

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the Gaviota Coast Plan

Hearing Date: July 27, 2016

Staff Report Date: July 20, 2016

Case Nos.: 13GPA-00000-00006,
13GPA-00000-00007, 13ORD-00000-00006,
13ORD-00000-00007, 13RZN-00000-00002, and
13RZN-00000-00003

Environmental Document: 15EIR-00000-00003

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1.0 REQUEST

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding adoption of the Gaviota Coast Plan:

- A. **Case No. 13GPA-00000-00006.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Land Use Element of the Santa Barbara County Comprehensive Plan;
- B. **Case No. 13ORD-00000-00006.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code;
- C. **Case No. 13RZN-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance amending and adding new zones and overlay zones to the County Zoning Map of the County Land Use and Development Code;
- D. **Case No. 13GPA-00000-00007.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Coastal Land Use Plan of the Santa Barbara County Local Coastal Plan;
- E. **Case No. 13ORD-00000-00007.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code;
- F. **Case No. 13RZN-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay Maps;

- G. **Case No. 15EIR-00000-00003.** Recommend that the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Agricultural Resources, Biological Resources, Cultural Resources, and Parks, Recreation and Trails; and
- H. Recommend that the Board of Supervisors adopt a resolution adopting the Gaviota Coast Plan Design Guidelines.

All documents, including the Environmental Impact Report (EIR), referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents are also available on the Planning and Development website at the following link: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

The project involves all parcels located within the Gaviota Coast Plan area, bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg Air Force Base to the west, the ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed to the north, and the Pacific Ocean to the south and west, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 13GPA-00000-00006, 13GPA-00000-00007, 13ORD-00000-00006, 13ORD-00000-00007, 13RZN-00000-00002, and 13RZN-00000-00003 based upon the project's consistency with the Comprehensive Plan, including the Local Coastal Program, and based on the ability to make the required findings, including CEQA findings. The County Planning Commission's motion should include the following:

1. Make the findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed Comprehensive Plan amendments, ordinance amendments, and zoning map amendments (Attachment B).
2. Recommend that the Board of Supervisors certify the Gaviota Coast Plan Draft Final Environmental Impact Report (County Environmental Document No. 15EIR-00000-00003, State Clearinghouse No. 2014011027) (Attachment C).
3. Approve and adopt a Resolution (Attachment D) to recommend that the Board of Supervisors adopt the Gaviota Coast Plan (Attachment A) by taking the following actions:
 - A. Approve and adopt a Resolution amending the text and maps of the Land Use Element (Case No. 13GPA-00000-00006) of the Santa Barbara County Comprehensive Plan (Attachment D-1);

- B. Approve and adopt an Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 13ORD-00000-00006), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment D-2);
- C. Approve and adopt an Ordinance amending and adding new zones and overlay zones to the County Zoning Map (Case No. 13RZN-00000-00002) of the County Land Use and Development Code (Attachment D-3);
- D. Approve and adopt a Resolution amending the text and maps of the Coastal Land Use Plan (Case No. 13GPA-00000-00007) of the Santa Barbara County Local Coastal Program (Attachment D-4);
- E. Approve and adopt an Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00007) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment D-5);
- F. Approve and adopt an Ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay (Case No. 13RZN-00000-00003) (Attachment D- 6); and
- G. Approve and adopt a Resolution adopting the Gaviota Coast Plan Design Guidelines (Attachment D-7).

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on the following:

1. Section 35.80.020 of the County Land Use and Development Code (LUDC), which states that the County Planning Commission reviews Comprehensive Plan Amendments, Development Code Amendments, and Zoning Map Amendments and provides a recommendation to the County Board of Supervisors.
2. Section 35-57C of the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code, which states that the County Planning Commission reviews Local Coastal Program Amendments and provides a recommendation to the County Board of Supervisors.

3. Government Code Section 65354, which states:

The planning commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body.

4. Government Code Sections 65854 and 65855, which state:

The planning commission shall hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance ...After the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body...

5. Sections 2-25.2(b) (1) and (2) of Chapter 2 - Administration of the County Code, which states in part:

...the following shall remain within the jurisdiction of the county planning commission...

(1) Recommendations regarding proposed amendments to articles I, II, III, V, and VII of chapter 35 of the county Code...

(2) Initiation, consideration and recommendations regarding general plan amendments required by law or requested by the board of supervisors...

4.0 STAFF RECOMMENDED CHANGES TO THE PLAN

On December 3, 2013, the Board of Supervisors initiated environmental review for the Draft Gaviota Coast Plan (GCP). Since that time, staff prepared and circulated a Draft Environmental Impact Report (Draft EIR), reviewed public comments, drafted responses to public comments, and prepared a Draft Final EIR. As a result, staff recommends several changes to the GCP. Some of these changes implement mitigation measures identified in the Draft Final EIR, while other recommended changes respond to public comments on the Draft EIR, or incorporate various components from EIR Alternative 1, Alternative 2, and Alternative 3. The principal changes to the Plan are summarized in Section 4.1 below, followed by a summary of the principle changes to the ordinances in Section 4.2. Staff recommends approval of the GCP, incorporating all of these changes.

4.1 Principal Changes to the Plan

1. Gaviota Coast Plan Design Guidelines. The Gaviota Coast Plan Design Guidelines (presented in Appendix D of the Draft Final EIR) were identified as a mitigation measure in the EIR (MM VIS-1) to reduce potential impacts to visual resources within the Plan area (Impact VIS-1). The Gaviota Coast Plan Design Guidelines are recommended to be

adopted as a stand-alone document applicable within the Gaviota Coast Plan area (Attachment D-7).

2. Trail Siting Guidelines. The Draft Gaviota Coast Plan Trail Siting Guidelines (presented in Appendix C of the Draft Final EIR) were identified as a mitigation measure in the Draft Final EIR (MM PR-1) to reduce potential impacts to agricultural resources (Impact PR-1: AG-1 and AG-2). The Trail Siting Guidelines have been revised by Planning and Development and County Parks staff to greater align with similar guidelines adopted for other community and area plans. Staff edits remove elements that do not pertain to trail siting, and provide flexibility for future siting efforts. The guidelines are not intended to be a policy document and specific text creating policy within the Guidelines was removed. The revised Gaviota Coast Plan Trail Siting Guidelines are included in the proposed GCP as Appendix C.
3. Steep Slope Guidelines and Standards. The Steep Slope Guidelines and Standards (presented in Appendix E of the Draft Final EIR) were identified as a mitigation measure in the Draft Final EIR (MM GEO-1) to address potential soil erosion impacts (Impact GEO-2) associated with future agricultural and orchard expansion on steep slopes. The Steep Slope Guidelines are included in the proposed GCP as Appendix D, and related ordinance provisions have been incorporated in the proposed LUDC (Attachment D-2, Section 35.21.050 D) and Article II (Attachment D-5, Section 35-450) zoning ordinance amendments.
4. Environmentally Sensitive Habitat – Gaviota (ESH-GAV) Overlay Map. Staff completed mapping the riparian corridors for the Inland Area (per GCP Action NS-3) and incorporated the ESH-GAV Overlay map in the Plan as new Figures 2-3 and 2-4. The new ESH-GAV Overlay map is a land use and zoning overlay which will be adopted as amendments to the Land Use Element and Coastal Land Use Plan (Attachments D-1 and D-4) to the County Zoning Maps (Attachment D-3 and D-6).
5. Additional Plan Revisions – EIR Mitigation Measures. Based on comments received on the Draft EIR, several mitigation measures have been revised and several additional recommended mitigation measures have been included in the Draft Final EIR. All of the EIR mitigation measures have been incorporated in the proposed GCP as revised or new policies, development standards, or actions. A summary list of the Draft Final EIR mitigation measures incorporated into the GCP is included in Attachment F.
6. Additional Plan Revisions – EIR Alternative 1. Staff incorporated a revised Policy AG-1.H for the Coastal Zone as described in Alternative 1 of the Draft Final EIR(See Attachment F).
7. Additional Plan Revisions – EIR Alternative 2. Staff incorporated several policies and actions listed in Table 6-2 and Table 6-3 of the Draft Final EIR into the proposed GCP as new recreation actions that can support future trail, park and open space planning efforts (See Attachment F).

4.2 Principal Changes to the Ordinances

The following section describes the principal changes recommend by staff to the LUDC and Article II ordinance amendments initiated by the Board of Supervisors in December 2013.

1. Gaviota Agricultural Tiered Permit Structure. The proposed new Gaviota Agricultural Tiered Permit Structure is a revised zoning permit structure for both Inland and Coastal Zone areas that would allow increased flexibility to support and encourage regional agriculture operations by identifying appropriate permitting requirements for various scales of specific activity. The Board of Supervisors initiated ordinance amendments identify a range of proposed permit levels, including: an “exempt” from permits level, LUP/CDP level, and CUP level.

While the Board of Supervisors establishes activities exempt from the issuance of a LUP within the inland area, activities exempt from the issuance of a CDP in the coastal zone is controlled by the Coastal Act and is very limited. Staff reviewed the limited activities which are exempt from the issuance of a CDP (Article II Section 35.169.2 Coastal Development Permits) and recommends against including the “exempt” from permits level for new Agricultural Tiered Permit uses in the proposed Article II ordinance amendments (Attachment D-5).

2. Agricultural Wells. The initiated draft Article II zoning ordinance amendments propose downshifting permit requirements for agricultural water wells in the coastal zone from a CDP to a zoning clearance (Draft Final EIR, Appendix B Table 2-1). In the coastal zone, a zoning clearance is used for follow-up permit clearance to a previously approved discretionary permit. Also, a CDP is required for all uses of the land which meet the definition of development in the coastal zone. For these reasons, staff is recommending the current CDP requirement be retained for agricultural water wells in the coastal zone.
3. Land Use Incentive Program. The Land Use Incentive Program (GCP Action LU-4) is a program to support and increase agricultural viability, public access, enhance habitat preservation and restoration opportunities, and preserve rural character within the Plan area. The program is voluntary and Action LU-5 identifies land owner actions which warrant the ability to apply for a residential second unit (i.e. eligible incentive) on AG-II zone lands within the Plan area.

EIR Alternative 3 – Expanded Land Use Incentives Program, analyzed additional land owner actions and eligible incentives as shown in Draft Final EIR Table 6-5 (Attachment C). The proposed GCP includes a revised Action LU-5 which incorporates the expanded land uses incentives from Alternative 3. To implement the Land Use Incentive Program, staff drafted zoning ordinance requirements (Attachment D-2, LUDC Section 35.42.230 L) (Attachment D-5, Article II Section 35-142.11) for permitting a residential second unit (RSU) (i.e. eligible incentive) on AG-II zone lands in the Plan area. If a land owner dedicates a trail easement for the Coastal Trail Primary Route Alignment, the land owner would be eligible to apply for one (1) detached RSU and one (1) attached RSU. If a land

owner dedicates a trail easement (non-Coastal Trail Primary Route) for a trail on the adopted PRT Map, or dedicates and/or constructs a public trailhead parking area, the land owner would be eligible to apply for one (1) detached RSU.

Staff has not drafted ordinance language for the additional land owner actions (e.g. perform habitat restoration; dedicate permanent agricultural, conservation, or scenic viewshed easement; and restore, maintain, and/or landmark a historic structure). To develop ordinance requirements for these land owner actions is a difficult and complex undertaking, requiring additional analysis and public input to establish the proportionality of proposed actions and demonstrated public benefit, and should be pursued as a future work program project.

4.3 Alternative Considered but Not Included in Staff Recommendation

Principal Permitted Use. Draft Final EIR Alternative 1 includes proposed revisions to Plan policies, actions, and ordinance requirements applicable only within coastal portions of the Plan area. Alternative 1 includes proposed Article II Coastal Zoning Ordinance amendments (Draft Final EIR – Appendix I), including the concept of Principal Permitted Use, which was included as an alternative for Board of Supervisors consideration based on comment letters received from Coastal Commission staff on the draft GCP. During the “Article II to LUDC” conversion project several years ago, the Coastal Commission was requiring the LUDC include the “Principal Permitted Use” concept for uses within the coastal zone.

This concept designates uses as either a Principal Permitted Use or Permitted Use:

Principal Permitted Use (PP): A use that clearly carries out the designated land use and the intent and purpose of a particular zone. An action to approve or conditionally approve a Coastal Development Permit (CDP) for a use designated PP is not subject to appeal to the Coastal Commission except as specified in Section 35-182 (Appeals) of Article II.

Permitted Use (P): An action to approve or conditionally approve a CDP application for a use designated as P is always subject to appeal to the Coastal Commission.

The Board of Supervisors did not accept the Coastal Commission changes to Article II and withdrew the Article II to LUDC conversion project. The Board felt the principal permitted use concept imposed additional appeal opportunities throughout the coastal zone which were not warranted. In the Gaviota Coast Plan area, the most parcels in the coastal zone are located in the Coastal Commission appeals jurisdiction and are already subject to appeal by the Coastal Commission.

The Coastal Commission changes also stated there could only be one principal permitted use per zone district (e.g. agriculture is the principal permitted use in agricultural zones). The County opposed this strict limitation, particularly in agricultural zones, where the County considers single family dwellings a permitted use on agriculturally zoned parcels. The Coastal Commission revised their position slightly to consider single family dwellings on agriculturally zoned land a

principal permitted use if the dwelling did not exceed 5,000 square feet. The Board was not interested in requiring a maximum house size to qualify for a principal permitted use.

Based on the most recent policy guidance from the Board of Supervisors on this issue, staff is not recommending the principal permitted use concept as part of the proposed Article II ordinance amendments.

5.0 BACKGROUND

5.1 Gaviota Planning Advisory Committee

In June 2009, the Santa Barbara County Board of Supervisors approved funding the Gaviota Coast Plan as a project in the Planning and Development Department Annual Work Program. The Board's support for this planning effort was based in large part on the community's expressed desire to develop a local solution to address the land use and resource issues specific to the Gaviota Coast.

On October 20, 2009, by Resolution 09-319, the Board of Supervisors established the Gaviota Coast Plan area boundaries and appointed the 11-member Gaviota Coast Planning Advisory Committee (GavPAC). The GavPAC is a group of community members that voluntarily serve as an advisory body to the County of Santa Barbara with the responsibility to receive community input on planning issues in the Gaviota Coast Plan area and advise staff on the development of the Plan. The GavPAC hosted 68 noticed public meetings, one all day workshop, and 56 GavPAC subcommittee meetings (concerning visual resources, agriculture and recreation & trails subcommittees).

5.2 Draft Plan Initiation

The County Planning Commission reviewed the Draft GCP during nine public hearings between June and September 2013, and considered extensive public input from County advisory bodies including the Agricultural Advisory Committee (AAC) and County Riding and Hiking Trails Advisory Committee (CRAHTAC), as well as from the public. On September 18, 2013, the Planning Commission recommended that the Board of Supervisors initiate environmental review for the Draft GCP with some modifications to the policies and other provisions.

On December 3, 2013, the Board of Supervisors initiated environmental review for the Draft GCP. The Draft EIR was circulated for public review from June 22, 2015 to September 4, 2015.

6.0 GAVIOTA COAST PLAN SUMMARY

6.1 Overview of the Plan

The Gaviota Coast Plan area includes 101,199 acres within unincorporated Santa Barbara County and is bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg Air Force Base to the west, the ridgeline of the Santa Ynez Mountains and

Gaviota Creek watershed to the north, and the Pacific Ocean to the south (Figure 1). The Plan area is almost evenly split between inland and coastal areas with 51,530 acres (50.7%) in the inland area and 49,849 acres (49.3%) in the Coastal Zone (See Attachment A, Figure 3-1 for a depiction of the Coastal Zone boundary throughout the Plan area).

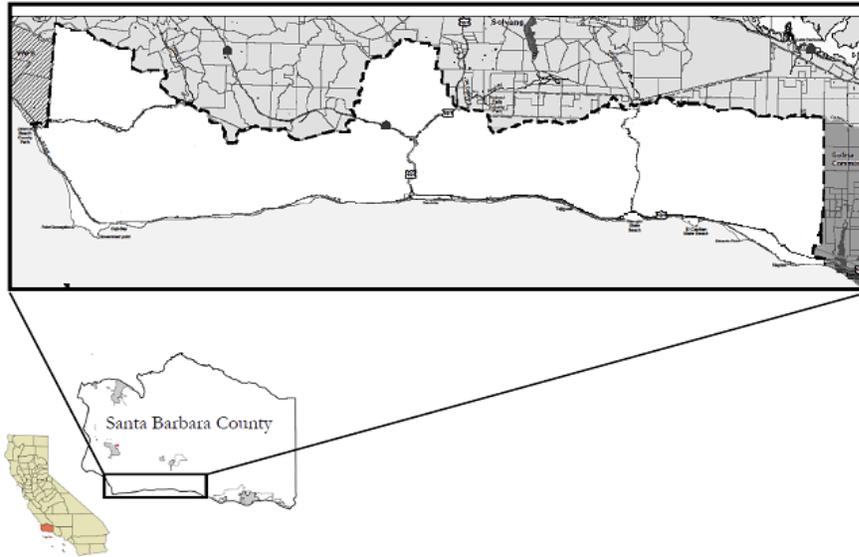


Figure 1 Gaviota Planning Area - Vicinity Map

Agriculture is the dominant land use with 77,280 acres of land (77%) zoned for agriculture. California Department of Parks and Recreation manages approximately 5,000 acres in the Plan area including Gaviota State Park, and Refugio State Beach and El Capitan State Beach. The U.S. Forest Service manages 15,634 acres within the Los Padres National Forest in the upper watershed of the Santa Ynez Mountains between the Gaviota Tunnel and the eastern Plan boundary. The County of Santa Barbara owns and manages the Jalama Beach County Park, the Tajiguas Landfill and the adjoining Baron Ranch.

The GCP addresses trends, needs, services, and resources, and provides planning goals, policies, and development standards to guide future land use in the Plan area. After the introductory chapter, the Plan has six sections: Natural and Cultural Resources Stewardship, Agriculture, Parks, Recreation and Trails, Land Use, Visual Resources, and Transportation, Energy and Infrastructure. A summary of each Plan chapter is discussed below.

Natural and Cultural Resources Stewardship (Chapter 2)

Implementation of regulations that provide protection for the entire watershed extent of riparian corridors is a key component of the Plan. Currently, the Environmentally Sensitive Habitat (ESH) Overlay Zone applies to the Coastal Zone portion of the Plan area. In addition to retaining the ESH Overlay Zone in the Coastal Zone, the Plan includes a new Environmentally Sensitive Habitat Area – Gaviota Coast (ESH-GAV) Overlay Zone, modeled after the ESH-Goleta and

ESH-Toro overlays, which also provide ESH protections to the inland area. The associated LUDC ordinance amendments (Attachment D-2) clarify that agricultural activities that do not trigger a permit are exempt from the provisions of the proposed ESH-GAV Overlay Zone.

The rich history of the Gaviota Coast Plan area includes important cultural resources including buildings and structures, archaeological and historic sites, Traditional Cultural Properties, Tribal Cultural Resources, and Rural Historic Landscapes. The Plan includes cultural resources stewardship policies, actions, and development standards for the preservation and protection of these important resources.

