trees. Development of a Tier A winery with a tasting room, along with Tier B and Tier C wineries would require discretionary approval of a Development Plan, including review of siting of structures and additional CEQA review. This may include additional resource studies and/or site-specific conditions of approval to address impacts to trees. Therefore, winery development under the Project would be consistent with this policy.</p>
<p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-10:</i> Areas of one or more acres of central coastal scrub shall be preserved to the maximum extent</p>	<p>Consistent: Winery development under the Project may occur in Rural Areas containing central coastal scrub, chaparral areas, and native grasslands.</p>

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<p>feasible.</p> <p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-11:</i> Areas of chaparral shall be protected from development to the maximum extent feasible.</p> <p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-12:</i> Areas of native grasslands shall be preserved to the maximum extent feasible.</p> <p><i>Eastern Goleta Valley Community Plan, Policy ECO-EGV-1.1:</i> The County shall designate and provide protection to important or sensitive environmental resources and habitats in Eastern Goleta Valley.</p>	<p>Development Standards in LUDC Section 35.21.050(C) would apply to Tier A wineries, which require setback distances from native plant communities identified by California Department of Fish and Wildlife, and the preservation or avoidance of natural features and native vegetation to the maximum extent feasible. Development of a Tier A winery with a tasting room, along with Tier B and Tier C wineries would require discretionary approval of a Development Plan, including review of proposed siting of structures and additional environmental review. This may include additional resource studies and/or site-specific conditions of approval to address impacts to plant communities and native vegetation. Therefore, winery development under the Project would be consistent with this policy.</p>
<p><i>Santa Ynez Valley Community Plan, Policy BIO-SYV-14:</i> 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.</p>	<p>Consistent: Discretionary permits would be required for a Tier A winery with a tasting room, along with Tier B and C wineries under the Project. Development of Tier B and Tier C wineries would require a Development Plan, including review of proposed siting of structures and additional environmental review. This may include additional resource studies and/or site-specific conditions of approval to address impacts to natural habitats. Therefore, winery development under the Project would be consistent with this policy.</p>
CULTURAL RESOURCES	
<p><i>Land Use Element, Historical and Archaeological Sites Policy 1:</i> All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p><i>Eastern Goleta Valley Community Plan, Objective HA-EGV-1:</i> Protect and preserve significant archaeological, historic built environment, and tribal cultural resources in the Eastern Goleta Valley.</p> <p><i>Los Alamos Community Plan, Goal HA-LA-1:</i> History and Archaeology: Preserve and Protect those Cultural and Historic Resources Deemed of Special Significance to the Maximum Extent Feasible.</p> <p><i>Santa Ynez Valley Community Plan, Policy HA-SYV-1.1:</i> Archaeological resources shall be protected and preserved to the maximum extent feasible.</p>	<p>Consistent: Development review processes for all winery tiers under the Project would ensure compliance with development criteria under LUDC Section 35.60.050, which requires that development avoid impacts to cultural sites to the maximum extent feasible. In addition, consultations with Native Americans would take place if winery development would potentially impact significant archaeological or cultural sites. Development review processes for wineries could also include additional resource studies and/or site-specific conditions of approval to address historical and archeological impacts and consistency with applicable policies. Discretionary permit applications for a Tier A winery with a tasting room, Tier B, and C development would undergo additional CEQA review for historical and archaeological resources, and be in compliance with the County Cultural Resource Guidelines (1986, Revised January 1993), which outline the steps for inventory, evaluation, mitigation and reporting. Therefore, winery development under the Project would be</p>

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<p><i>Santa Ynez Valley Community Plan, Policy HA-SYV-2.1:</i> Historic resources shall be protected and preserved to the maximum extent feasible.</p> <p><i>Toro Canyon Community Plan, Goal HA-TC:</i> Preserve and Protect Significant Cultural, Archaeological and Historical Resources in the Toro Canyon Plan Area to the Maximum Extent Feasible.</p>	<p>consistent with this policy.</p>
