

ATTACHMENT 7: COMPREHENSIVE PLAN POLICY CONSISTENCY

REQUIREMENT	DISCUSSION
<p>Land Use Development Policy 4: <i>Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent: The project would result in the maintenance of an existing road segment approximately 200 feet in length on a 678-acre ranch property. The maintenance of the existing road would not result in an increased demand for water, require additional waste water disposal, increase traffic on off-site roads, or result in an increased demand for fire protection or law enforcement services. Therefore, the project is consistent with this policy.</p>
<p>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.</i></p>	<p>Consistent: The proposed maintenance activities that may occur on an existing 200-foot long roadway segment would generally result in minor scraping of the road surface, which would not result in the creation of a substantial amount of cut or fill material. The proposed road maintenance activities would not result in extensive alterations to the existing natural terrain of the roadway or land adjacent to the road. Therefore, the proposed project would not result in excessive cutting or filling and is consistent with this policy.</p>
<p>Land Use Element Hillside and Watershed Protection Policy 3 <i>For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</i></p> <p>Hillside and Watershed Protection Policy #6: <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface</i></p>	<p>Consistent: The proposed road maintenance activities would not result in the creation of substantial amounts of cut or fill material. Proposed erosion control methods that would be implemented in graded areas include the installation of erosion and sedimentation control fiber rolls, straw bales and sandbag barriers. All of the roads on the project site are subject to provision of an approved agricultural erosion control permit, which is required to identify the types and locations of runoff and erosion control measures implemented at the project site. Therefore, the project is consistent with these policies.</p>

<p><i>conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	
<p><i>Land Use Element Hillside and Watershed Protection Policy 7:</i> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent. Due to the limited amount of project-related grading that is proposed to occur on the project site, the potential for the project to result in an accidental discharge of construction-related pollutants would be very low. Ranch related traffic volumes on the road where maintenance activities would be conducted, would be very low. Therefore, the proposed road maintenance would not result in long-term uses that would have the potential to result in the discharge of automotive products or other pollutants that would adversely affect water quality. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Historical and Archaeological Sites Policy 2.</i> <i>When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p>	<p>Consistent. The existing road segment where proposed road maintenance activities would occur was surveyed for the presence of cultural resources (Compass Rose, 2015). The survey report was peer reviewed by the County archaeologist, and the report concluded that no cultural resources have been previously recorded within the project property and no cultural resources, either prehistoric or historical, were identified during the field investigation. Therefore, the proposed project is consistent with this policy.</p>