Agriculture (Chapter 3)

Agriculture plays a significant role in the economic and cultural history of Santa Barbara County. There is public value and benefit of having working landscapes and scenic open space in a coastal area such as the Gaviota Coast. The recommended policy approach is to maintain agricultural viability and economic productivity. Increased flexibility and/or appropriate incentives are intended to assist the agriculturalist in responding to changing market forces, improve land management techniques and broaden allowed uses to enhance income on agricultural lands in order to help retain agricultural operations, assuming agricultural viability is not impaired.

A. Gaviota Agricultural Tiered Permit Structure

The proposed Gaviota Agricultural Tiered Permit Structure is a revised zoning permit structure for the Inland and Coastal Zone that would allow increased flexibility to support and encourage regional agriculture operations by identifying appropriate permitting requirements for various scales of specific activities. The scale of the permitted uses is intended to support or be compatible with agricultural activities on the Gaviota Coast. The Gaviota Agricultural Tiered Permit Structure allows landowners to develop small-scale uses with a lower-level permit, in order to explore the long-term value of the use. Higher intensity uses require conditional use permit approval.

B. Agricultural Permit Streamlining

On June 1, 2010, the Board of Supervisors approved a set of LUDC amendments (Ordinance 4750) to streamline the permit process for certain agricultural projects in the inland area. The adopted amendments are beneficial to agricultural operations while maintaining protections for surrounding resources. For example, Farm Employee Dwellings that previously required a discretionary Minor Conditional Use Permit now require only a Land Use Permit. These changes already apply to the inland area of the Plan area and the Plan proposes to also apply these changes to the Coastal Zone portion of the Plan area (See Article II zoning ordinance amendments, Attachment D-5).

C. Agricultural Element Policies

The Agricultural Element is an adopted Comprehensive Plan element that applies only to the inland areas of the County, including the Gaviota Coast Plan area. The GavPAC expressed a goal of having consistent agricultural policies, where possible, between the Inland and Coastal areas of the Plan. The Plan incorporates selected policy language from the Agricultural Element into the Plan. This will not entail an amendment to the Agricultural Element, only the inclusion of similar language into the Plan to provide comparable policies within the Coastal Zone portions of the Plan area.

Parks, Recreation and Trails (Chapter 4)

The Parks, Recreation, & Trails (PRT) portion of the Santa Barbara County Comprehensive Plan Land Use Element provides the policy guidance and framework for implementing public trails and recreational amenities in the County. The proposed GCP includes updated PRT maps, policies, and standards intended to supersede the existing PRT maps, policies, and standards in the Land Use Element for the Plan area.

Recreational Trails

The vision for the California Coastal Trail (CCT) is rooted in the State's commitment to provide and maintain coastal access for all Californians and visitors. The CCT is envisioned to be a continuous interconnected public trail system along the California coastline, designed to foster appreciation and stewardship of the scenic and natural resources of the coast through hiking and other complementary modes of non-motorized recreation.

The CCT has been a part of the County's Comprehensive Plan and Local Coastal Plan since their respective adoptions in 1980 and 1982, as shown on the County's Parks, Recreation, and Trails (PRT) Map. The only segment of the CCT completed to date within the Plan area is a 4.5-mile segment between the east side of El Capitan Ranch and Refugio State Beach.

The Parks, Recreation and Trails Element (PRT) of the Plan provides the policy guidance and framework for implementing public trails and recreational amenities consistent with the community's vision for the Gaviota Coast. The PRT Element includes the following components:

- PRT maps graphically depicting a network of lateral and vertical trail alignments;
- General trail siting principles;
- PRT map definitions and standards;
- Trail alignment narratives that provide supporting information regarding proposed trail alignments and locations, alignment preferences and intent (where specified), opportunities and constraints, as well as resource, land use and ownership considerations to be addressed in conjunction with future trail planning efforts;
- Trail and coastal access policies; and
- Recreation policies.

The designation of a proposed trail on the PRT map does not guarantee that the trail will be acquired for public use. Plan Policy REC-3 states: Opportunities to establish and enhance public trails, access, and recreational opportunities shall be pursued as they arise on: 1) public lands, 2) private lands of willing landowners, and 3) lands exacted as a result of the discretionary development process or eminent domain, subject to state and federal law. There are also opportunities for additional and/or enhanced public trails on publicly held properties within the Plan area.

The Plan designates the general location of the proposed California Coastal Trail (Coastal Trail) throughout the Plan area. The designation of the *primary route* trail segments satisfies the objective for near-shore access while differentiating these segments from other secondary coastal or upland trail segments. This designation enhances conformity of the PRT for Gaviota with the Coastal Act given the importance placed on achieving a continuous Coastal Trail statewide.

Land Use (Chapter 5)

It has been over 30 years since the Santa Barbara County Comprehensive Plan and Local Coastal Plan policies were originally developed. One of the more pressing land use issues identified by the GavPAC facing the Gaviota Coast is how to best balance future development potential with the continuation of viable agriculture and protection of natural resources. The Gaviota Coast Plan provides a local vision for lasting protection of the Gaviota Coast, in part, through the development of new policies, programs, and planning tools specific to the area that take into account resource protection, coastal access, continuation and enhancement of working agriculture and private property use. This vision includes respect for the rights and needs of property owners and the community.

A key goal of the Gaviota Coast Plan is to maintain the rural character of the area that is dominated by working agriculture and natural landscapes. Strong land stewardship of long-time ranching and farming families has played an important part in maintaining the area's rural agricultural character.

The Land Use chapter of the Plan responds to planning issues regarding the relationship of future development to rural and agricultural land uses, land use and zoning designations, and other miscellaneous land use designation and overlay patterns within the Gaviota Coast. Below is a summary of the key land use and zoning map changes in the Plan:

- a. Rezone all Ordinance 661 parcels to Agriculture II zoning for consistency;
- b. Accept State Coastal Zone boundary and remove reference to County Coastal Zone boundary;
- c. Designate all federal lands within the Los Padres National Forest to Mountainous Area and Mountainous-Gaviota zoning;
- d. Additional land use and zoning designation changes;
 - Apply the Rural Neighborhood (RN) overlay to the Arroyo Quemado neighborhood;
 - Remove the current Existing Developed Rural Neighborhood (EDRN) designation in the Las Cruces area;

- Rezone State Park lands to Recreation;
- Rezone Arroyo Hondo property to Resources Management zoning;
- Remove existing Mineral Resources Area overlay from the Land Use Map; and
- Delete Agriculture-Residential Cluster (ARC) Overlay District from Article II Coastal Zoning Ordinance and Coastal Land Use Plan.

A. *Ordinance 661*

Ordinance 661 is the zoning ordinance that covered most of the County prior to adoption of the County of Santa Barbara Comprehensive Plan in the early 1980's. In 1983, the Article III Zoning Ordinance was adopted to implement the newly adopted Comprehensive Plan. The Land Use and Development Code (LUDC, reformatted Article III Zoning Ordinance) became effective in January of 2007 in all parts of the Plan area other than the Coastal Zone. Land uses, such as agricultural preparation facilities, greenhouses, and wineries and other land uses requiring a discretionary permit are not available on Ordinance 661 zoned parcels. Overall, the LUDC agricultural zones provide greater opportunities for agricultural landowners. The Board of Supervisors has approved Ordinance 661 rezones as part of every adopted Community Plan since 1983.

The Gaviota Coast Plan includes a consistency rezone of approximately 26,000 acres (22,000 public, 4,000 private) of Ordinance 661 zoned land remaining in the inland portions of the Plan area. Privately owned Ordinance 661 lands are recommended to be rezoned to AG-II-100 to be consistent with surrounding agricultural parcels. Publicly owned Ordinance 661 lands are owned by the U.S. Forest Service, California Department of Parks and Recreation, and the County of Santa Barbara (Baron Ranch and Tajiguas Landfill). These lands would be rezoned to Mountainous-Gaviota, Recreation, and AG-II-100 respectively under this Plan. The Gaviota Coast Plan would change the land use designation of federally owned lands within the Los Padres National Forest from Agriculture to Mountainous Area to better reflect the physical constraints of these steep watershed lands.

B. *Coastal Zone Boundary*

In 1982, the Santa Barbara County Board of Supervisors adopted the Coastal Land Use Plan (CLUP). The CLUP established a coastal zone boundary, which in some locations within the Gaviota Coast Plan area is inconsistent with the coastal zone boundary established by the Coastal Act and certified by the California Coastal Commission. The Gaviota Coast Plan land use map adjusts the County's coastal zone boundary to conform to the State's Coastal Zone boundary. Similar adjustments to the Coastal Zone boundary have been made as part of previous community plan efforts such as Goleta, Toro Canyon, and Summerland.

C. *Mountainous Area - Gaviota*

The Mountainous Area land use designation is applied to protect steep watershed areas that are unsuited for intensive development, and that consist of (1) slopes in excess of 40 percent; or (2) valleys surrounded by slopes exceeding 40 percent; or (3) isolated table land surrounded by

slopes exceeding 40 percent; or (4) areas with outstanding resource values, such as environmentally sensitive habitats and/or watersheds. The intent of this designation is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints.

The Gaviota Coast Plan includes a new Mountainous – Gaviota (MT-GAV) zone (LUDC amendment only) applied to the upper watershed areas in the inland area where habitat protection and slope stability is paramount. The Mountainous Area land use designation and MT-GAV zone are only applied to public lands within the Los Padres National Forest. No private properties would be affected. The MT-GAV zone is patterned after the Mountainous Goleta (MT-GOL) zone and the allowed uses and permit levels for agricultural, mining & energy facilities are identical.

D. Additional Land Use and Zoning Designation Changes

Existing Developed Rural Neighborhood (EDRN) and Rural Neighborhood (RN)

Existing Developed Rural Neighborhoods (EDRNs) are areas that have been historically developed with lots smaller than those found on the surrounding Rural lands. The purpose of this Land Use Element boundary is to prevent pockets of small rural residential development from spreading onto adjacent agricultural lands. Within the Coastal Zone, the same boundary is termed Rural Neighborhood (RN) and is a Coastal Land Use Plan boundary.

The Gaviota Coast Plan applies the Rural Neighborhood (RN) boundary around the existing Arroyo Quemado neighborhood which historically developed with lots of less than one-acre along the coast just south of Tajiguas Landfill and Highway 101 (See Attachment A, Figure 5-3).

Located just north of the Highway 101/Highway 1 interchange at Las Cruces is an existing EDRN boundary consisting of eight assessor parcel numbers which have not been developed. The EDRN boundary surrounding these parcels was originally designated on the Land Use Map as part of the original Comprehensive Plan in 1982. The proposed GCP removes this EDRN boundary since none of the parcels meet the EDRN definition of an existing, developed rural neighborhood. The undeveloped parcels within the existing EDRN are currently zoned “U-Unlimited Agriculture” under Ordinance 661 and would be rezoned to AG-II-100 consistent with surrounding agricultural lands. Removal of the EDRN boundary (and consistency rezone) will not affect the ability of legal parcels to apply for a single-family dwelling unit in the future.

State Park Land Use and Zoning Changes

The vast majority of existing State Park land within the Plan area is designated Recreation (both land use and zoning designation). The Plan re-designates all remaining State Park owned lands to Recreation, including recent State Park land acquisitions at El Capitan Canyon and Gaviota Village properties near Mariposa Reina to better reflect the existing and intended land use.

Rezone Arroyo Hondo Preserve to Resource Management (RES)

The Land Trust for Santa Barbara County owns and manages the Arroyo Hondo Preserve. The Land Trust is requesting the property land use and zoning be changed from Agriculture to Mountainous Area land use and Resource Management zoning to better reflect the current and future uses within the preserve.

Mineral Resources Area Overlay

The Mineral Resources Area overlay is a Land Use Element overlay that depicts an area of known deposit of metallic and non-metallic resources and mineral fuel. Extraction is permitted in these areas with the required permits and environmental safeguards. The Plan removes the mapped overlay within the Plan area since information used to map the adopted overlay is out of date and more accurate information exists regarding mineral resource areas on which to place the overlay.

Visual Resources (Chapter 6)

The beauty of the Gaviota Coast is renowned and represents a region of high scenic quality on the coast of California. The visual and scenic resources along the Gaviota Coast are vulnerable to degradation through improper location and scale of development, impairment of coastal views, alteration of natural landforms through poor project design, and lack of design standards appropriate for the rural character of the Gaviota Coast

The Gaviota Coast Plan proposes additional standards for highly scenic areas that are particularly susceptible to visual degradation. The foremost example of this is the coastal view corridor along Highway 101 from Goleta to the Gaviota Tunnel. This corridor provides the best near-field ocean and inland public views in the region. In addition, stretches of this view corridor are highly susceptible to visual degradation due to broad near-field views largely devoid of major stands of trees or intervening topographical breaks.

The following core planning tools are proposed to address the visual planning issues unique to Gaviota and to enhance and protect the visual quality of the Plan area:

A. *Critical Viewshed Corridor Overlay*

The Critical Viewshed Corridor Overlay (see Attachment A, Figure 6-1) is a new proposed zoning overlay designed to provide enhanced protection to the critical viewsheds of the Gaviota Coast. The northern overlay boundary generally follows topographic contours representing “near-field” public views from Highway 101. The southern overlay boundary south of Highway 101 extends to the coastal bluff top to protect public views of the ocean and coastal bluffs. The enhanced standards of the overlay would ensure that development is sited and/or screened to reduce impacts to the Highway 101 viewshed while still allowing for reasonable development. Proposed development within the overlay is required to be sited consistent with the site design hierarchy and screened to the maximum extent feasible as seen from Highway 101. Proposed

development outside the Critical Viewshed Corridor is only required to be visually subordinate to the surroundings.

The View Corridor Overlay is an existing Coastal Land Use Plan overlay that is applied to several properties south of Highway 101 in the eastern portion of the Plan area. The View Corridor Overlay designation is proposed to be removed from these properties upon adoption of the Critical Viewshed Corridor Overlay.

B. Site Design Hierarchy

A systematic hierarchy of site design and treatment issues has been developed to ensure a consistent approach to implementation of visual resources protection on the Gaviota Coast. Building site selection is the primary design consideration in conforming to the visual resources policies for new development. Ideal building site selection reduces visual impacts and alterations to land forms. However, many properties lack such an ideal building site, and may require screening landscaping, increased grading, or other design solutions to avoid or lessen visual impacts. This situation may cause tension between the various policies and may require development to minimize visibility at the expense of increasing grading to lower finish floor elevations. Screening plants and other treatments may in some cases be warranted to further support subordination of the visual impact from development to the natural setting.

C. Gaviota Coast Plan Design Guidelines

The Gaviota Coast Plan Design Guidelines establish architectural and aesthetic design guidelines for the Plan area to help preserve the area's natural, agricultural and scenic resources. The guidelines would apply to all residential structures and associated improvements, building additions, site work and landscaping with the Plan area, and would also apply to all projects currently subject to Central Board of Architectural Review (Attachment D-2, Section 35.82.070.2 – Design Review).

Within the Plan area, single agricultural structures with a individual gross floor area of less than 5,000 square feet are not subject to the design review requirements provided the structure is in compliance with specific standards (Attachment D-2, Section 35.82.070.B.3.b. and Attachment D-5, Sections 35-102G.B.1 and 35-184.3.b), including: 1) the existing cumulative structural development on the lot that the structure is proposed to be located on does not exceed a footprint area of 10,000 square feet, and 2) the structure complies with specific outdoor lighting standards, and building materials and colors are visually compatible with surrounding areas.

Transportation, Energy and Infrastructure (Chapter 7)

The Transportation, Energy, and Infrastructure (TEI) chapter addresses planning issues related to energy, utilities, mobility, and other services within the Gaviota Coast. The TEI section describes the existing physical and regulatory setting with respect to existing infrastructure such as highway and railways, oil and gas processing and transportation, solid waste facilities, and wastewater disposal.

A. Transportation

Highway 101 through the Gaviota Coast currently operates better than the Santa Barbara County Circulation Element's minimum acceptable Level of Service (LOS); however, Highway 101 operations could be impacted over the long term due to the jobs/housing imbalance between north and south Santa Barbara County and expected regional traffic volume increases along this primary north/south transportation corridor. This stretch of Highway 101 on the Gaviota Coast may require future roadway capacity and safety improvements. Caltrans also plans to convert portions of Highway 101 to freeway and to realign sections of Highway 101 to improve safe and efficient movement through the Gaviota Coast.

Future growth in the movement of people and goods by auto, truck, and rail highlights the need for improved railway safety. Crossing improvement projects can greatly improve the safety of both train and automobile transportation. Grade separations, although costly, provide maximum safety to travelers. Locations where the public currently crosses the railroad tracks represent opportunities to improve pedestrian safety and access by constructing grade-separated pedestrian bridges or undercrossings. These would improve pedestrian and train safety and reduce trespassing on the tracks. The recommended policy approach is focused on coordinated planning with Caltrans and the Santa Barbara County Association of Governments, ensuring that improvements to Highway 101 do not detract from the rural scenic characteristics of the area, enhance bicycle routes, and retain and enhance public coastal access.

B. Energy

With the growing desire to cut air-quality emissions, there may be opportunities on the Gaviota Coast for transitioning into renewable energy production. At this time, the County does not have an enabling ordinance in the Coastal Zone for utility-scale solar projects or utility-scale and small-scale wind projects, nor does it have an enabling ordinance for utility-scale solar projects in the Inland Area. However, utility-scale wind and utility-scale solar energy projects may not be appropriate for the Gaviota Coast, particularly east of the Gaviota Pass, due to impacts to resources and aesthetics.

The Gaviota Coast Plan proposes policies and actions that support identifying sites suitable for locating renewable energy facilities with the least potential for impacts. The Plan encourage opportunities for development of appropriately located renewable energy resources through streamlined planning and processing, and other incentives and the creation of enabling ordinances for small scale, community scale, and utility scale wind energy generation and community scale solar energy generation.

C. Infrastructure and Services

A key issue to consider when evaluating whether new development or land use intensification may be growth inducing is the services (water, sewer, etc.) that need to be established or extended in order to serve the area. Such facilities should be sized so as to provide adequate service to development, but not sized in such a way as to create growth-inducing effects.

Therefore, the lack of public water and sewage service serves as a practical impediment to growth on the Gaviota Coast. The recommended policy approach is to apply the wastewater treatment standards requiring dual leach field installations included in the Toro Canyon and Santa Ynez Community Plans unless supplanted by Environmental Health Services Standards.

6.2 Tribal Consultation

State planning law (SB 18) requires cities and counties to consult with California Native American tribes before amending or adopting any general plan. The County obtained a list of California Native American tribes with traditional lands or cultural places within or in proximity to the GCP area from the Native American Heritage Commission (NAHC). Consistent with Government Code Section 65352.3, the County sent letters to the Santa Ynez Band of Chumash Indians, the Coastal Band of the Chumash Nation, and the Barbareno/Ventureno Band of Mission Indians with an invitation to consult regarding the Draft GCP. None of the tribes responded to the invitation to consult.

7.0 ENVIRONMENTAL REVIEW

The Board initiated environmental review for the Draft GCP on December 3, 2013. Environmental review addressed the potential environmental impacts associated with implementation of the proposed GCP.