GEOLOGIC HAZARDS, SOILS, AND MINERAL RESOURCES	
<p><i>Seismic Safety and Safety Element, Geologic and Seismic Goal 1:</i> Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards pursuant to Government Code §65302(g)(1), Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body.</p> <p><i>Orcutt Community Plan, Policy GEO-O-1:</i> Development shall be sited to avoid geologically hazardous areas.</p>	<p>Consistent: All winery tiers would allow for structural development associated with winery operations under the Project, which would result in the potential to expose habitable structures to strong ground shaking from earthquakes or other unstable earth conditions. Compliance with LUDC regulations, as well as the International Building Code would require an assessment of hazards related to unstable earth conditions prior to winery permitting and approval and application of standards and conditions of approval to address identified geologic hazards. Therefore, winery development under the proposed Project would be consistent with this goal.</p>
<p><i>Land Use Element, Hillside and Watershed Protection Policy 1:</i> Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p><i>Eastern Goleta Valley Community Plan, Objective, HYD-EGV-1:</i> Minimize pollution of streams, sloughs, drainage channels, groundwater basins, estuaries, the ocean and areas adjacent to such waters.</p>	<p>Consistent: Construction activities associated with wineries under the Project would be required to comply with California Building Code Chapter 70 standards, which include certification of grading plans, cut and fill, and erosion control by a professional geotechnical engineer and professional engineering geologist. Furthermore, the County requires conformance with County Grading and Building Codes to address geologic hazards. Therefore, winery development under the Project would be consistent with this policy.</p>
<p><i>Land Use Element, Hillside and Watershed Protection Policy 2:</i> All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Consistent: Development review of winery operations under the Project would require, if applicable, approval of a geological study, soils engineering study, and erosion and sediment control plan to reduce cut and fill and grading impacts for both Land Use Permits and Development Plans. Development of Tier A wineries would require consistency with LUDC Development Standard 35.21.050(C.3), which requires minimal interference or avoidance of natural landforms and native vegetation. Therefore, winery development under the Project would be consistent with this policy.</p>

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<p><i>Eastern Goleta Valley Community Plan, Objective, HYD-EGV-2:</i> Minimize potential flood hazards.</p> <p><i>Toro Canyon Policy FLD-TC-1:</i> Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</p>	
<p><i>Orcutt Community Plan, Policy GEO-O-2:</i> In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.</p> <p><i>Santa Ynez Valley Community Plan, Policy GEO-SYV-1.1:</i> Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to seismic, soil, or slope hazards.</p>	<p>Consistent: Development review of winery operations under the Project would require, if applicable, approval of a geological study, soils engineering study, and erosion and sediment control plan to reduce cut and fill and grading impacts for both Land Use Permits and Development Plans. Winery developments would be subject to seismic standards contained in the Uniform Building Code, the California Building Code, and mitigative policies within applicable <i>General Plans</i>, Santa Barbara County Building Codes and Ordinances, and the additional mitigation measures provided. Therefore, implementation of proposed Project may be found to be consistent with this policy.</p>
HAZARDS	
<p><i>Seismic Safety and Safety Element, Goal 1:</i> Protect the community from unreasonable risks associated with the effects of wildland and urban fires pursuant to Government Code 65302(g)(1).</p>	<p>Consistent: Future winery developments are required to comply with all Santa Barbara County Fire Department development standards in addition to any applicable state or federal requirements. Implementation of these standards and requirements would minimize the hazards related to fires. Therefore, winery development under the Project would be consistent with this goal.</p>
<p><i>Hazardous Waste Element:</i> The Hazardous Waste Element emphasizes the need for proper management of current as well as future hazardous wastes with the goal of minimizing the amount of waste generated and reducing the hazard of what is generated. Goals and policies within the Hazardous Waste Element are aimed at protecting public health and safety, and the environment from risks due to the potential presence of hazardous materials.</p>	<p>Consistent: Section C.12 of the Winery Ordinance Update requires a Hazardous Materials Business Plan (HMBP) in the event that storage, or the use of hazardous materials occurs on the winery premises. With the standard requirement for an HMBP for future wineries, regular maintenance, use, and storage of chemicals are not anticipated to result in hazardous conditions. Therefore, adoption of the proposed Project would be consistent with the Hazardous Waste Element.</p>