The Draft EIR was circulated for public review from June 22, 2015 and a public comment hearing was held July 23, 2015 at the Goleta Union School District, Jack Kramer Administration Center, in Goleta. Public comment was received until the end of the comment period on September 4, 2015.

The Draft Final EIR includes 52 comment letters received on the Draft EIR and staff's response to those comments. Text revisions and response to comments in the Draft Final EIR respond to comments received on the adequacy and accuracy of the Draft EIR, and add additional context, content, and clarity to the environmental analyses. Changes to the Draft Final EIR are highlighted with strikethrough and underline text. The Draft Final EIR (Attachment C) can be reviewed on the Gaviota Coast Plan project webpage at:

<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

The Draft Final EIR does not identify any new significant impacts nor any increase in the severity of impacts. Changes include clarifying information and adding or modifying mitigation to further reduce significant impacts.

7.1 Summary of Environmental Analysis

The Draft Final EIR analyzes the following resource areas: Land Use and Development, Transportation and Circulation, Aesthetics/Visual Resources, Agricultural Resources, Air Quality, Biological Resources, Flooding and Water Resources, Cultural Resources, Public

Services and Facilities, Noise, Geologic Hazards, Hazardous Materials/Risk of Upset, and Parks, Recreation and Trails.

The following sections provide a summary of the identified Class I impacts associated with the proposed project, as well as a summary of the project alternatives analyzed in the Draft Final EIR.

A. Summary of Significant and Unavoidable Impacts (Class I)

The Draft Final EIR (15EIR-00000-00003) for the Gaviota Coast Plan identifies thirteen environmental impacts under three impact areas which cannot be fully mitigated and are therefore considered unavoidable (Class I). Those impact areas are: Biological Resources; Cultural and Historical Resources; and Parks, Recreation, and Trails. For each of these Class I impacts identified by the Draft Final EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below.

Biological Resources

Impacts: The Draft Final EIR identified significant project specific and cumulative impacts related to sensitive vegetation communities (Impact BIO-1), sensitive plant species (Impact BIO-2), sensitive wildlife species (Impact BIO-3), and jurisdictional wetlands and waters (Impact BIO-4). The Final EIR also identified a cumulative impact to wildlife movement corridors.

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to Biological Resources, the Final EIR identifies four mitigation measures (MM BIO-1, MM BIO-2, MM BIO-3, and MM BIO-4), which revise one policy and one development standard and add three new development standards to the Plan.

Impacts to sensitive vegetation communities (Impact BIO-1) are further reduced in the Coastal Zone by MM BIO-1, which requires revisions to Gaviota Coast Plan Policy LU-2. The revised policy requires that the policy or provision of the Gaviota Coast Plan or the Local Coastal Program that is most protective of coastal resources take precedence. MM BIO-1.1 revises development standard Dev Std NS-2 by splitting it into two standards, one applicable to the Inland Area, one applicable to the Coastal Zone. The Coastal Zone version adds buffers from wetlands and butterfly trees consistent with Coastal Land Use Plan (CLUP) policies and does not allow downward adjustment of these buffers. In addition, a recommended mitigation measure, MM SERV-1, also mitigates impacts to sensitive vegetation communities because it requires siting of new development in locations that minimize the need for fuel management and clearance of native vegetation. These mitigation measures were incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known that will further reduce impacts. Under a reasonable worst-case scenario of full buildout of the Gaviota Coast Plan, impacts to sensitive vegetation communities will not be fully mitigated and will remain significant and unavoidable.

Impacts to sensitive plant species (Impact BIO-2) are reduced as follows: (1) MM BIO-1 requires policy and development standard revisions and additions to the Gaviota Coast Plan as discussed above; and (2) MM BIO-2 requires a new development standard (Dev Std NS-3) that requires focused surveys for sensitive plant species if potentially suitable habitat exists on a project site. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full buildout of the Gaviota Coast Plan, impacts to sensitive plant species will not be fully mitigated and will remain significant and unavoidable.

Impacts to sensitive wildlife species (Impact BIO-3) are reduced as follows: (1) MM BIO-1 requires policy and development standard revisions and additions to the Gaviota Coast Plan as discussed above; and (2) MM BIO-3 requires a new development standard (Dev Std NS-4) that requires focused presence/absence surveys for sensitive wildlife species if potentially suitable habitat or critical habitat exists on or adjacent to a project site. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full buildout of the Gaviota Coast Plan, impacts to sensitive wildlife species will not be fully mitigated and will remain significant and unavoidable.

Impacts to jurisdictional wetlands and waters (Impact BIO-4) are reduced by MM BIO-4, which requires the incorporation of an additional development standard in the Gaviota Coast Plan. The new development standard (Dev Std NS-5) requires a formal wetlands delineation of the project site, a determination of presence/absence and boundaries of any Waters of the U.S. and Waters of the State, and limits of any riparian habitats under the sole jurisdiction of the California Department of Fish and Wildlife, if potential jurisdictional wetlands or waters are found on or adjacent to a project site. Mitigation shall be based on the type of wetland impacted and should prevent any net loss of wetland functions and values. The new development standard also states that mitigation replacement ratios may be higher depending on the type and quality of the resource impacts. In addition, MM BIO-1.1 revised Dev Std NS-2 such that in the Coastal Zone, a minimum buffer of 100 feet would apply to wetlands. These mitigation measures were incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full buildout of the Gaviota Coast Plan, impacts to jurisdictional wetlands and waters will not be fully mitigated and will remain significant and unavoidable.

Cumulative impacts, including wildlife movement corridors, are mitigated to the maximum extent feasible with measures MM BIO-1 through MM BIO-4. Impacts to biological resources occurring in areas outside the Gaviota Coast Plan Area as a result of cumulative growth and buildout of adjacent cities' general plans and the County's Comprehensive Plan are added to impacts expected in the Gaviota Coast Plan Area. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

Cultural and Historical Resources

Impacts: The EIR identified significant project-specific and cumulative impacts to historic, archaeological, and traditional resources (Impact CR-1).

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to historic, archaeological, and traditional resources, the Draft Final EIR identifies one mitigation measure (MM CR-1). CR-1 revises one policy, four actions, and three development standards of the Plan, and adds one new action and one new development standard to the Plan. The revisions primarily expand language to ensure that impacts to tribal cultural resources are also addressed appropriately. Other revisions and the new action and development standard add additional measures to protect historical resources from potential impacts of Plan buildout. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full buildout of the Gaviota Coast Plan, impacts to historic, archaeological, and traditional resources will not be fully mitigated and will remain significant and unavoidable.

Parks, Recreation, and Trails Impacts to Biological, Cultural, and Agricultural Resources

Impacts: The Final EIR identified significant project-specific impacts related to adverse physical environmental effects resulting from the construction of additional recreational facilities, primarily the California Coastal Trail, primary trail routes to connect with existing trails, and associated facilities (e.g., trailhead parking, restrooms, etc.) (Impact PR-1). The adverse effects resulting from this development include five potential impacts to biological resources (BIO-1: sensitive vegetation communities, BIO-2: sensitive plant species, BIO-3: sensitive wildlife species, BIO-4: jurisdictional wetlands and waters, and BIO-5: wildlife movement corridors), one potential impact to cultural and historical resources (CR-1: historical and archaeological resources), and two potential impacts to agricultural resources (AG-1: direct conversion of prime agricultural land to non-agricultural use and AG-2: land use compatibility/agricultural interface (indirect impacts)).

Mitigation: The Gaviota Coast Plan includes a number of programmatic policies and development standards that reduce the environmental effects of constructing new trails and associated facilities, including the application of the *Coastal Trail Alignment General Principles*, Policies REC-5 and REC-6 (trail siting and design considerations), and the use of trail siting guidelines. MM PR-1 requires the adoption and implementation of the Gaviota Coast Plan Trail Siting Guidelines that provide further direction to plan, site, and design trails in ways to reduce impacts to agricultural, biological and cultural resources. In addition, Sections 4.1 through 4.12 of the Final EIR identify other mitigation measures to mitigate buildout of the Gaviota Coast Plan (and/or construction of said buildout), which will also mitigate impacts related to the construction of trails and associated facilities, especially MM BIO-1 through MM BIO-4 and MM CR-1. Combined, these measures will reduce project-specific impacts but not to a level of insignificance due to uncertainty regarding ultimate trail location and because implementation of trails and associated facilities would occur over the life of the Plan. In addition, it is unknown

whether avoidance or feasible on-site or off-site mitigation opportunities will be available at the time each trail segment is implemented. No other feasible mitigation measures are known which will further reduce impacts below a level of insignificance. Therefore, adverse impacts to biological, cultural, and agricultural resources resulting from construction of trails and associated facilities will not be fully mitigated and will remain significant and unavoidable.

B. Summary of Alternatives

As required by the California Environmental Quality Act (CEQA) Guidelines Section 15126.6, the Draft Final EIR examines a reasonable range of alternatives to the Plan that potentially minimize environmental impacts while achieving most of the project objectives. The alternatives assessed in the Draft Final EIR include:

- No Project Alternative compares the proposed Plan to continued development under the existing policies and land use and zoning designations of the County Comprehensive Plan and Land Use and Development Code for Inland areas, and the existing Coastal Land Use Plan and Article II Coastal Zoning Ordinance for Coastal Zone areas of the Plan.
- Alternative 1 identifies new and revised Plan policies to enhance protection of riparian and other natural and visual resources and clarifies allowed uses within the Coastal Zone.
- Alternative 2 explores the likelihood of significant effects on visual resources, biology, and recreation, and prioritizes conservation of the area's resources and character when considering development proposals. Alternative 2 includes revised and new suggested policies and actions which seek to achieve a higher level of conservation and improved public access to the coast in the Plan area.
- Alternative 3, the Expanded Land Use Incentives Program, builds upon Draft GCP Action LU-4 to include LUDC and Article II zoning ordinance amendments for an expanded list of land owner actions that warrant the ability to apply for a Residential Second Unit (RSU) on AG-II zoned land within the Plan area. The expanded land owner actions include: a) dedicate a trail easement for the Coastal Trail Primary Route alignment on the adopted PRT Map; b) perform habitat restoration, and c) restore, maintain and/or landmark a historic structure.

The alternatives analysis finds that Alternative 2 is the environmentally superior alternative, as it would maximize reductions in potential significant impacts while attaining most of the project objectives. As summarized under Section 4.1 of this staff report, staff recommends incorporating several components of Alternative 2, including a revision to Policy NS-6 and the incorporation of two actions (Action REC-8 and Action REC-9) based on proposals in Table 6-3 of Alternative 2 (see Attachment F for proposed language). Staff does not recommend adoption of Alternative 2 in its entirety because the remaining components were found to be infeasible or unnecessary. For example, policies addressing sea level rise and bluff retreat are premature since the County is working with the Coastal Commission on coastal resiliency planning that will inform policy decisions in a future CLUP amendment. Similarly, the transportation planning policies evaluated

in Alternative 2 are redundant with county-wide measures that were adopted as part of the County's Energy and Climate Action Plan.

8.0 COMPREHENSIVE PLAN CONSISTENCY

Staff reviewed the GCP for consistency with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan. Attachment E presents the policy consistency analysis. Staff concludes that the GCP, as proposed with recommended staff changes, would be consistent with the Comprehensive Plan, including the Coastal Land Use Plan.

ATTACHMENTS

- A. Gaviota Coast Plan
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>
- B. Findings for Approval
- C. Draft Final Environmental Impact Report
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>
- D. Planning Commission Resolution
 - D-1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 13GPA-00000-00006)
 - D-2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 13ORD-00000-00006)
 - D-3. Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 13RZN-00000-00002)
 - D-4. Board of Supervisors Resolution Amending the Coastal Land Use Plan (Case No. 13GPA-00000-00007)
 - D-5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00007)
 - D-6. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay Maps (Case No. 13RZN-00000-00003)
 - D-7. Board of Supervisors Resolution Adopting the Gaviota Coast Plan Design Guidelines
- E. Policy Consistency Analysis
- F. Principal Changes to the Plan

Gaviota Coast Plan

Case Nos.: 13GPA-00000-00006, 13GPA-00000-00007, 13ORD-00000-00006, 13ORD-00000-00007,
13RZN-00000-00002, and 13RZN-00000-00003

Hearing Date: July 27, 2016

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Attachment B
Findings for Approval

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ATTACHMENT B

Findings for Approval and Statement of Overriding Considerations Gaviota Coast Plan

Case Nos. 13GPA-00000-00006, 13GPA-00000-00007, 13ORD-00000-00006,
13ORD-00000-00007, 13RZN-00000-00002, 13RZN-00000-00003 and 15EIR-00000-00003

1.0 CEQA FINDINGS

1.1 FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report (Final EIR) (15EIR-00000-00003) was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final EIR and its appendices prior to approving the project. In addition, all voting members of the Planning Commission have reviewed and considered testimony and additional information presented at, or prior to, its public hearings. The Final EIR reflects the independent judgment and analysis of the Planning Commission and is adequate for this project.

1.1.2 FULL DISCLOSURE

The Planning Commission finds and certifies that the Final EIR (15EIR-00000-00003) and its appendices constitute a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The Planning Commission further finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The Final EIR (15EIR-00000-00003) and its appendices for the Gaviota Coast Plan identify thirteen environmental impacts under three impact areas which cannot be fully mitigated and are therefore considered unavoidable (Class I). Those impact areas are: Biological Resources; Cultural and Historical Resources; and Parks, Recreation, and Trails. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. For each of these Class I

impacts identified by the Final EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects to the maximum extent feasible, as discussed below.

Biological Resources

Impacts: The Final EIR identified significant project specific and cumulative impacts related to sensitive vegetation communities (Impact BIO-1), sensitive plant species (Impact BIO-2), sensitive wildlife species (Impact BIO-3), and jurisdictional wetlands and waters (Impact BIO-4). The Final EIR also identified a cumulative impact to wildlife movement corridors.

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to Biological Resources, the Final EIR identifies four mitigation measures (MM BIO-1, MM BIO-2, MM BIO-3, and MM BIO-4), which revise one policy and one development standard and add three new development standards to the Plan.

Impacts to sensitive vegetation communities (Impact BIO-1) are further reduced in the Coastal Zone by MM BIO-1, which requires revisions to Gaviota Coast Plan Policy LU-2. The revised policy requires that the policy or provision of the Gaviota Coast Plan or the Local Coastal Program that is most protective of coastal resources take precedence. MM BIO-1.1 revises development standard Dev Std NS-2 by splitting it into two standards, one applicable to the Inland Area, one applicable to the Coastal Zone. The Coastal Zone version adds buffers from wetlands and butterfly trees consistent with Coastal Land Use Plan (CLUP) policies and does not allow downward adjustment of these buffers. In addition, a recommended mitigation measures, MM SERV-1, also mitigates impacts to sensitive vegetation communities because it requires siting of new development in locations that minimize the need for fuel management and clearance of native vegetation. These mitigation measures were incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known that will further reduce impacts. Under a reasonable 20-year buildout scenario of the Gaviota Coast Plan, impacts to sensitive vegetation communities will not be fully mitigated and will remain significant and unavoidable.

Impacts to sensitive plant species (Impact BIO-2) are reduced as follows: (1) MM BIO-1 requires policy and development standard revisions and additions to the Gaviota Coast Plan as discussed above; and (2) MM BIO-2 requires a new development standard (Dev Std NS-3) that requires focused surveys for sensitive plant species if potentially suitable habitat exists on a project site. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable 20-year buildout scenario of the Gaviota Coast Plan, impacts to sensitive plant species will not be fully mitigated and will remain significant and unavoidable.

Impacts to sensitive wildlife species (Impact BIO-3) are reduced as follows: (1) MM BIO-1 requires policy and development standard revisions and additions to the Gaviota Coast Plan as discussed above; and (2) MM BIO-3 requires a new development standard (Dev Std NS-4) that requires focused presence/absence surveys for sensitive wildlife species if potentially

suitable habitat or critical habitat exists on or adjacent to a project site. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable 20-year buildout scenario of the Gaviota Coast Plan, impacts to sensitive wildlife species will not be fully mitigated and will remain significant and unavoidable.

Impacts to jurisdictional wetlands and waters (Impact BIO-4) are reduced by MM BIO-4, which requires the incorporation of an additional development standard in the Gaviota Coast Plan. The new development standard (Dev Std NS-5) requires a formal wetlands delineation of the project site, a determination of presence/absence and boundaries of any Waters of the U.S. and Waters of the State, and limits of any riparian habitats under the sole jurisdiction of the California Department of Fish and Wildlife, if potentially jurisdictional wetlands or waters are found on or adjacent to a project site. Mitigation shall be based on the type of wetland impacted and should prevent any net loss of wetland functions and values. The new development standard also states that mitigation replacement ratios may be higher depending on the type and quality of the resource impacts. In addition, MM BIO-1.1 revised Dev Std NS-2 such that in the Coastal Zone, a minimum buffer of 100 feet would apply to wetlands. These mitigation measures were incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable 20-year buildout scenario of the Gaviota Coast Plan, impacts to jurisdictional wetlands and waters will not be fully mitigated and will remain significant and unavoidable.

Cumulative impacts to biological resources, including wildlife movement corridors, are mitigated to the maximum extent feasible with measures MM BIO-1 through MM BIO-4. Impacts to biological resources occurring in areas outside the Gaviota Coast Plan Area as a result of cumulative growth and buildout of adjacent cities' general plans and the County's Comprehensive Plan are added to impacts expected in the Gaviota Coast Plan Area. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

Findings: The Planning Commission finds that feasible mitigation measures (MM BIO-1, MM BIO-1.1, MM BIO-2, MM BIO-3 and MM BIO-4) have been incorporated into the Gaviota Coast Plan to reduce the significant environmental effects identified in the Final EIR to the maximum extent feasible. These mitigation measures are implemented during project review to mitigate project specific and cumulative impacts to biological resources to the maximum extent feasible. However, even with mitigation measures, impacts to biological resources will remain significant and unavoidable. Therefore, the Planning Commission finds the Gaviota Coast Plan's residual impacts to biological resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Cultural and Historical Resources

Impacts: The Final EIR identified significant project-specific and cumulative impacts to historic, archaeological, and traditional resources (Impact CR-1).

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to historic, archaeological, and traditional resources, the Final EIR identifies one mitigation measure (MM CR-1). CR-1 revises one policy, four actions, and three development standards of the Plan, and adds one new action and one new development standard to the Plan. The revisions primarily expand language to ensure that impacts to tribal cultural resources are also addressed appropriately. Other revisions and the new action and development standard add additional measures to protect historical resources from potential impacts of Plan buildout. This mitigation measure was incorporated into the Gaviota Coast Plan. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable 20-year buildout scenario of the Gaviota Coast Plan, impacts to historic, archaeological, and traditional resources will not be fully mitigated and will remain significant and unavoidable.

Findings: The Planning Commission finds that feasible mitigation measures (MM CR-1) have been incorporated into the Gaviota Coast Plan to reduce the significant environmental effects identified in the Final EIR to the maximum extent feasible. These mitigation measures are implemented during project review to mitigate project specific and cumulative impacts to cultural and historical resources to the maximum extent feasible. However, even with mitigation measures, residual impacts to historic resources, prehistoric and archaeological resources, and tribal cultural resources remain significant and unavoidable. Therefore, the Planning Commission finds the Gaviota Coast Plan's residual impacts to historic, archaeological, and traditional resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Parks, Recreation, and Trails Impacts to Biological, Cultural, and Agricultural Resources

Impacts: The Final EIR identified significant project-specific impacts related to adverse physical environmental effects resulting from the construction of additional recreational facilities, primarily the California Coastal Trail, primary trail routes to connect with existing trails, and associated facilities (e.g., trailhead parking, restrooms, etc.) (Impact PR-1). The adverse effects resulting from this development include five potential impacts to biological resources (BIO-1: sensitive vegetation communities, BIO-2: sensitive plant species, BIO-3: sensitive wildlife species, BIO-4: jurisdictional wetlands and waters, and BIO-5: wildlife movement corridors), one potential impact to cultural and historical resources (CR-1: historical and archaeological resources), and two potential impacts to agricultural resources (AG-1: direct conversion of prime agricultural land to non-agricultural use and AG-2: land use compatibility/agricultural interface (indirect impacts)).

Mitigation: The Gaviota Coast Plan includes a number of programmatic policies and development standards that reduce the environmental effects of constructing new trails and associated facilities, including the application of the *Coastal Trail Alignment General Principles*, Policies REC-5 and REC-6 (trail siting and design considerations), and the use of trail siting guidelines. MM PR-1 requires adoption and implementation of Gaviota Coast Plan Trail Siting Guidelines that provide further direction to plan, site, and design trails in ways to

reduce impacts to agricultural, biological and cultural resources. The Gaviota Coast Plan Trail Siting Guidelines were adopted concurrently with the Gaviota Coast Plan. In addition, Sections 4.1 through 4.12 of the Final EIR identify other mitigation measures to mitigate buildout of the Gaviota Coast Plan (and/or construction of said buildout), which will also mitigate impacts related to the construction of trails and associated facilities, especially MM BIO-1 through MM BIO-4 and MM CR-1. In addition, the Final EIR identifies one measure to further mitigate Impact PR-1 to agricultural resources, biological resources and cultural resources. Combined, these measures will reduce project-specific impacts but not to a level of insignificance due to uncertainty regarding ultimate trail location and because implementation of trails and associated facilities would occur over the life of the Plan. In addition, it is unknown whether avoidance or feasible on-site or off-site mitigation opportunities will be available at the time each trail segment is implemented. No other feasible mitigation measures are known which will further reduce impacts. Therefore, adverse impacts to biological, cultural, and agricultural resources resulting from construction of trails and associated facilities will not be fully mitigated and will remain significant and unavoidable.

Findings: The Planning Commission finds that feasible mitigation measures (MM PR-1) have been incorporated into the Gaviota Coast Plan to reduce the significant environmental effects identified in the Final EIR to the maximum extent feasible. These mitigation measures are implemented during project review to mitigate project specific and cumulative impacts to agricultural, biological and cultural resources, as a result of Impact PR-1, to the maximum extent feasible. However, even with mitigation measures, impacts resulting from construction of trails and associated facilities will remain significant and unavoidable. Therefore, the Planning Commission finds the Gaviota Coast Plan's residual impacts of parks, recreation, and trails are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

1.1.5 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY MITIGATION MEASURES

The Final EIR (15EIR-00000-00003) identified several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below.

Transportation and Circulation

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts due to: (1) limited plan direction for a coordinated approach for comprehensively planning for a transportation corridor plan (Impact TC-1); and (2) the potential for projects that take primary access through at-grade crossings of Highway 1 or Highway 101 to create potential design feature safety hazards at highway at-grade crossings (Impact TC-2).

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to Transportation and Circulation, the Final EIR identifies one mitigation measure (MM TC-1) that will further reduce potentially significant impacts to a less than significant level. MM TC-1 requires revision of Action TEI-2 of the Plan to strengthen the action to provide a coordinated and comprehensive approach with Caltrans, Santa Barbara County Association of Governments, California Department of Parks, and Union Pacific Railroad for future corridor planning. The strengthened action will address operational and safety improvements as well as expanded opportunities for alternative (non-vehicular) modes of transportation. The Final EIR identifies one mitigation measure (MM TC-2) that will reduce design feature safety hazards impacts to less than significant levels. The mitigation requires the revision of Plan Policy TEI-7 to require submittal of any projects for which primary ingress or egress would be through an at-grade crossing of Highway 1 or Highway 101 to Caltrans for review and comment regarding safety issues and requirements for at-grade crossings.

Findings: The Planning Commission finds that MM TC-1 and MM TC-2 will reduce the identified significant effects on transportation and circulation to a level of insignificance. The strengthened action will address operational and safety improvements as well as expanded opportunities for alternative (non-vehicular) modes of transportation.

Aesthetics/Visual Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts resulting from buildout of the Gaviota Coast Plan that could: (1) potentially change the visual character of Plan Area (Impact VIS-1); (2) impact public scenic views, routes and gateways (Impact VIS-2); and increase light and glare (Impact VIS-3).

Mitigation: In addition to the existing policies in the Land Use Element and CLUP of the Comprehensive Plan, and the Ridgeline and Hillside Development Guidelines in the Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (CZO), the Gaviota Coast Plan incorporates numerous programmatic policies, actions, and development standards, including a new Critical Viewshed Corridor Overlay, that mitigate potentially significant impacts to aesthetic/visual resources. The Critical Viewshed Corridor Overlay was incorporated into the LUDC, CZO, and zoning overlay maps concurrently with adoption of the Gaviota Coast Plan. In addition, the Final EIR identifies one measure to further mitigate the three identified potentially significant impacts. MM VIS-1 requires adoption and implementation of Gaviota Coast Plan Design Guidelines that will preserve the region's natural, agricultural, and scenic resources. The Gaviota Coast Plan Design Guidelines were adopted concurrently with the Gaviota Coast Plan. Impacts to aesthetics/visual resources will be less than significant with implementation of this mitigation measure and implementation of the Design Guidelines with future development.

Findings: The Planning Commission finds that MM VIS-1 will reduce significant effects on aesthetics/visual resources to a level of insignificance. This mitigation measure is

implemented during project review to mitigate project specific and cumulative impacts to aesthetics/visual resources to the maximum extent feasible.

Biological Resources

Impacts: The Final EIR identified a potentially significant but mitigable project-specific impact to adopted conservation plans due to potential conflict with coastal biological resource protection policies of the CLUP of the County's Local Coastal Program (Impact BIO-6).

Mitigation: In addition to policies, actions, and development standards included in the Gaviota Coast Plan that reduce impacts to Biological Resources, the Final EIR identifies one mitigation measure (MM BIO-1) that will further reduce potentially significant impacts to a less than significant level. MM BIO-1 requires a revision to Policy LU-1 stating that the policy or provision of the Gaviota Coast Plan or the Local Coastal Program that is most protective of coastal resources take precedence. This mitigation measure was incorporated into the Gaviota Coast Plan.

Findings: The Planning Commission finds that MM BIO-1 will reduce the identified significant effects on conservation plans to a level of insignificance. This mitigation measure is implemented during project review to mitigate project specific and cumulative impacts to biological resources to the maximum extent feasible.

Geologic Hazards/Soils/Mineral Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts due to: (1) soil erosion resulting from expansion of agricultural operations, especially on steeper slopes (Impact GEO-2); and (2) exposure of development to radon gas (Impact GEO-3).

Mitigation: In addition to programmatic policies and development standards in the Gaviota Coast Plan, the Final EIR identified two mitigation measures to further reduce potentially significant impacts to less than significant levels. MM GEO-1 requires the County adopt Steep Slope Guidelines into the LUDC and Article II Coastal Zoning Ordinance to minimize soil erosion associated with agricultural expansion on steep slopes. Steep Slope Guidelines developed by the Cachuma Resource Conservation District were incorporated into the Gaviota Coast Plan as Appendix D. Amendments to the LUDC and CZO incorporate provisions to implement the Steep Slope Guidelines with applicable agricultural expansion. MM GEO-2 requires incorporation of a new development standard Dev Std LU-4 into the Plan that requires new development avoid state-mapped elevated radon hazard zones, or if avoidance is infeasible, to conduct an evaluation of conformance to EPA radon gas exposure standards and apply construction standards mitigating radon concentrations to acceptable levels be required. This development standard was incorporated into the Gaviota Coast Plan.

Findings: The Planning Commission finds that MM GEO-1 and MM GEO-2, the programmatic policies and development standards of the Gaviota Coast Plan, and established

engineering standards and codes (including the County Grading Ordinance and the California Building Code) will reduce impacts to a level of insignificance. This mitigation measure is implemented during project review to mitigate project specific and cumulative impacts to geologic hazards/soils/mineral resources to the maximum extent feasible.

1.1.6 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES ARE NOT FEASIBLE

The Final EIR (15EIR-00000-00003) evaluated a no project alternative and three additional alternatives (one that identifies new and revised Plan policies to provide greater protection of resources in the Coastal Zone, one that prioritizes conservation of the Plan area's resources and character when considering development proposals, and one that identifies additional voluntary landowner actions that provide demonstrated public benefit in exchange for incentive) as methods of reducing or eliminating potentially significant environmental impacts. The Planning Commission finds that the identified alternatives are infeasible for the reasons stated.

1. No Project Alternative

The No Project Alternative assumes that the Gaviota Coast Plan is not adopted. Under the No Project Alternative, the existing land use designations of the 1980 Land Use Element and 1982 CLUP would continue, along with implementation of the policies of these plans. None of the new policies, actions, and development standards of the Gaviota Coast Plan, which enhance protection of biological, cultural, visual, and agricultural resources, would be implemented and amendments to the LUDC and CZO would not be adopted. The Parks, Recreation, and Trails (PRT) map would not be updated with proposed new trail corridors and coastal access points. New proposed long-term actions that would protect agricultural, rural, and open space lands would not be considered or developed, such as clustered residential housing and a transfer of development rights ordinance, nor would certain agricultural permit streamlining processes and additional uses be developed to support the continuation of agriculture over the long term.

The No Project Alternative would result in greater impacts on the following resources relative to the Gaviota Coast Plan, primarily due to the absence of the new policies, actions, and development standards provided in the Gaviota Coast Plan that would provide additional resource protection:

- Land Use and Development
- Transportation and Circulation
- Aesthetics/Visual Resources
- Agricultural Resources
- Biological Resources
- Flooding and Water Resources
- Cultural and Historical Resources

- Public Services: Wildland Fires, Fire Protection, Solid Waste, Water and Wastewater Facilities
- Parks, Recreation, and Trails: Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities

The No Project Alternative would result in similar impacts on the following resources relative to the Gaviota Coast Plan:

- Air Quality
- Public Services: Emergency Response Plans, Law Enforcement, Schools, Water Supplies
- Noise
- Geologic Hazards/Soils/Mineral Resources
- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails: Increased Demand for Recreational Facilities

The No Project Alternative would not result in any reduced impacts relative to the Gaviota Coast Plan.

The No Project Alternative fails to achieve several of the basic objectives of the project. It would not meet the objective of continuing and enhancing viable, working agriculture while balancing it with the protection and enhancement of environmentally sensitive habitats. It would not enhance public access to the coast or include a robust interconnected coastal and inland trail system. It would not provide greater protection and enhancement of habitat areas and watersheds through new and enhanced policies and development standards protecting biological resources and the rezone of significant acreage in the Los Padres National Forest from outdated Ordinance 661 agricultural zones to Mountainous-Gaviota. It would not protect visual resources, cultural resources, or agricultural lands to the maximum extent feasible. In addition, the No Project Alternative could result in greater impacts to Gaviota resources, especially to visual, biological, cultural, agricultural, and recreational resources. Therefore, the Planning Commission finds that the project (as modified by incorporation of EIR mitigation measures and several components of Alternatives 1, 2 and 3) is preferable to the No Project Alternative.

2. Alternative 1: Additional Resource Protection – Coastal Zone

Alternative 1 is similar in most respects to the Gaviota Coast Plan, and includes the same rezones of public lands, new allowed uses on agricultural lands, the Critical Viewshed Corridor Overlay, and policies, actions, and development standards. The difference is that Alternative 1 would revise policies, actions, and development standards applicable to the Coastal Zone to enhance protection of riparian habitat, other habitats, and visual resources. It would also develop a new and separate permit process for the Coastal Zone, identifying Principally Permitted Uses (not appealable to the Coastal Commission) and Permitted Uses (appealable to the Coastal Commission).

Alternative 1 would not result in greater impacts on any resources relative to the Gaviota Coast Plan.

Alternative 1 would result in similar impacts on the following resources relative to the Gaviota Coast Plan:

- Transportation and Circulation
- Agricultural Resources
- Air Quality
- Flooding and Water Resources
- Cultural and Historic Resources
- Public Services
- Noise
- Geologic Hazards/Soils/Mineral Resources
- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails

Alternative 1 would result in reduced impacts on the following resources relative to the Gaviota Coast Plan:

- Land Use and Development
- Aesthetics/Visual Resources
- Biological Resources

Alternative 1 primarily results in similar environmental impacts and reduces some impacts to land use, aesthetics, and biological resources relative to the project by enhancing resource protection policies in the Coastal Zone. However, the reduction would not be substantial enough to eliminate Class I impacts. In response to comments received regarding the Draft EIR, the proposed project was modified to incorporate a policy component of Alternative 1. This includes Policy AG-1H to encourage land improvement programs, and Policy AG-1H (Coastal) to implement land improvement programs consistent with the CLUP. However, the remaining components of Alternative 1 would result in substantially different standards for the Coastal Zone along with a complicated permitting process. This would conflict other components of the project, such as Action AG-1 and Action AG-5.

Since this alternative would result in a less efficient permitting process without substantially reducing significant impacts, it has been deemed infeasible for social, economic and other reasons. As such, the Planning Commission finds that the project (as modified by incorporation of EIR mitigation measures and several components of Alternatives 1, 2 and 3) is preferable to Alternative 1.

3. Alternative 2: Prioritize Resource Conservation when Considering Development Proposals

Alternative 2 is similar in most respects to the Gaviota Coast Plan, and includes the same rezones of public lands, new allowed uses on agricultural lands, the Critical Viewshed Corridor Overlay, and policies, actions, and development standards. The difference is that Alternative 2 would revise four policies, actions, development standards and include 11 new development standards to afford the highest level of protection of natural, agricultural, and recreational resources, whether inland or coastal.

Alternative 2 would not result in greater impacts on any resources relative to the Gaviota Coast Plan.

Alternative 2 would result in similar impacts on the following resources relative to the Gaviota Coast Plan:

- Agricultural Resources: Land Use Compatibility/Agricultural Interface
- Air Quality
- Cultural and Historical Resources
- Public Services
- Noise
- Geologic Hazards/Soils/Mineral Resources
- Hazardous Materials/Risk of Upset

Alternative 2 would result in reduced impacts on the following resources relative to the Gaviota Coast Plan:

- Land Use and Development
- Transportation and Circulation
- Aesthetics/Visual Resources
- Agricultural Resources: Direct Conversion of Prime Agricultural Land to Non-Agricultural Use
- Biological Resources
- Flooding and Water Resources
- Parks, Recreation, and Trails

Alternative 2 primarily results in similar environmental impacts to half the resource issue areas analyzed and reduces some impacts to the other half relative to the project through the revised and new policies, actions, and development standards. However, the reduction would not be substantial enough to eliminate Class I impacts. In response to comments received regarding the Draft EIR, the project was modified to incorporate several components of Alternative 2. These include a revised Policy NS-6 as described in Alternative 2, and four proposed recreation policies and actions revised into two new actions addressing 1) coastal

land, public recreation, and open space acquisition and protection, and 2) railroad crossings and potential right-of-way use (Action REC-8 and Action REC-9).

The remaining components of Alternative 2 were found to be infeasible or unnecessary. For example, policies addressing sea level rise and bluff retreat are premature since the County is working with the Coastal Commission on coastal resiliency planning that will inform policy decisions in a future CLUP amendment. Similarly, the transportation planning policies evaluated in Alternative 2 are redundant with county-wide measures that were adopted as part of the County's Energy and Climate Action Plan.

Since all feasible components of Alternative 2 that would reduce potentially significant impacts have been incorporated into the project, the remaining components of this alternative have been deemed infeasible for social, economic and other reasons. As such, the Planning Commission finds that the project (as modified by incorporation of EIR mitigation measures and several components of Alternatives 1, 2 and 3) is preferable to Alternative 2.

4. Alternative 3: Revised Land Use Incentives Program

Alternative 3 is similar in most respects to the Gaviota Coast Plan, and includes the same rezones of public lands, new allowed uses on agricultural lands, the Critical Viewshed Corridor Overlay, and policies, actions, and development standards. The difference is that Alternative 3 would expand the incentive program described in Actions LU-4 and LU-5. Alternative 3 expands the types of actions a landowner may propose under the Residential Second Unit (RSU) incentive to include habitat restoration and restoration, maintenance, and/or landmarking an history structure. Alternative 3 includes an additional incentive for dedicating an easement for the California Coastal Trail Primary Route: an attached RSU in addition to a detached or attached RSU that could be obtained through one of the other landowner actions.

Alternative 3 would not result in greater impacts on any resources relative to the Gaviota Coast Plan.

Alternative 3 would result in similar impacts on the following resources relative to the Gaviota Coast Plan:

- Transportation and Circulation
- Aesthetics/Visual Resources
- Air Quality
- Flooding and Water Resources
- Cultural and Historical Resources
- Public Services
- Noise
- Geologic Hazards/Soils/Mineral Resources
- Hazardous Materials/Risk of Upset

Alternative 3 would result in reduced impacts on the following resources relative to the Gaviota Coast Plan:

- Land Use and Development
- Agricultural Resources
- Biological Resources
- Parks, Recreation, and Trails

Alternative 3 primarily results in similar environmental impacts overall but reduces some impacts to land use, agricultural and biological resources, and parks, recreation, and trails relative to the project by expanding the types of public benefit actions that could result from the incentives program. However, the reduction would not be substantial enough to eliminate Class I impacts. The Gaviota Coast Plan was modified to incorporate Alternative 3. Therefore, the Planning Commission finds that the project (as modified by incorporation of EIR mitigation measures and several components of Alternatives 1, 2 and 3) is preferable to Alternative 3 alone.

2.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The Gaviota Coast Plan, incorporated herein by reference, contains a set of goals, policies, development standards, and actions that apply to the Gaviota Coast Plan area. The Gaviota Coast Plan is part of, and consistent with, the County Comprehensive Plan, including the Coastal Land Use Plan. However, the Gaviota Coast Plan is tailored to a smaller geographical area and provides greater environmental and other benefits to the Gaviota Coast Plan area as compared to the County Comprehensive Plan and Coastal Land Use Plan.