HYDROLOGY AND WATER RESOURCES	
<p><i>Land Use Element, Flood Hazard Area Policy 1:</i> All development, including</p>	<p>Consistent: The construction and operation of wineries governed by the</p>

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<p>construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless offsetting improvements in accordance with federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.</p> <p><i>Seismic Safety & Safety Element, Flood Protection Objective 1:</i> Pursuant to SBCC Chapter 15A-Flood Plain Management, promote the public, health, and general welfare, and minimize public and private losses due to flood conditions.</p> <p><i>Eastern Goleta Valley Community Plan, Objective HYD-EGV-2:</i> Minimize potential flood hazards.</p> <p><i>Goleta Valley Community Plan, Policy FLD-GV-1:</i> The number of persons and amount of property exposed to flood hazard shall be minimized through requiring adequate setbacks from the floodway and/or other appropriate means.</p> <p><i>Orcutt Community Plan, Policy FLD-O-1:</i> Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls. Seismic Safety & Safety Element, Flood Protection Goal 1: Protect the community from unreasonable risks of flooding pursuant to Government Code §65302(g) et seq.</p> <p><i>Toro Canyon Plan, Policy FLD-TC-1:</i> Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</p>	<p>Project may occur within or near flood hazards; and it is possible that some sites could result in an exposure of people and or property to flooding hazards. Development review processes for winery operations under the Project would ensure that development sited within or near a floodway contain the required setbacks, finished floor elevations, building materials, and utilities. Adherence to SBCC Chapter 15A, Floodplain Management, and Section 15A-16, Standards of Construction, would minimize or avoid flood hazards. Therefore, winery development under the Project would be consistent with these goals and policies.</p>
<p><i>Conservation Element, Policy 3.4:</i> The County's land use planning decisions shall be consistent with the ability of any affected water purveyor(s) to provide adequate services and resources to their existing customers, in coordination with any applicable groundwater management plan.</p> <p><i>Conservation Element, Policy 3.5:</i> In coordination with any applicable groundwater management plan(s), the County shall not allow, through its land use permitting decisions, any basin to become seriously over drafted on a</p>	<p>Consistent: Operation of additional wineries may utilize on-site private wells for water supply. Groundwater extraction from these wells would impact the level of supply available in the aquifer. Development of a Tier A winery with a tasting room, along with Tier B and Tier C wineries would require discretionary approval of a Development Plan, including review of adequate water supply and resources. Development of Tier A wineries could also include additional resource studies and/or site-specific conditions of approval to address resource impacts and consistency with applicable policies in the</p>

Policy Requirement	Discussion
<p>prolonged basis.</p> <p><i>Conservation Element, Policy 3.6:</i> The County shall not make land use decisions which would lead to the substantial over commitment of any groundwater basin.</p> <p><i>Eastern Goleta Valley Community Plan, Objective WAT-EGV-1:</i> Maintain an adequate, safe water supply and protect groundwater basins from overdraft and quality degradation.</p> <p><i>Los Alamos Community Plan, Goal WAT-LA-1:</i> Minimize Depletion Of The Area's Groundwater Resources Through The Promotion Of Water Conservation And An Overall Reduction In Groundwater Use.</p> <p><i>Goleta Valley Community Plan, Objective WAT-GV:</i> To maintain an adequate, safe water supply and protect groundwater basins from overdraft and quality degradation.</p> <p><i>Santa Ynez Valley Community Plan, Goal WAT-SVY-1:</i> Protect the quality of surface and ground waters from degradation; maintain adequate, safe water supplies; and protect groundwater basins from prolonged overdraft.</p>	<p>Conservation Element. Therefore, winery development under the Project would be consistent with these policies.</p>