The Final EIR (15EIR-00000-00003) and its appendices for the Gaviota Coast Plan, incorporating certain elements of Alternatives 1, 2 and 3, identify project impacts to Biological Resources and Cultural Resources in general, and to Biological, Cultural and Agricultural Resources specifically from the Parks, Recreation, and Trails component of the Plan, as significant environmental effects which are considered unavoidable. The Planning Commission therefore makes the following Statement of Overriding Considerations which warrants approval of the project notwithstanding that all identified effects on the environment are not fully avoided or substantially lessened. With respect to each of the environmental effects of the project, the Planning Commission finds that the stated overriding benefits of the project outweigh the significant effects on the environment and that there is no feasible way to lessen or avoid the significant effects. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092 and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations:

- A. The Gaviota Coast Plan provides for necessary and orderly development to accommodate population growth within the 20-year planning horizon consistent with Government Code Section 65060.1 and the goals and policies of the County of Santa Barbara Comprehensive Plan.
- B. The Gaviota Coast Plan (GCP) provides for orderly economic and population growth within a reasonable 20-year time horizon in accordance with the Gaviota Coast Plan Area's available

public and private services (GCP Purpose and Intent, Policy LU-10); protects agriculture (GCP Policies AG-1.A and AG-1.B); provides recreation and open space areas, including provisions for public trails and coastal access points in general, and the California Coastal Trail in particular (GCP Policies REC-1, REC-2, and REC-6); protects natural resources (GCP Policies NS-2, NS-4, and NS-6 through NS-11); preserves the area's character and scenic views (GCP Policies VIS-1 through VIS-17); and balances the needs of future residents with the needs of existing residents.

- C. The Gaviota Coast Plan has the potential to limit adverse impacts and contribute to the long-term protection of the Gaviota Coast's environment by reducing potential impacts to biological resources through the application of the Environmentally Sensitive Habitat Overlay in the Inland Area, the Mountainous-Gaviota zone in the Los Padres National Forest, and the Recreation zone on California State Parks land; continuance of the Environmentally Sensitive Habitat Overlay in the Coastal Zone; and by preserving viable agriculture in Rural Areas.
- D. The Gaviota Coast Plan incorporates a new Parks, Recreation, and Trails (PRT) map identifying a robust interconnected coastal and inland trail system. The Plan also incorporates numerous policies, actions, and development standards that promote the acquisition of easements and construction of trails, trailheads, and coastal access points depicted on the PRT map. This includes the California Coastal Trail, which is a high priority at both the state and local levels.
- E. The Gaviota Coast Plan incorporates numerous policies, development standards, and actions that avoid or minimize significant environmental effects of actions proposed or allowed under the Gaviota Coast Plan (e.g., Natural Resources Stewardship, Cultural Resources Stewardship, and Land Use policies, actions, and development standards). Thus, the Gaviota Coast Plan is "self-mitigating" to a large degree.
- F. The Gaviota Coast Plan protects valuable, actively-farmed, prime and non-prime agricultural lands by maintaining large minimum parcel sizes and adopting policies and development standards to ensure continued viability of agriculture, including Agricultural Element policies modified to apply within the Coastal Zone of the Gaviota Coast Plan Area.
- G. The Gaviota Coast Plan protects important biological resources of the various habitats found within the Gaviota Coast Plan area through its biological resources protection policies, actions, and development standards ("Natural Resources Stewardship") and by rezoning National Forest mountainous lands to Mountainous -Goleta. The Gaviota Coast Plan preserves the value of these lands for their important biologic, hydrologic, and aesthetic qualities in accordance with the Conservation Element, Preservation of Natural Systems.
- H. The Gaviota Coast Plan policies, actions, and development standards protect and preserve historical, archaeological, and tribal cultural resources to the maximum extent feasible in accordance with the Land Use Element Historical and Archaeological Sites Policies 1 through 5; the Conservation Element Archaeological Sites Conclusions and Recommendations; the Coastal Land Use Plan Policies 10-1 through 10-5; and recent State law (Assembly Bill 52).

- I. The Gaviota Coast Plan protects coastal bluffs, hillsides, watersheds, and creeks through a Site Design Hierarchy and Design Guidelines for new development, and Trail Siting Guidelines for new trail easement acquisition and development, all of which direct development and trails to be sited where grading and erosion can be minimized, and avoid bluffs and creeks, etc. The Plan also accomplishes this through the Steep Slope Guidelines that reduce potential water quality degradation and erosion associated with installation of new agriculture on steep slopes (> 30%), and development limitations on extreme slopes (> 40%) through application of the Mountainous Area land use and zoning designations. The Plan also protects creeks through GCP Policies NS-4, NS-7, NS-9, and NS-11, and Dev Std NS-2 (Inland and Coastal).
- J. The Gaviota Coast Plan provides clarity for future developers and land use regulators. The plan's clear and updated policies and development standards will streamline the project-review process for individual applications for future development by providing a framework that can reduce the amount of future project-specific review, environmental review, time, uncertainty, and cost in the permit process.

3.0 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The project is an area plan, prepared as a component of the County's Comprehensive Plan and the Local Coastal Program. The EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. The degree of specificity in the EIR corresponds to the specificity of the general or program level policies of the Project and to the effects that may be expected to follow from the adoption of the Project. The EIR is not as detailed as an EIR on specific development projects or implementation programs that might follow.

All mitigation measures identified in the Final EIR (15EIR-00000-00003) have been incorporated directly into the Gaviota Coast Plan as shown in Attachment A of the staff report to the Planning Commission dated July 20, 2016, with the exception of MM VIS-1, adoption of the Gaviota Coast Plan Design Guidelines. The Design Guidelines are adopted by separate resolution (Attachment D-7 of staff report dated July 20, 2016) as a standalone implementation document. To ensure compliance with mitigation measures during implementation of future development under the Gaviota Coast Plan, the County LUDC and CZO ordinance amendments (Attachment D-2 13ORD-00000-00006 and Attachment D-5 13ORD-00000-00007, respectively, to the staff report dated July 20, 2016) include requirements that development in the Plan Area comply with each policy, action or development standard required by each adopted mitigation measure, as applicable to the type of proposed development. Therefore, a separate mitigation monitoring and reporting program is not necessary, and the Planning Commission finds the Gaviota Coast Plan and amendments to the County LUDC and CZO sufficient for a monitoring and reporting program.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE COMPREHENSIVE PLAN, DEVELOPMENT CODE AND COUNTY ZONING MAP (REZONE) FINDINGS

Findings required for all amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code (LUDC), prior to the approval or conditional approval of an Amendment to the Comprehensive Plan, Development Code, or Zoning Map, the review authority shall first make all of the following findings, as applicable:

4.1.1 The request is in the interests of the general community welfare.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan's consistency with applicable Comprehensive Plan policies) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is in the interests of the general community welfare. As it pertains to the Gaviota Coast, the County Land Use Element is outdated (adopted in 1980) and does not fully address current community and stakeholder concerns. The Gaviota Coast Plan strengthens the goals of protecting the important resources of the Plan Area, including productive agriculture, mountainous areas, sensitive biological and cultural resources, aesthetics and visual resources, and avoids and mitigates adverse effects where feasible. In doing so, the project accommodates development to a degree and in a manner which provides the greatest community welfare without compromising community values, environmental quality, or the public health and safety. Moreover, it provides the framework for a more efficient permit process. Overall, the Gaviota Coast Plan, the LUDC amendments, and revisions to the zoning maps, which would enhance protection of agricultural resources, sensitive biological resources, cultural resources, and aesthetics, are in the interests of the general community welfare.

4.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan's consistency with applicable Comprehensive Plan policies) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is consistent with the Comprehensive Plan and the LUDC. The Gaviota Coast Plan is broad and comprehensive in scope, covering issues important to the community including but not limited to those in the Land Use, Energy, Scenic Highways, Conservation, Agricultural, and Open Space elements of the Comprehensive Plan. Adoption of the Gaviota Coast Plan and associated amendments to the County LUDC and zoning maps will provide more effective consistency with State planning and zoning laws by providing a clearer and more efficient permit process that will benefit the public. The LUDC is amended to be consistent with the Gaviota Coast Plan, and the proposed project is consistent with the remaining portions of the LUDC that would not be revised by the LUDC ordinance amendment. In the future, individual projects developed in compliance with the Gaviota Coast Plan will also be assessed for consistency with all

applicable requirements of the LUDC. Therefore, the Gaviota Coast Plan is consistent with the Comprehensive Plan, State planning and zoning laws, and the County LUDC.

4.1.3 The request is consistent with good zoning and planning practices.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan’s consistency with applicable Comprehensive Plan policies) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is consistent with good zoning and planning practices. The Gaviota Coast Plan incorporates sustainable zoning and planning practices into the Plan and the LUDC amendments. For example, the project enhances protection of sensitive biological, cultural, agricultural, and aesthetic/visual resources. The LUDC amendments incorporate other successful regulations used elsewhere in the unincorporated Santa Barbara County, such as ESH permit requirements comparable to the existing LUDC regulations for the unincorporated Toro Canyon Plan and Eastern Goleta Valley Community Plan areas, and outdoor lighting regulations comparable to those adopted for the Santa Ynez Valley, Mission Canyon, Summerland, and Eastern Goleta Valley community plans. Adoption of the Gaviota Coast Plan and associated amendments to the County LUDC and zoning maps will also provide a clearer and more efficient permit process. Therefore, the project is consistent with good zoning and planning practices.

4.1.4 The request is deemed to be in the public interest.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan’s consistency with applicable Comprehensive Plan policies) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is deemed to be in the public interest. The general plan amendment is in the public interest for the following reasons. The Gaviota Coast Plan addresses future development in the Gaviota Coast Plan area. It proposes new, policies, actions, and development standards to protect rural agricultural resources, to protect biological resources and water quality, and to preserve community character while allowing for a clearer and more efficient permitting process. The primary intent of the Gaviota Coast Plan is to articulate the community’s expressed desire to preserve agricultural and the natural resources that make the Gaviota Coast a unique area, and enhance the quality of life enjoyed by residents and visitors. Overall, it is in the public interest to address future development in the Gaviota Coast Plan area by adopting the goals, policies, actions, and development standards of the Gaviota Coast Plan.

4.2 AMENDMENT TO ARTICLE II, LCP, OR ZONING MAP AMENDMENT (REZONE) FINDINGS

Findings required for All Amendments to the Article II Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an Amendment to the Article II Zoning Ordinance, the Local Coastal Program or the County Zoning Map, the decision-maker shall first make all of the following findings:

4.2.1 The request is in the interests of the general community welfare.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan’s consistency with applicable Comprehensive Plan policies, including the Coastal Land Use Plan) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is in the interests of the general community welfare. As it pertains to the Gaviota Coast, the Coastal Land Use Plan is outdated (adopted in 1982) and does not fully address current community and stakeholder concerns. The Gaviota Coast Plan strengthens the goals of protecting the important resources of the Plan Area, including productive agriculture, mountainous areas, sensitive biological and cultural resources, aesthetics and visual resources, and avoids and mitigates adverse effects where feasible. No significant land use and zoning changes are proposed in the Coastal Zone and potential residential development density would not increase. The project accommodates development to a degree and in a manner which provides the greatest community welfare without compromising community values, environmental quality, or the public health and safety. Moreover, it provides the framework for a more efficient permit process. Overall, the Gaviota Coast Plan, the Article II amendments, and revisions to the zoning maps are in the interests of the general community welfare.

4.2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and this Article.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan’s consistency with applicable Comprehensive Plan policies, including the Coastal Land Use Plan) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is consistent with the Comprehensive Plan, the Coastal Land Use Plan, and the Article II Coastal Zoning Ordinance. The Gaviota Coast Plan is broad and comprehensive in scope, covering issues important to the community including but not limited to those in the Land Use, Energy, Scenic Highways, Conservation, Agricultural, and Open Space elements of the Comprehensive Plan. Adoption of the Gaviota Coast Plan and associated amendments to the Article II Coastal Zoning Ordinance and zoning maps will provide more effective consistency with State planning and zoning laws by providing a clearer and more efficient permit process that will benefit the public. The Article II Coastal Zoning Ordinance is amended to be consistent with the Gaviota Coast Plan. In addition, the proposed project is consistent with the remaining portions of Article II that would not be revised by the Article II Coastal Zoning Ordinance Amendment. In the future, individual projects developed in compliance with the Gaviota Coast Plan will also be assessed for consistency with all applicable requirements of Article II. Therefore, the Gaviota Coast Plan is consistent with the Comprehensive Plan, including the Coastal Land Use Plan, State planning and zoning laws, and Article II.

4.2.3 The request is consistent with good zoning and planning practices.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan’s consistency with applicable Comprehensive Plan policies, including the Coastal Land Use Plan) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is in the interests of the general community welfare. The Gaviota Coast

Plan incorporates sustainable zoning and planning practices into the Plan and the Article II Coastal Zoning Ordinance amendments. For example, the project enhances protection of sensitive biological, cultural, agricultural, and aesthetic/visual resources. The Article II amendments include successful regulations used elsewhere in the unincorporated Santa Barbara County, for example, agricultural permit streamlining. The Article II amendments also include outdoor lighting regulations comparable to those adopted for the Santa Ynez Valley, Mission Canyon, Summerland, and Eastern Goleta Valley community plans. Adoption of the Gaviota Coast Plan and associated amendments to the Article II Coastal Zoning Ordinance and zoning maps will also provide a clearer and more efficient permit process. Therefore, the project is consistent with zoning and planning practices.

4.1.4 The request is deemed to be in the public interest.

As discussed in Attachment E (a thorough review of the Gaviota Coast Plan's consistency with applicable Comprehensive Plan policies, including the Coastal Land Use Plan) of the staff report to the Planning Commission, dated July 20, 2016, herein incorporated by reference, the project is deemed to be in the public interest. The general plan amendment is in the public interest for the following reasons. The Gaviota Coast Plan addresses future development in the Gaviota Coast Plan area. It proposes new, policies, actions, and development standards to protect rural agricultural resources, to protect biological resources and water quality, and to preserve community character while allowing for a clearer and more efficient permitting process. The primary intent of the Gaviota Coast Plan is to articulate the community's expressed desire to preserve agricultural and the natural resources that make the Gaviota Coast a unique area, and enhance the quality of life enjoyed by residents and visitors. Overall, it is in the public interest to address future development in the Gaviota Coast Plan area by adopting the goals, policies, actions, and development standards of the Gaviota Coast Plan.

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Attachment D
Planning Commission Resolution

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ATTACHMENT D: PLANNING COMMISSION RESOLUTION

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE)
BOARD OF SUPERVISORS THE ADOPTION OF)
AMENDMENTS TO THE COASTAL LAND USE)
PLAN OF THE SANTA BARBARA COUNTY LOCAL) RESOLUTION NO. 16- _____
COASTAL PROGRAM, THE LAND USE ELEMENT)
OF THE SANTA BARBARA COUNTY) CASE NOS: 13GPA-00000-00006
COMPREHENSIVE PLAN, THE ARTICLE II COASTAL) 13GPA-00000-00007
ZONING ORDINANCE, THE COUNTY LAND USE) 13ORD-00000-00006
AND DEVELOPMENT CODE, AND THE COASTAL) 13ORD-00000-00007
LAND USE PLAN MAPS, THE LAND USE ELEMENT) 13RZN-00000-00002
MAPS, THE ARTICLE II MAPS, AND THE COUNTY) 13RZN-00000-00003
ZONING MAP, THAT DELINEATE LAND USE AND)
ZONING DESIGNATIONS WITHIN THE GAVIOTA)
COAST PLAN AREA, TO IMPLEMENT THE GOALS,)
POLICIES, AND DEVELOPMENT STANDARDS OF)
THE GAVIOTA COAST PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Land Use Plan.
- B. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Comprehensive Plan for the County of Santa Barbara.
- C. On July 19, 1982, by Ordinance No. 3312, the Board of Supervisors adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35, Zoning, of the Santa Barbara County Code, which included, by reference, a series of maps that delineate the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located within the Coastal Zone.
- D. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code, which included, by reference, the County Zoning Map that delineates the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located outside the Coastal Zone.
- E. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan, including the Community and Area Plans, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- F. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code.

- G. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- H. This County Planning Commission has held a duly noticed hearing in compliance with Government Code Sections 65353 and 65854 on the proposed amendments and ordinances, at which hearing the amendments and ordinances were explained and comments invited from the persons in attendance.
- G. In compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed amendments and ordinances are consistent with the Comprehensive Plan, including the Gaviota Coast Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment B of the County Planning Commission staff report dated July 20, 2016, which is included by reference. The County Planning Commission has also determined that the Gaviota Coast Plan and associated amendments to the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan make it consistent with the Comprehensive Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt the following Resolutions and Ordinances that would implement the goals, policies and development standards of the Gaviota Coast Plan:
 - a. A Resolution amending the Land Use Element (Case No. 13GPA-00000-00006) of the Santa Barbara County Comprehensive Plan (Attachment 1);
 - b. An Ordinance amending the County Land Use and Development Code (Case No. 13ORD-00000-00006), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 2);
 - c. An Ordinance amending the County Zoning Map (Case No. 13RZN-00000-00002) (Attachment 3);
 - d. A Resolution amending the Coastal Land Use Plan (Case No. 13GPA-00000-00007) of the Santa Barbara County Local Coastal Plan (Attachment 4);
 - e. An Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00007) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 5);
 - f. An Ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay

Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay (Case No. 13RZN-00000-00003) (Attachment 6); and

- h. A Resolution adopting the Gaviota Coast Design Guidelines (Attachment 7).
3. This County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment B of the County Planning Commission staff report dated July 20, 2016.
4. This County Planning Commission endorses and transmits a certified copy of this Resolution to the Board of Supervisors in compliance with Government Code Section 65354 and Section 65855.
5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this _____, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LARRY FERINI, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 13GPA-00000-00006)
2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 13ORD-00000-00006)
3. Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 13RZN-00000-00002)
4. Board of Supervisors Resolution Amending the Coastal Land Use Plan (Case No. 13GPA-00000-00007)
5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00007)
6. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay Maps (Case No. 13RZN-00000-00003)
7. Board of Supervisors Resolution Adopting Gaviota Coast Plan Design Guidelines

Attachment D-1
Board of Supervisors Resolution
Land Use Element

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ATTACHMENT D-1: LAND USE ELEMENT RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING SPECIFIC)
AMENDMENTS TO THE LAND USE ELEMENT OF) RESOLUTION NO. 16 - _____
THE SANTA BARBARA COUNTY COMPREHENSIVE)
PLAN BY THE ADOPTION OF THE GAVIOTA) Case No.: 13GPA-00000-00006
COAST PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan, and the requirements of California Planning, Zoning, and Development laws.
- C. In 2016, a Final Environmental Impact Report for the Gaviota Coast Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- D. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- E. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- F. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- G. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution in compliance with Government Code Section 65354.
- H. The Board received and considered the Planning Commission’s recommended actions and held a duly noticed public hearing, as required by Government Code Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.
- I. In compliance with Government Code Section 65350.5, before a substantial amendment of the Comprehensive Plan, the Board is required to review and consider a groundwater sustainability plan or groundwater management plan, an adjudication of water rights, and/or an order or interim plan by the State Water Resources Control Board; however, such plans do not exist at the time of this action, thus the Board has satisfied its duties pursuant to Government Code Section 65350.5.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Adopt the Gaviota Coast Plan as an amendment to the Land Use Element of the Comprehensive Plan (Exhibit 1).
 - b. Amend the maps of the Land Use Element of the Santa Barbara County Comprehensive Plan as follows:
 - (1) Adopt the non-coastal zone portions of maps titled “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B), which together depict the land use designations within the Gaviota Coast Plan area;
 - (2) Adopt the non-coastal zone portions of maps titled “Gaviota Coast Plan Land Use Overlay Designations - West” (Exhibit 3-A) and “Gaviota Coast Plan Land Use Overlay Designations - East” (Exhibit 3-B), which together depict the land use overlay designations within the Gaviota Coast Plan area;
 - (3) Adopt the non-coastal zone portions of maps titled “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - West” (Exhibit 4-A) and “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - East” (Exhibit 4-B), which together depict the environmentally sensitive habitat area within the Gaviota Coast Plan area;
 - (4) Adopt the non-coastal zone portions of maps titled “Gaviota Coast Plan Parks, Recreation & Trails - West” (Exhibit 5-A), “Gaviota Coast Plan Parks, Recreation & Trails - Central” (Exhibit 5-B), and “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C), which together depict existing and proposed recreational areas and trail alignments within the Gaviota Coast Plan area;
 - (5) Amend the existing map titled “Gaviota Coast Rural Region Land Use Map” by removing the land use designations located within the non-coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B);
 - (6) Amend the existing map titled “North Gaviota Coast Rural Region Land Use Map” by removing the land use designations located within the non-coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A);
 - (7) Amend the existing map titled “Lompoc Valley Rural Region Land Use Map” by:
 - (a) Removing the land use designations located within the non-coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B); and

- (b) Revising the boundary of the “Lompoc Valley Rural Region Land Use Map” to be coincident with the boundary of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) where they abut;
 - (8) Amend the existing map titled “Santa Ynez Valley Rural Region Land Use Map” by:
 - (a) Removing the land use designations located within the non-coastal zone portions of the “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B), and
 - (b) Revising the boundary of the “Santa Ynez Valley Rural Region Land Use Map” to be coincident with the boundary of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B) where they abut, and
 - (c) Adding those properties located on the non-coastal zone portion of “Gaviota Coast Rural Region Land Use Map” that are not located within the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B) areas, along with their existing land use designations;
 - (9) Repeal and retire the non-coastal zone portion of the existing map titled “Gaviota Coast Rural Region Land Use Map.”
 - (10) Repeal and retire the non-coastal zone portion of the existing map titled “North Gaviota Coast Rural Region Land Use Map.”
 - (11) Amend the existing map titled “PRT-1 Santa Barbara County Area” by:
 - (a) Removing those areas located within the maps titled “Gaviota Coast Plan Parks, Recreation & Trails - West” (Exhibit 5-A), “Gaviota Coast Plan Parks, Recreation & Trails - Central” (Exhibit 5-B), and “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C), and
 - (b) Adding a reference to the Gaviota Coast Plan Parks, Recreation & Trails maps within the area encompassed by the “Gaviota Coast Plan Parks, Recreation & Trails - West” (Exhibit 5-A), “Gaviota Coast Plan Parks, Recreation & Trails - Central” (Exhibit 5-B), and “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C) maps.
 - (12) Amend the existing map titled “PRT-3 Goleta - Santa Barbara Area” by adding a Proposed Off Road Trail segment extending from the easternmost Primary Route alignment shown on the “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C) across Eagle Canyon to connect with the proposed Farren Road trail as shown on the “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C) map.
- c. Amend the list of maps of the Land Use Element of the Santa Barbara County Comprehensive Plan as shown in the section titled “Land Use Element Maps” to reflect the addition and deletion of Comprehensive Plan Land Use Element maps as described in Subsection 2.b, above, and to read as follows:

LAND USE ELEMENT MAPS

The maps for the Land Use Element consist of the following:

Santa Barbara County Comprehensive Plan
Land Use Element
COMP-1 (1" = 8000')

Santa Barbara County Comprehensive Plan
Land Use Element
Carpinteria Area
COMP-2-(1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Cuyama Valley Area
COMP-2 (1" = 2000')

Santa Barbara County Comprehensive Plan
Land Use Element
Santa Barbara Area
COMP-3 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Lompoc Area
COMP-5 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Santa Maria-Orcutt Area
COMP-6 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Guadalupe-Casmalia Area
COMP-7 (1" = 2000')

Santa Barbara County Comprehensive Plan
Land Use Element
Garey Sisquoc Land Use Map120
COMP-8 (1" = 600')

Eastern Goleta Valley Community Plan
Land Use Designations

Eastern Goleta Valley Community Plan
Land Use Overlay

Eastern Goleta Valley Community Plan
Environmentally Sensitive Habitat and Riparian Corridor
Land Use and Zoning Overlay

Gaviota Coast Plan Land Use Designations - West
Gaviota Coast Plan Land Use Designations - East
Gaviota Coast Plan Land Use Overlay Designations - West
Gaviota Coast Plan Land Use Overlay Designations - East
Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - West
Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - East
Gaviota Coast Plan Parks, Recreation & Trails - West
Gaviota Coast Plan Parks, Recreation & Trails - East

Goleta Community Plan
Land Use Overlay, Southern and Northern Section - Inland Area

Goleta Community Plan
Land Use, Environmentally Sensitive Habitat and Riparian Corridor Overlay,
Southern Section and Northern Section – Inland Area

Lompoc Valley Rural Region Land Use Map

Los Alamos Community Plan
Land Use Designation Map

Mission Canyon Community Plan
Land Use Designations
Parks & Trails
Environmentally Sensitive Habitat

Montecito Community Plan
Land Use Designations
(1" = 500')

Montecito Community Plan
Land Use Overlay
(1" = 500')

Montecito Community Plan
Environmentally Sensitive Habitat Overlay (Land Use and Zoning)
(1" = 500')

Santa Ynez Valley Community Plan
Santa Ynez Valley Community Plan Land Use Designations Map
Santa Ynez Valley Community Plan Parks, Recreation & Trails Map

Santa Ynez Valley Rural Region Land Use Map

Summerland Community Plan
Land Use Designations
(1" = 300')

Summerland Community Plan
Land Use Overlay (Land Use and Zoning)
(1" = 300')

Toro Canyon Plan
Land Use Designations Map

Toro Canyon Plan
Land Use Overlay Designations Map

Toro Canyon Plan
Environmentally Sensitive Habitats, Land Use Overlay Map

3. In compliance with the provisions of Government Code Section 65356, the above described changes are hereby adopted as amendments to the Land Use Element of the County Comprehensive Plan.
4. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby described to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
6. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibits:

- Exhibit 1 Gaviota Coast Plan
- Exhibit 2-A Gaviota Coast Plan Land Use Designations - West
- Exhibit 2-B Gaviota Coast Plan Land Use Designations - East
- Exhibit 3-A Gaviota Coast Plan Land Use Overlay Designations - West
- Exhibit 3-B Gaviota Coast Plan Land Use Overlay Designations - East
- Exhibit 4-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - West
- Exhibit 4-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - East
- Exhibit 5-A Gaviota Coast Plan Parks, Recreation & Trails - West
- Exhibit 5-B Gaviota Coast Plan Parks, Recreation & Trails - Central
- Exhibit 5-C Gaviota Coast Plan Parks, Recreation & Trails - East

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EXHIBIT 1

GAVIOTA COAST PLAN

Available online at <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

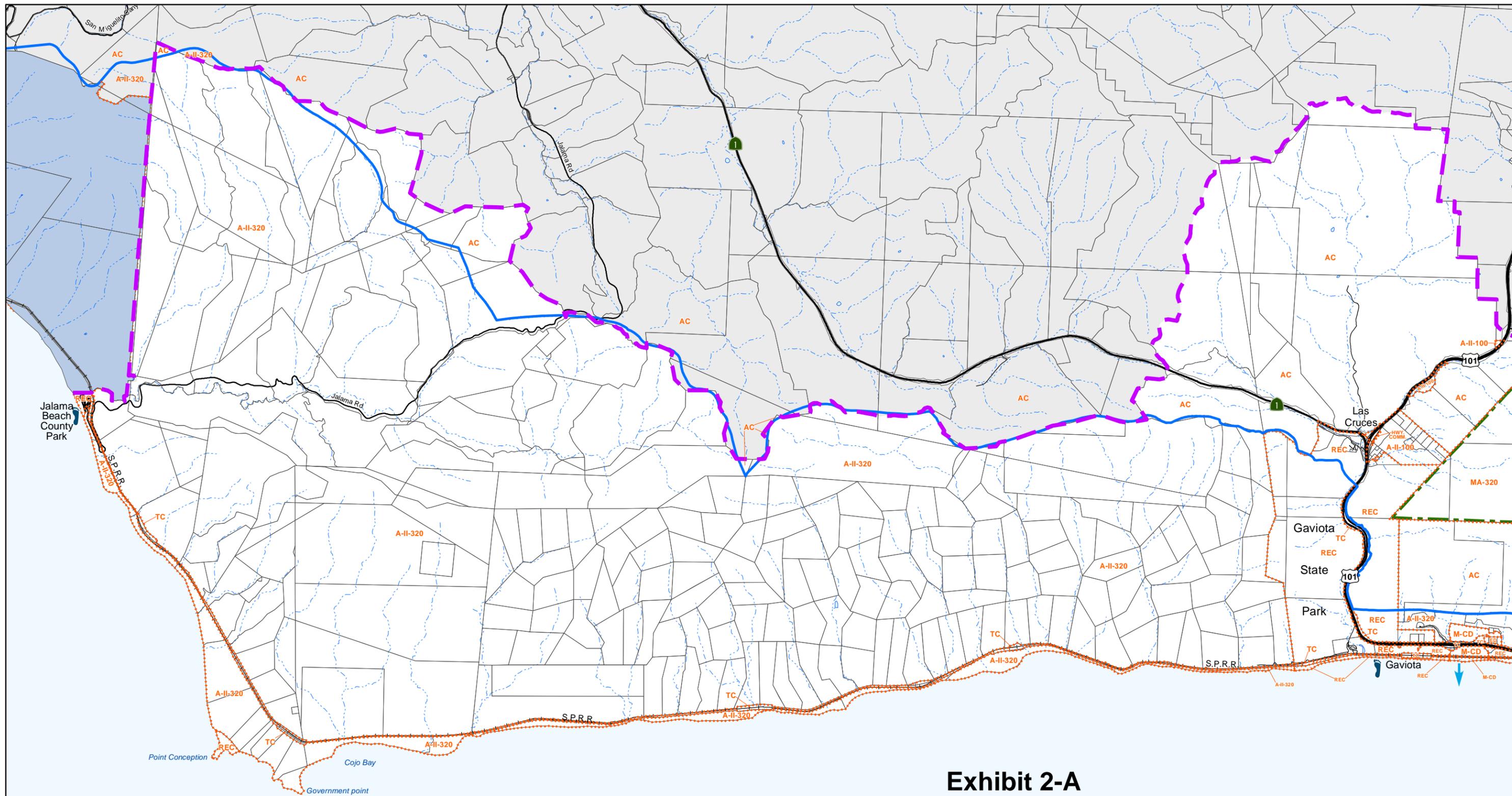
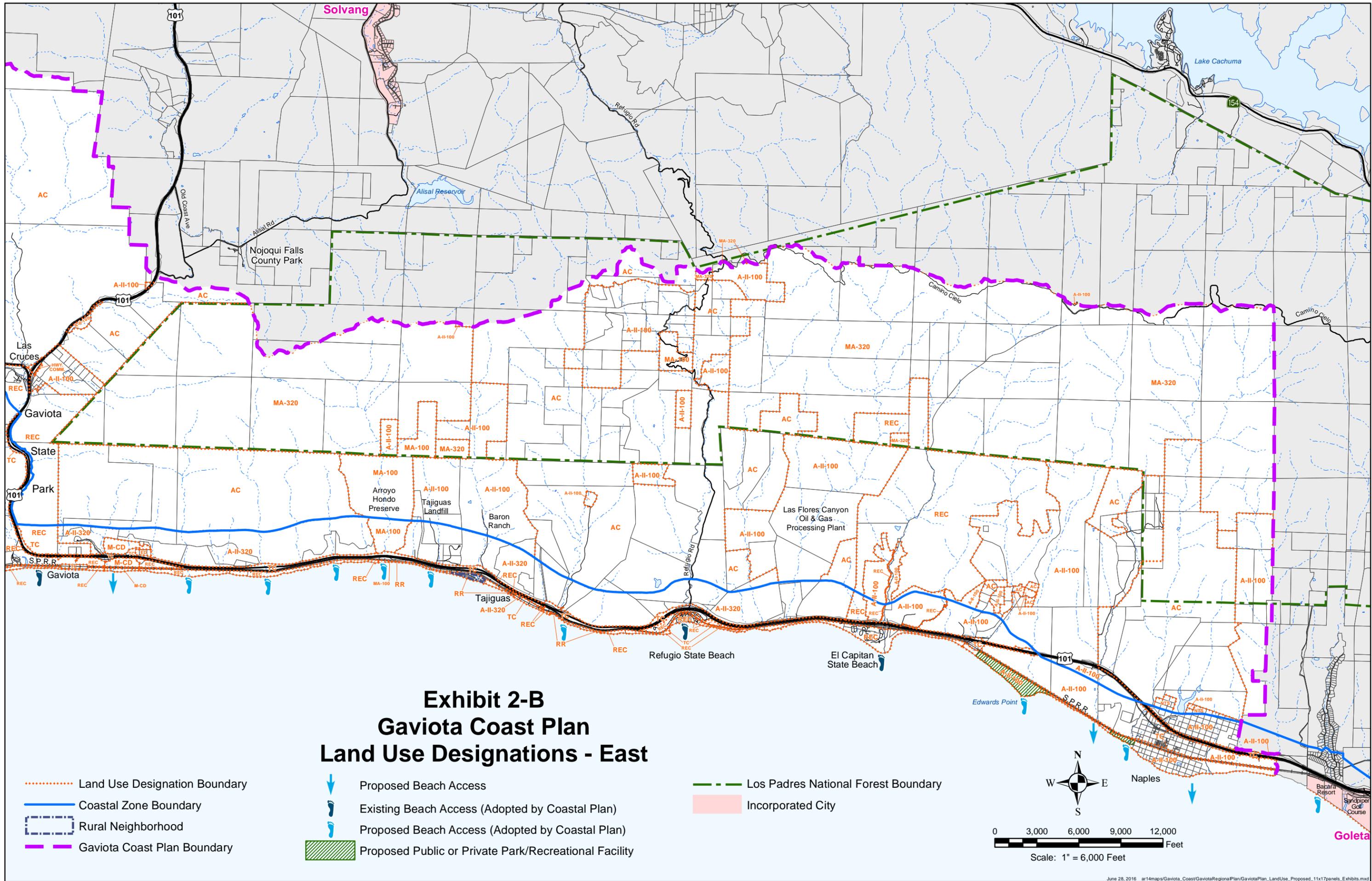


Exhibit 2-A Gaviota Coast Plan Land Use Designations - West

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> - - - - - Land Use Designation Boundary — Coastal Zone Boundary Rural Neighborhood — Gaviota Coast Plan Boundary | <ul style="list-style-type: none"> ↓ Proposed Beach Access ↓ Existing Beach Access (Adopted by Coastal Plan) ↓ Proposed Beach Access (Adopted by Coastal Plan) Proposed Public or Private Park/Recreational Facility | <ul style="list-style-type: none"> - - - - - Los Padres National Forest Boundary Vandenberg Air Force Base |
|---|--|---|