<p><i>Eastern Goleta Valley Community Plan, Policy HYD-EGV-2.1:</i> Adequate setbacks from floodways and flood hazards shall be required.</p> <p><i>Goleta Valley Community Plan, Policy FLD-GV-1:</i> The number of persons and amount of property exposed to flood hazard shall be minimized through requiring adequate setbacks from the floodway and/or other appropriate means.</p> <p><i>Santa Ynez Valley Community Plan, Policy FLD-SYV-1:</i> Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</p> <p><i>Santa Ynez Valley Community Plan, Policy FLD-SYV-2:</i> Short-term and long-term erosion associated with development shall be minimized.</p> <p><i>Toro Canyon Plan, Policy FLD-TC-1:</i> Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</p>	<p>Consistent: The proposed Project could allow for construction and operation of additional wineries located in or near flood hazard areas. Adherence to SBCC Chapter 15A, Floodplain Management, and Sec. 15A-16, Standards of Construction would minimize or avoid risks related to flood hazards. Mitigation Measure MM GEO-1 would also apply, which requires minimizing grading and alterations of lands in order to reduce erosion. Therefore, winery development under the Project would be consistent with these policies.</p>

Policy Requirement	Discussion
LAND USE	
<p><i>The Santa Barbara County Comprehensive Plan:</i> The Santa Barbara County Comprehensive Plan contains overarching goals, which drive the policies, goals, and recommendations found within the individual elements of the Comprehensive Plan. Of particular importance to the CP/LUDC Amendments is the Land Use Element Regional Goal for Agriculture, which states: “In the 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.” All elements of the Comprehensive Plan are required to be internally consistent; therefore, this is a goal that is carried out by the various policies and recommendations found within applicable elements of the Comprehensive Plan.</p>	<p>Consistent: The proposed Project would apply to agricultural lands located mainly in Rural and Inner-Rural Areas throughout the County Inland area (excluding the Montecito Plan area). The Project includes development standards that limit special events, winery visitors, and structural development that preserve the primary agricultural use of wineries and compatibility with surrounding agricultural and residential land uses. A Tier A winery with a tasting room, along with Tier B and C wineries would be subject to the Development Plan review process, and would require further CEQA review wherein potential land use conflicts with surrounding agricultural operations resulting from a site-specific winery development would be analyzed in detail. Development review of Tier A wineries could also include site-specific conditions to address consistency with applicable policies. These review processes, in combination with winery development standards, would reduce the potential for land use conflicts. Therefore, adoption of proposed Project would be consistent with policies found in the Comprehensive Plan.</p>
<p><i>Eastern Goleta Valley Community Plan, Policy EGV-1.4:</i> The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.</p> <p><i>Goleta Valley Community Plan, Policy G-GV-1:</i> All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below.</p> <p><i>Los Alamos Community Plan, Policy LU-LA-1.2:</i> All Existing Countywide policies apply to the Los Alamos Planning Area in addition to those specific policies and action items identified in this Community Plan.</p> <p><i>Orcutt Community Plan, Policy LU-O-1:</i> All existing Countywide Comprehensive Plan Elements and policies apply to the Orcutt Planning Area in addition to those specific policies and action items identified in the plan.</p> <p><i>Santa Ynez Valley Community Plan:</i> The SYVCP provides policy direction for</p>	<p>Consistent: Winery development within the Community Plan boundaries would be subject to development standards and policies outlined in the Community Plans. Development review processes for all winery tiers under the Project would require compliance with these development standards.</p>

Policy Requirement	Discussion
<p>issues and development trends specific to the Santa Ynez Valley Plan area and sets the framework for planning future development. The SYVCP applies to the unincorporated urban areas of Santa Ynez, Los Olivos, and Ballard, EDRNs within the vicinity of these communities, and surrounding Rural and Inner-Rural Areas within the Community Plan area.</p> <p><i>Toro Community Plan, Policy LUG-TC-1:</i> All pertinent countywide Comprehensive Plan and Coastal Plan policies apply within Toro Canyon in addition to the specific policies and action items identified in this Plan.</p>	
NOISE	