Scale: 1" = 6,000 Feet



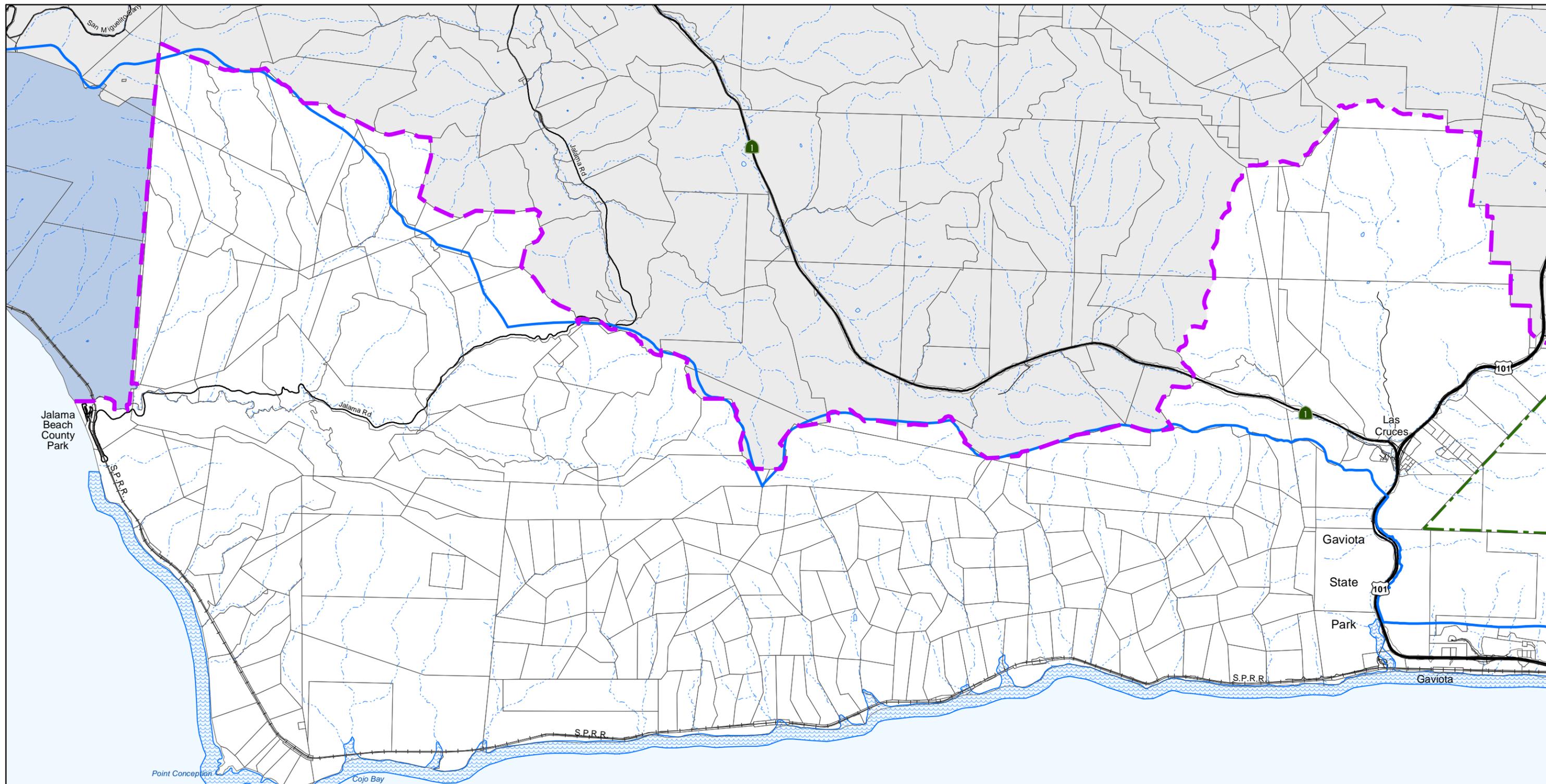
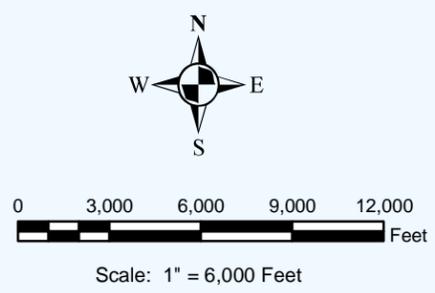
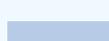
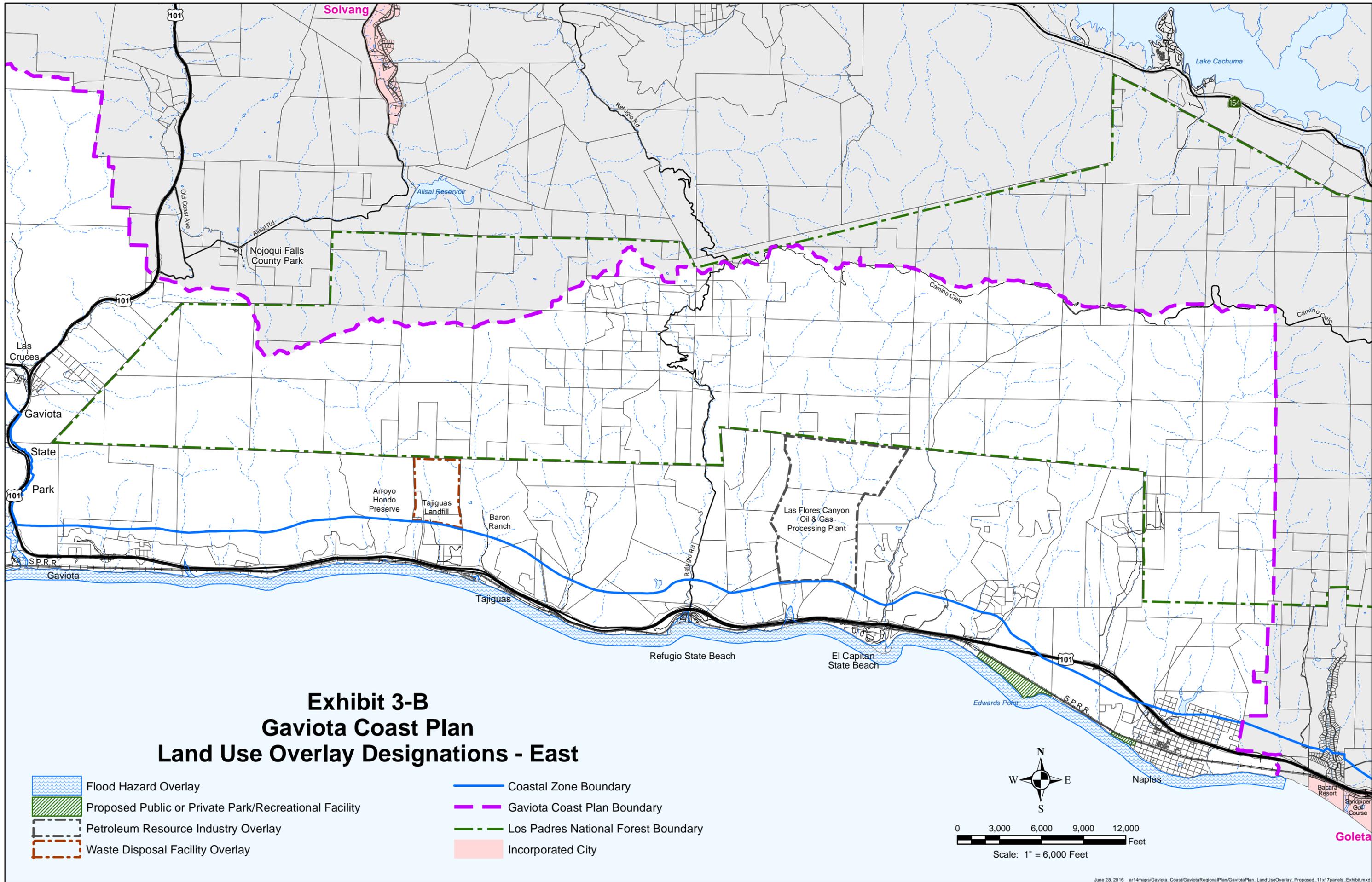
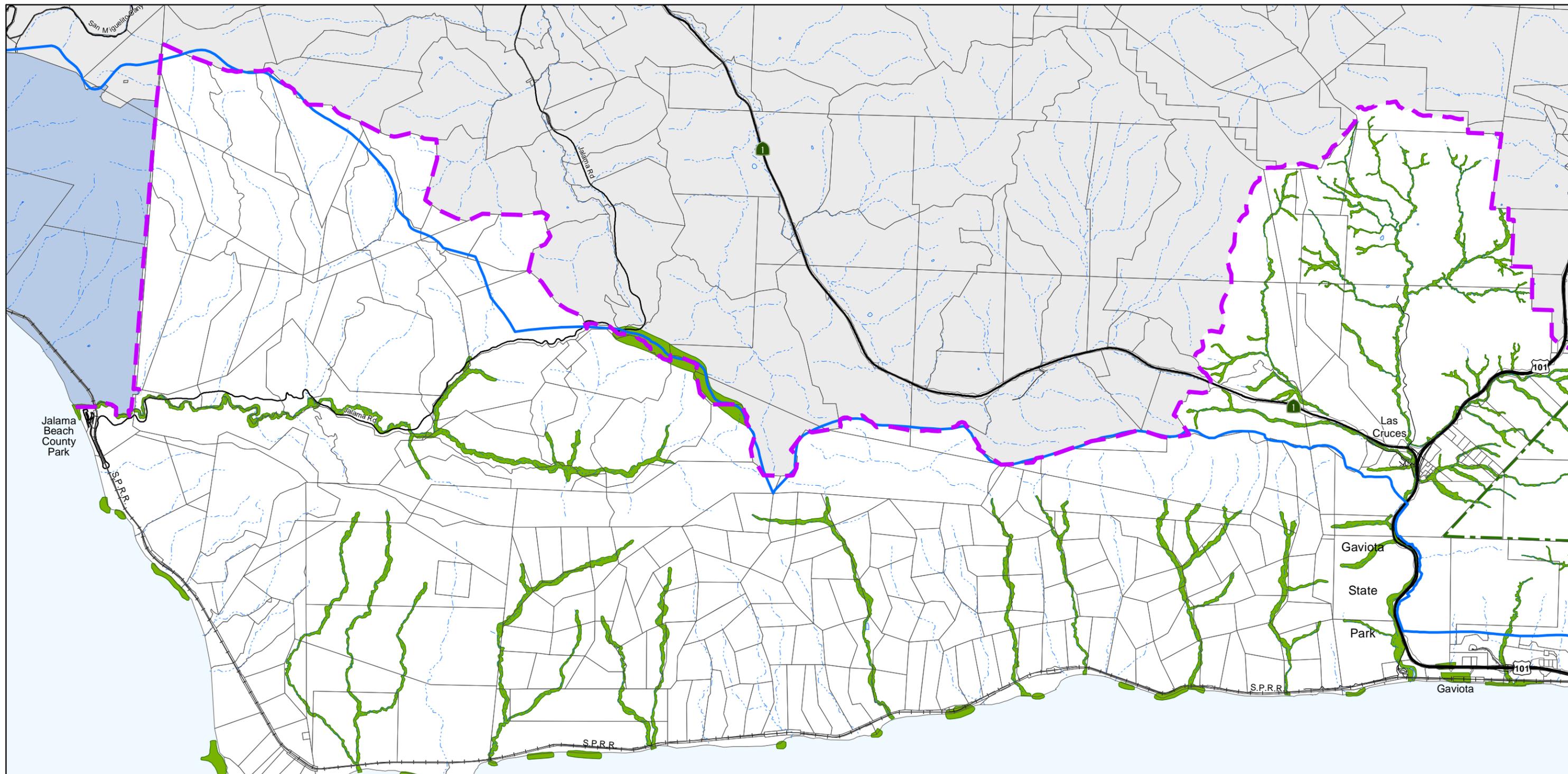


Exhibit 3-A Gaviota Coast Plan Land Use Overlay Designations - West



- | | | | |
|---|---|---|-------------------------------------|
|  | Flood Hazard Overlay |  | Coastal Zone Boundary |
|  | Proposed Public or Private Park/Recreational Facility |  | Gaviota Coast Plan Boundary |
|  | Petroleum Resource Industry Overlay |  | Los Padres National Forest Boundary |
|  | Waste Disposal Facility Overlay |  | Vandenberg Air Force Base |





**Exhibit 4-A
Gaviota Coast Plan
Environmentally Sensitive Habitat
Land Use and Zoning Overlays**



Scale: 1" = 6,000 Feet

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Vandenberg Air Force Base

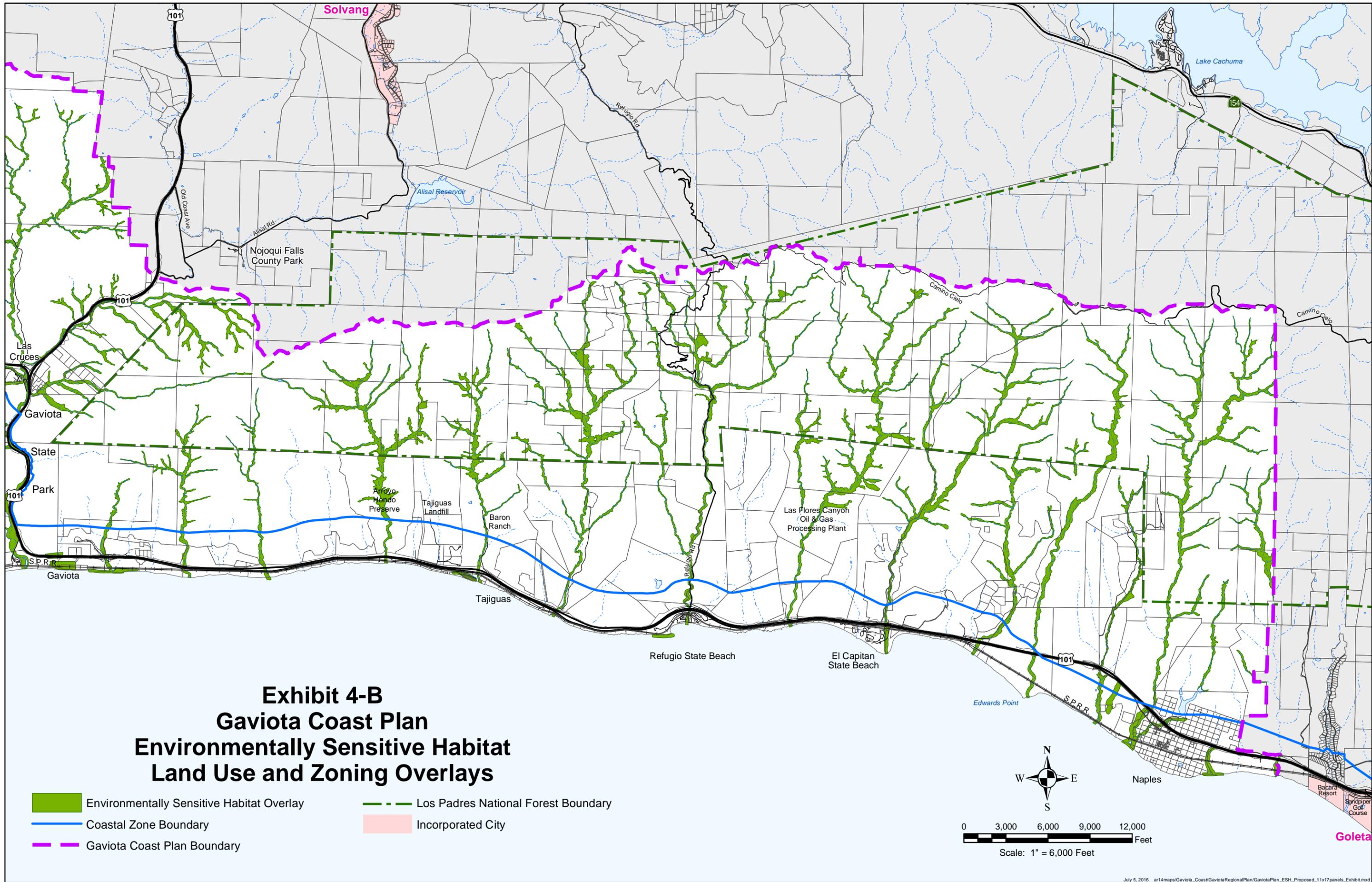


Exhibit 4-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Incorporated City



Scale: 1" = 6,000 Feet

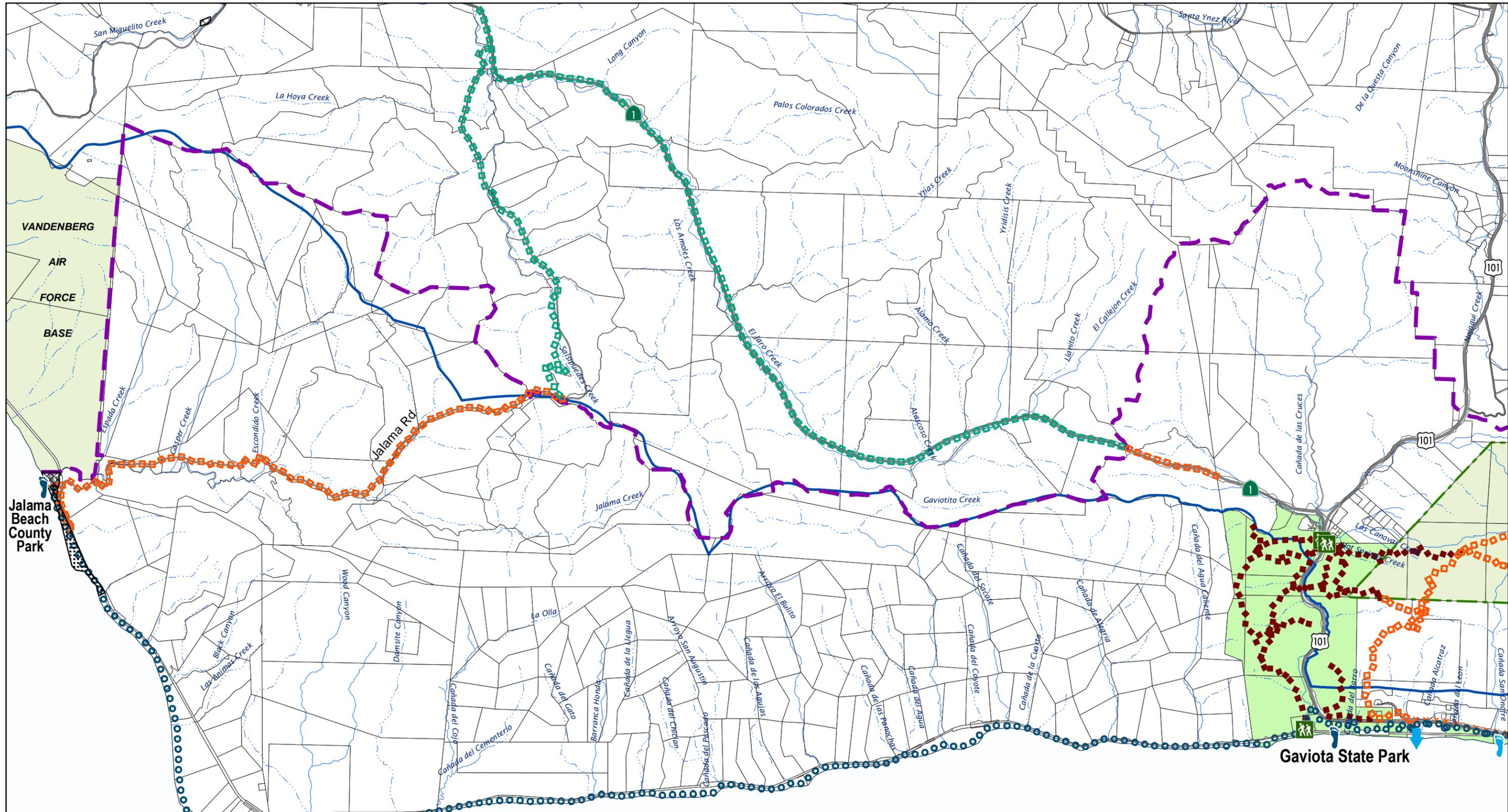


Exhibit 5-A Gaviota Coast Plan - Parks, Recreation & Trails - West

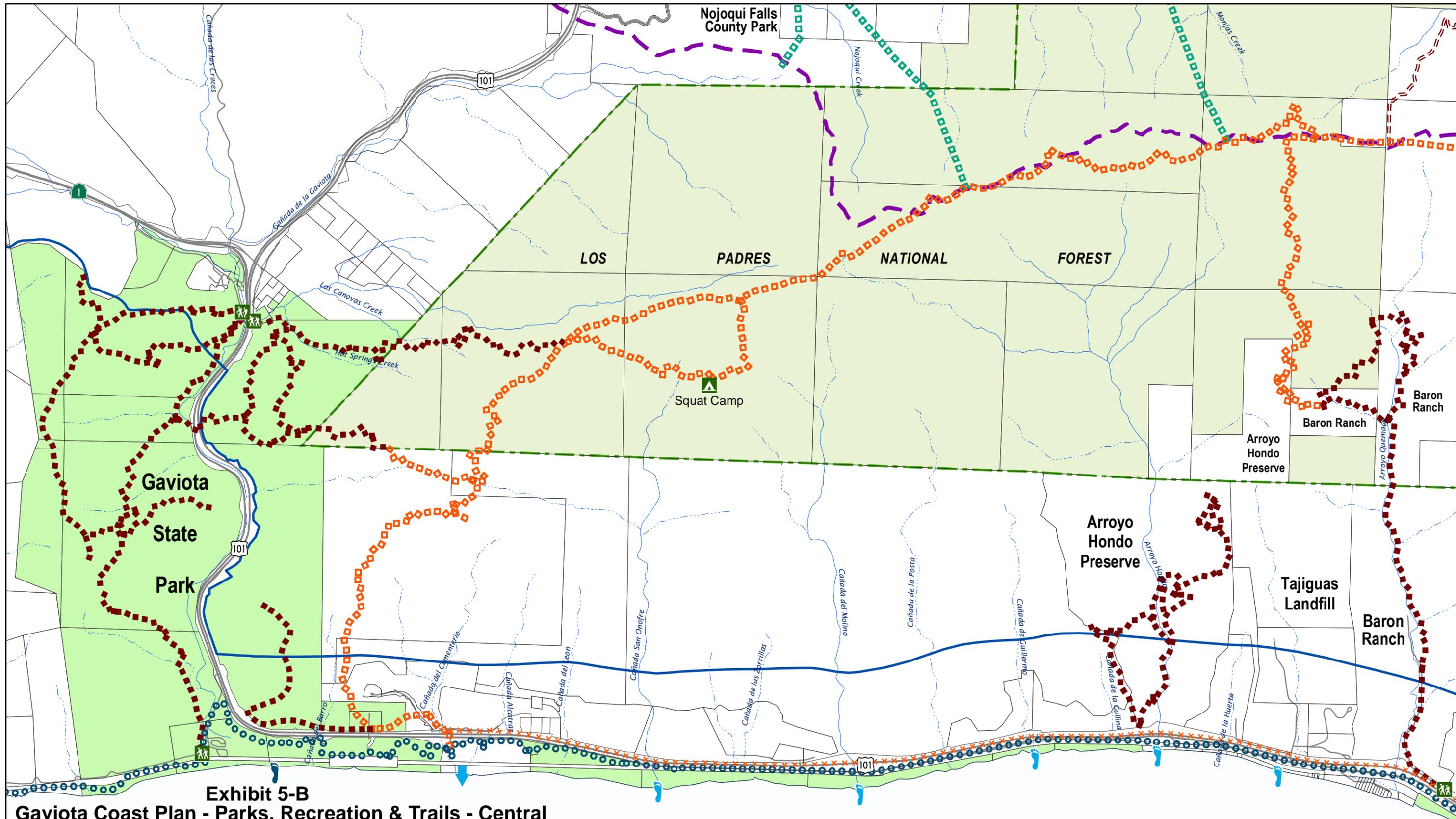
Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Primary Route
- x x x x Alternate Alignment
- ■ ■ ■ Existing Trail