<p><i>Noise Element, Recommended Policy 1:</i> In the planning of land-use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p> <p><i>Eastern Goleta Valley Community Plan, Policy N-EGV-1.1:</i> Noise impacts to interior noise-sensitive land uses, such as residential, educational, medical, lodging, public meeting spaces, or others specified by the Noise Element of the Comprehensive Plan, shall be minimized.</p> <p><i>Goleta Valley Community Plan, Policy N-GV-1:</i> Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.</p> <p><i>Los Alamos Community Plan, Goal N-LA-1 Noise:</i> Strive To Ensure That Residents of the Planning Area are not Exposed to Harmful Noise Levels.</p>	<p>Consistent: The Project includes development standards and mitigation measures that address construction noise and winery visitor activities that would minimize exterior noise exposure to noise-sensitive land uses and noise propagation to surrounding properties. Mitigation Measure MM NOI-1 would require a Special Event Management Plan with the implementation of noise control measures. Therefore, adoption of proposed Project would be consistent with this policy.</p>

Policy Requirement	Discussion
TRANSPORTATION AND TRAFFIC	
<p><i>Circulation Element:</i> The Circulation Element identifies key roadway links throughout the unincorporated portion of Santa Barbara County and provides clear traffic capacity guidelines that are intended to maintain acceptable levels of service on roadways and intersections, while allowing for reasonable growth and development.</p> <p><i>Eastern Goleta Valley Community Plan, Policy TC-EGV-3.4:</i> Local roadways should be designed to enhance safety and attractiveness to all users of the roadway.</p> <p><i>Goleta Valley Community Plan, Policy CIRC-GV-4:</i> New 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 new residential development and adjacent and nearby commercial uses and employment centers.</p> <p><i>Los Alamos Community Plan, Policy CIRC-LA-1.3:</i> A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Land Use Development Policy #4 with regard to roadway and intersection capacity.</p> <p><i>Orcutt Community Plan, Policy CIRC-O-2:</i> The County shall serve to provide an efficient and safe circulation system to accommodate future growth in Orcutt. The County will use its best efforts to coordinate the timing of roadway, intersection and other transportation improvements with the completion of the development projects that the improvements are intended to serve.</p> <p><i>Santa Ynez Valley Community Plan, Policy CIRC-SVY-1:</i> 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.</p> <p><i>Santa Ynez Valley Community Plan, Policy CIRC-SVY-2:</i> 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.</p>	<p>Consistent: A traffic study was conducted for the Project that projects changes to the level of service for specific roadways (Winery Ordinance EIR, Appendix F). The traffic study also calculated existing accident rates for the study area roadway segments to determine which, if any street segments experience a higher-than expected vehicular accident rate when compared to similar road segments statewide. Accident assessments can only be prepared for existing conditions. Accident rate comparisons for future conditions with Project and cumulative projects' volumes cannot be calculated. For this reason the accident assessment data is not utilized to determine significant direct or cumulative impacts. The traffic study identified several study area road segments with accident rates higher-than the statewide. Use of this study, Project features, and additional mitigation measures address traffic activities to reduce congestion impacts. Under the proposed Project, a Tier A winery with a tasting room, along with Tier B and C wineries would be subject to the Development Plan review process and would require further CEQA review and traffic analysis prior to approval. Development of Tier A wineries would be restricted to a limited number of visitors and would therefore generate fewer trips; these would be absorbed by the existing roadway system. In addition, the proposed Project includes Mitigation Measure MM TRA-1, which increases the minimum premises area of a Tier B winery in the Inner Rural Area to 40 acres. This would reduce the number of potential visitor-attracting Tier B wineries and reduce potential traffic impacts. The Project also includes Mitigation Measure MM TRA-2, which requires an annual special event management plan to mitigate traffic and parking related impacts associated with winery events. Tier A wineries with a tasting room are also only permitted in the Rural Area on AG-II zoning, further reducing potential traffic impacts to the Inner-rural area. With application of these mitigation measures, winery development under the Project would be consistent with these policies.</p>

Policy Requirement	Discussion
<p><i>Santa Ynez Valley Community Plan, Policy CIRC-SVY-7:</i> 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.</p>	<p>Consistent: A Tier A winery with a tasting room, along with Tier B and C wineries under the Project would be subject to the Development Plan review process, and would require further CEQA review and traffic analysis. Development of Tier A wineries would be restricted to a limited number of visitors and would therefore generate fewer trips; these would be absorbed by the existing roadway system. In addition to these Project features, Mitigation Measures MM TRA-1 and MM TRA 2 would address potential traffic impacts. MM TRA-1 requires a minimum premise area for Tier B wineries in the Inner Rural Area of 40 acres, which would reduce the number of potential visitor attracting Tier B wineries and reduce traffic impacts to quality of life. MM TRA-2 requires an annual special event management plan to respond to traffic and parking related impacts associated with winery events. With these mitigation measures, winery development under the Project would be consistent with these policies.</p>
PUBLIC SERVICES	
<p><i>Land Use Element, LUDP 4 (excerpt):</i> Prior to the issuance of a development permit, the County shall make the finding...that adequate public or private services are available to serve the proposed development.</p> <p><i>Eastern Goleta Valley Community Plan, Policy WAT-EGV-1.1:</i> For projects that would result in a net increase in water use, there shall be a sufficient supply of water to serve existing commitments plus the proposed project.</p> <p><i>Goleta Community Plan, Policy WAT-GV-1:</i> For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project.</p> <p><i>Los Alamos Community Plan, Policy WAT-LA-1.2:</i> If expansion of the water infrastructure system becomes necessary due to new development, the burden of expansion shall be placed on the new development. W</p> <p><i>Orcutt Community Plan, Policy WAT-O-1:</i> County staff shall actively assist local purveyors, users, special districts and/or regulators in the development of a long-term supplemental water to meet present and future water needs for Orcutt.</p> <p><i>Santa Ynez Community Plan, Policy WAT-SYV-2:</i> Existing and future water</p>	<p>Consistent: Development review processes for all winery tiers under the Project would be required to comply with County LUDC Ordinance 35.82.080, which requires adequate public services and utilities for a proposed Project. Tier B and C wineries would also be subject to additional CEQA review, including site-specific conditions of approval affecting public services and utilities. The Project would require a special events liaison to notify and notification of the County prior to special events in order to coordinate with law enforcement if numerous wineries intend to hold special events on any given weekend as well as to respond to neighbor concerns. Therefore, winery development under the Project would be consistent with this policy.</p>

Policy Requirement	Discussion
<p>supply and quality shall continue to be periodically evaluated with specific measures identified to maintain adequate supply levels and quality, if deemed necessary.</p>	
<p><i>Energy Element, Goal 4: Water Use and Solid Waste:</i> The Energy Element provides goals, policies, and mechanisms to encourage energy efficiency and alternative energies in Santa Barbara County, including recycling, solid waste management, and resource efficiency. Goal 4 aims to reduce the amount of solid waste entering landfills by implementing source reduction, recycling and composting, and environmental transformation (incineration, pyrolysis, or biological conversion), with the final option being land disposal of waste.</p>	<p>Consistent: Provided within the Project are waste disposal requirements, including submittal and approval of a solid waste management plan and green waste reduction plan (Section C.7 of the Winery Ordinance Update). Winery development would also be required to comply with County Municipal Code Section 17.23, Construction and Demolition Waste, which requires recycling of 50 percent of all construction and demolition waste. Therefore, adoption of the proposed Project would be consistent with this goal.</p>
<p><i>Los Alamos Community Plan, Policy SD-LA-1.1:</i> For those areas within the Los Alamos Community Services District boundaries, buildout shall be accommodated within eventual projected capacity of the wastewater treatment system.</p> <p><i>Orcutt Community Plan, Policy RR-O-2:</i> The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in Orcutt.</p> <p><i>Santa Ynez Valley Community Plan, Policy WW-SVY-1.1:</i> Development and infrastructure shall achieve a high level of wastewater treatment, in order to best serve the public health and welfare.</p>	<p>Consistent: Section C.7 of the Winery Ordinance Update addresses wastewater discharge and requires compliance with the Regional Water Quality Control Board and County of Santa Barbara discharge requirements. By adhering to discharge requirements under the Project, the Winery Ordinance Update would ensure wastewater is treated and disposed of appropriately. Therefore, adoption of the proposed Project would be consistent with this policy.</p>