- Proposed Trailhead
- Proposed Beach Access
- Existing Beach Access (Adopted by Coastal Plan)
- Proposed Beach Access (Adopted by Coastal Plan)

- Existing Park (Adopted by Current PRT)
- Proposed Park (Adopted by Current PRT)
- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- - - Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches





**Exhibit 5-B
Gaviota Coast Plan - Parks, Recreation & Trails - Central**

Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Primary Route
- ×××× Alternate Alignment
- Existing Trail
- ==== Existing Trail Easement

- ▲ Proposed Trailhead
- ↓ Proposed Beach Access
- 👣 Existing Beach Access (Adopted by Coastal Plan)
- 👣 Proposed Beach Access (Adopted by Coastal Plan)

- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches



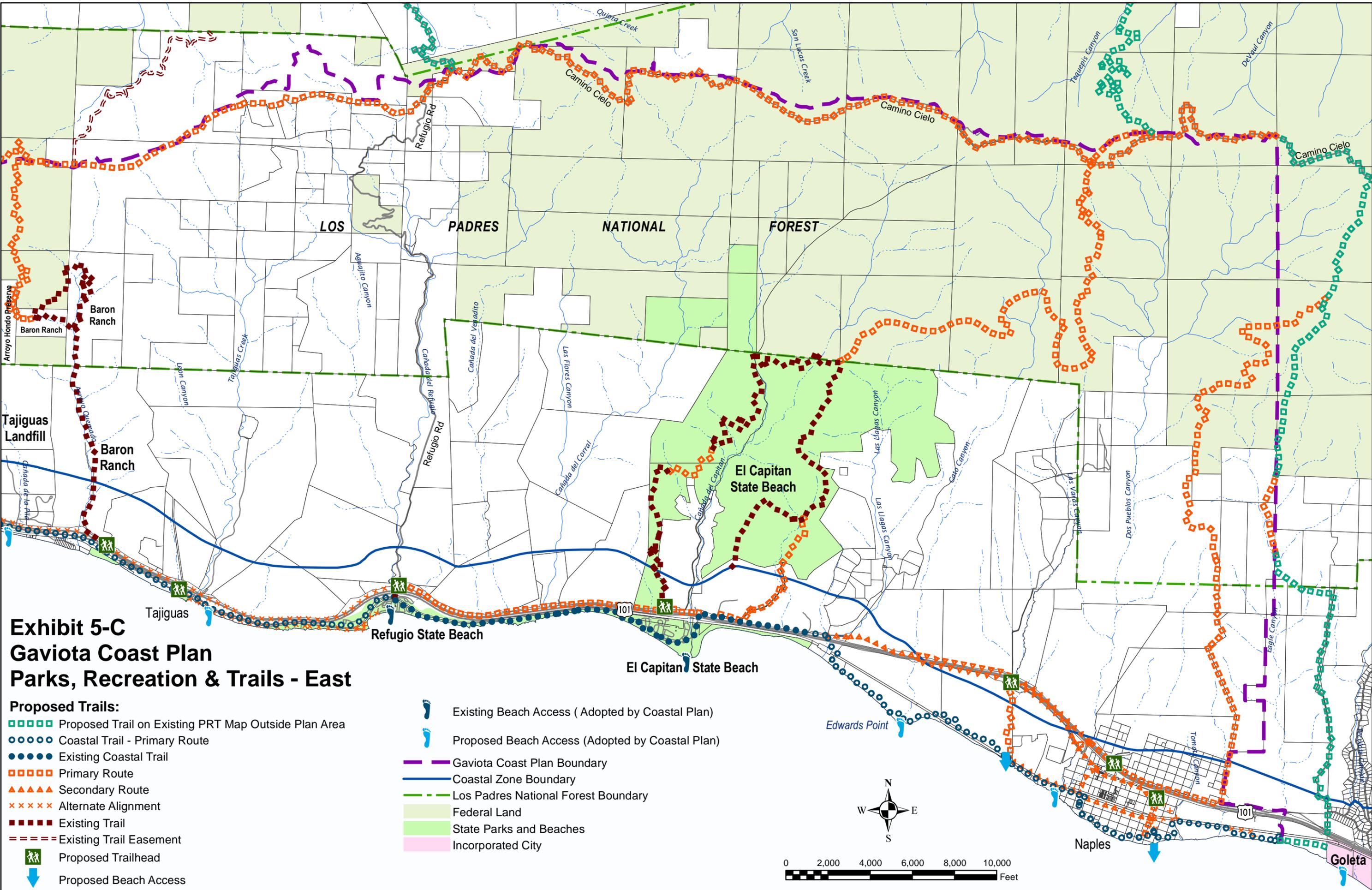
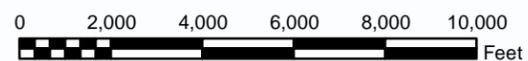


Exhibit 5-C Gaviota Coast Plan Parks, Recreation & Trails - East

Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Existing Coastal Trail
- Primary Route
- ▲▲▲▲ Secondary Route
- ×××× Alternate Alignment
- ■ ■ ■ Existing Trail
- ==== Existing Trail Easement
- 🚶 Proposed Trailhead
- ⬇️ Proposed Beach Access

- 👣 Existing Beach Access (Adopted by Coastal Plan)
- 👣 Proposed Beach Access (Adopted by Coastal Plan)
- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches
- Incorporated City



Attachment D-2

Board of Supervisors Ordinance Amendment
County Land Use and Development Code

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ATTACHMENT D-2: COUNTY LUDC ORDINANCE AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING ARTICLE 35.1, DEVELOPMENT CODE APPLICABILITY, ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES, ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, ARTICLE 35.8, PLANNING PERMIT PROCEDURES, AND ARTICLE 35.11, GLOSSARY, TO IMPLEMENT THE GAVIOTA COAST PLAN AND MAKE OTHER MINOR CLARIFICATIONS, CORRECTIONS AND REVISIONS.

Case No. 13ORD-00000-00006

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Table 1-1 Zones, of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, to read as follows:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
Agricultural Zones		
AG-I	Agricultural I	35.21
AG-II	Agricultural II	
Resource Protection Zones		
MT-GOL	Mountainous - Goleta	35.22
MT-TORO	Mountainous - Toro Canyon	
RMZ	Resource Management	
Residential Zones		
RR	Rural Residential (Coastal Zone) Residential Ranchette (Inland area)	35.23
E-1	Single Family Estate Residential	
R-1	Single Family Residential	
EX-1	One-Family Exclusive Residential	
R-2	Two-Family Residential	
DR	Design Residential	
MR-O	Multi-Family Residential - Orcutt	
PRD	Planned Residential Development	
SLP	Small-Lot Planned Development	
SR-M	Medium Density Student Residential	
SR-H	High Density Student Residential	
MHP	Mobile Home Planned Development	
MHS	Mobile Home Subdivision	
Commercial Zones		
C-1	Limited Commercial	35.24
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
CM-LA	Community Mixed Use - Los Alamos	
CS	Service Commercial	

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
C-V	Resort/Visitor-Serving Commercial	
PI	Professional and Institutional	
SC	Shopping Center	

Industrial Zones

M-RP	Industrial Research Park	35.25
M-1	Light Industry	
M-2	General Industry	
M-CR	Coastal-Related Industry	
M-CD	Coastal-Dependent Industry	

Special Purpose Zones

MU	Mixed Use	35.26
NTS	Naples Townsite	
OT-R (1)	Old Town-Residential (1)	
OT-R/LC	Old Town - Residential/Light Commercial	
OT-R/GC	Old Town - Residential/General Commercial	
PU	Public Utilities	
REC	Recreation	
TC	Transportation Corridor	

Overlay Zones

AH	Affordable Housing	35.28
ARC	Agriculture Residential Cluster	
CVC	Critical Viewshed Corridor	
F	Airport Approach	
CA	Carpinteria Agricultural	
D	Design Control	
ESH-GAV	Environmentally Sensitive Habitat - Gaviota Coast	
ESH-GOL	Environmentally Sensitive Habitat - Goleta	
ESH-MC	Environmentally Sensitive Habitat - Mission Canyon	
ESH-TCP	Environmentally Sensitive Habitat - Toro Canyon	
FA	Flood Hazard	
GM	Growth Management	
HC	Highway 101 Corridor	
HWMF	Hazardous Waste Management Facility	
PA-OTO	Pedestrian Area - Old Town Orcutt	
RC-GOL	Riparian Corridor - Goleta	
SC-MC	Scenic Corridor - Mission Canyon	
SF	Single Family Restricted	
SD	Site Design	
VC	View Corridor	

Community Plan Overlay Zones

GAV	Gaviota Coast Plan	35.200 <u>35.28.210</u>
GOL	Goleta	35.240 <u>35.28.210</u>
LA	Los Alamos	35.300 <u>35.28.210</u>
ORC	Orcutt	35.360 <u>35.28.210</u>
SYV	Santa Ynez Valley	35.340 <u>35.28.210</u>
SUM	Summerland	35.360 <u>35.28.210</u>
TCP	Toro Canyon Plan	35.360 <u>35.28.210</u>

Notes:

- (1) Although the OT-R zone (Old Town-Residential) is included within the Special Purpose Zones table, it is still considered a residential zone as this term is applied within this Development Code

SECTION 2:

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 hereby amended to delete existing Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, and to replace with the following new Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones, to read as follows:

Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u>	Allowed use, no permit required (Exempt)	
	<u>P</u>	Permitted use, Land Use Permit required (2)	
	<u>MCUP</u>	Minor Conditional Use Permit required	
	<u>CUP</u>	Conditional Use Permit required	
	<u>ZC</u>	Zoning Clearance required	
	<u>S</u>	Permit determined by Specific Use Regulations	
	<u>—</u>	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	AG-I	AG-II	

AGRICULTURAL, MINING, & ENERGY FACILITIES

<u>Agricultural accessory structure</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Agricultural processing - On-premise products</u>	<u>P</u>	<u>P (3)</u>	35.42.040
<u>Agricultural processing - Off-premise products</u>	<u>—</u>	<u>CUP (3)</u>	35.42.040
<u>Agricultural processing - Extensive</u>	<u>—</u>	<u>CUP (4)</u>	35.42.040
<u>Animal keeping (except equestrian facilities, see RECREATION)</u>	<u>S</u>	<u>S</u>	35.42.060
<u>Aquaculture</u>	<u>—</u>	<u>CUP</u>	35.42.070
<u>Aquaponics</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Cultivated agriculture, orchard, vineyard</u>	<u>E</u>	<u>E</u>	
<u>Grazing</u>	<u>E</u>	<u>E</u>	
<u>Greenhouse</u>	<u>P</u>	<u>P (6)</u>	35.42.140
<u>Mining - Agricultural soil export</u>	<u>—</u>	<u>MCUP</u>	35.82.160
<u>Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Mining- Surface, less than 1,000 cubic yards (7)</u>	<u>P</u>	<u>P</u>	35.82.160
<u>Mining- Surface, 1,000 cubic yards or more</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Oil and gas uses</u>	<u>S</u>	<u>S</u>	35.5
<u>Utility-scale photovoltaic facilities</u>	<u>—</u>	<u>CUP</u>	35.59
<u>Winery</u>	<u>S</u>	<u>S</u>	35.42.280

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

<u>Composting facility</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.100
<u>Composting (small scale)</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Fertilizer manufacturing</u>	<u>—</u>	<u>CUP (4)</u>	
<u>Firewood processing and sales</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Lumber processing, milling (small scale)</u>	<u>—</u>	<u>S (5)</u>	35.21.060

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

<u>Country club</u>	<u>CUP</u>	<u>CUP</u>	
<u>Equestrian facilities</u>	<u>CUP</u>	<u>P (8)</u>	
<u>Fairgrounds</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf course</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf driving range</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, public or private</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, religious</u>	<u>CUP</u>	<u>CUP</u>	
<u>Museum</u>	<u>CUP</u>	<u>CUP</u>	
<u>Rural recreation</u>	<u>—</u>	<u>CUP (8)</u>	35.42.240
<u>School</u>	<u>CUP</u>	<u>CUP</u>	
<u>School - Business, professional or trade</u>	<u>CUP</u>	<u>CUP</u>	
<u>Sports and outdoor recreation facilities</u>	<u>CUP</u>	<u>CUP</u>	

Key to Zone symbols

AG-I	Agriculture I	AG-II	Agriculture II
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35.21.030.C](#).
- (3) See [Section 35.42.070.C](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (4) Use limited to areas designated on the Land Use Element Maps with the "Agricultural Industry overlay."
- (5) Limited to locations within the Gaviota Coast Plan area.
- (6) See [Section 35.42.140.C](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (7) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.
- (8) See [Section 35.42.240.D](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u>	Allowed use, no permit required (Exempt)	
	<u>P</u>	Permitted use, Land Use Permit required (2)	
	<u>MCUP</u>	Minor Conditional Use Permit required	
	<u>CUP</u>	Conditional Use Permit required	
	<u>ZC</u>	Zoning Clearance required	
	<u>S</u>	Permit determined by Specific Use Regulations	
	<u>=</u>	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	AG-I	AG-II	

RESIDENTIAL USES

<u>Agricultural employee housing, 4 or fewer employees</u>	<u>P</u>	<u>P</u>	35.42.030
<u>Agricultural employee housing, 5 or more employees</u>	<u>CUP</u>	<u>CUP</u>	35.42.030
<u>Artist studio</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Dwelling, one-family (3)</u>	<u>P</u>	<u>P</u>	
<u>Farmworker dwelling unit</u>	<u>P</u>	<u>P</u>	35.42.135
<u>Farmworker housing complex</u>	<u>P</u>	<u>CUP</u>	35.42.135
<u>Guesthouse</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Home occupation</u>	<u>P</u>	<u>P</u>	35.42.190
<u>Monastery</u>	<u>CUP</u>	<u>CUP</u>	
<u>Residential accessory uses and structures</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Residential second unit - attached (4)</u>	<u>P</u>	<u>P (5)</u>	35.42.230
<u>Residential second unit - detached (4)</u>	<u>P</u>	<u>P (5)</u>	35.42.230
<u>Special care home, 7 or more clients</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090

RETAIL TRADE

<u>Agricultural product sales</u>	<u>P</u>	<u>P (6)</u>	35.42.050
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SERVICES

<u>Cemetery</u>	<u>CUP</u>	<u>CUP</u>	
<u>Charitable or philanthropic organization</u>	<u>CUP</u>	<u>CUP</u>	
<u>Large family day care home</u>	<u>P</u>	<u>P</u>	35.42.090
<u>Small family day care home</u>	<u>E</u>	<u>E</u>	35.42.090
<u>Day care center, Non-residential</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Day care center, Residential</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Lodging - Guest ranch</u>	<u>=</u>	<u>CUP (7)</u>	
<u>Lodging - Hostel</u>	<u>=</u>	<u>CUP</u>	35.42.240
<u>Mausoleum</u>	<u>CUP</u>	<u>CUP</u>	
<u>Medical services - Animal hospital</u>	<u>MCUP</u>	<u>P</u>	35.42.250
<u>Mortuary, accessory to cemetery</u>	<u>CUP</u>	<u>CUP</u>	35.42.120

Key to Zone Symbols

<u>AG-I</u>	<u>Agriculture I</u>	<u>AG-II</u>	<u>Agriculture II</u>
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) One-family dwelling may be a mobile home on a permanent foundation, see [Section 35.42.205](#).
- (4) Limited to specific locations. See the limitations on location for the use in [Chapter 35.42 \(Standards for Specific Land Uses\)](#).
- (5) Limited to locations within the Gaviota Coast Plan area.
- (6) See Section [35.42.050.E](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (7) See Section [35.42.240.D](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u>	Allowed use, no permit required (Exempt)	
	<u>P</u>	Permitted use, Land Use Permit required (2)	
	<u>MCUP</u>	Minor Conditional Use Permit required	
	<u>CUP</u>	Conditional Use Permit required	
	<u>ZC</u>	Zoning Clearance required	
	<u>S</u>	Permit determined by Specific Use Regulations	
	<u>=</u>	Use Not Allowed	
<u>LAND USE (1)</u>	<u>PERMIT REQUIRED BY ZONE</u>		Specific Use Regulations
	<u>AG-I</u>	<u>AG-II</u>	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

<u>Agricultural product transportation facility</u>	<u>=</u>	<u>CUP</u>	35.42.040.B.2
<u>Airport, public</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, private and temporary</u>	<u>CUP</u>	<u>CUP</u>	
<u>Drainage channel, water course, storm drain, less than 20,000 sf</u>	<u>P</u>	<u>P</u>	
<u>Drainage channel, water course, storm drain, 20,000 sf or more</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical substation - Minor (3)</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical transmission line (4)</u>	<u>CUP</u>	<u>CUP</u>	
<u>Flood control project, less than 20,000 sf total area (4)</u>	<u>P</u>	<u>P</u>	
<u>Flood control project, 20,000 sf or more total area (4)</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Heliport</u>	<u>CUP</u>	<u>CUP</u>	
<u>Pipeline - Oil or gas</u>	<u>P</u>	<u>P</u>	35.5
<u>Public utility facility</u>	<u>CUP</u>	<u>CUP</u>	
<u>Public works or private service facility</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Road, street, less than 20,000 sf total area</u>	<u>P</u>	<u>P</u>	
<u>Road, street, 20,00 sf or more total area</u>	<u>P</u>	<u>P</u>	
<u>Telecommunications facility</u>	<u>S</u>	<u>S</u>	35.44
<u>Wind turbines and wind energy systems</u>	<u>S</u>	<u>S</u>	35.57

WATER SUPPLY & WASTEWATER FACILITIES

<u>Onsite Wastewater Treatment System, individual, alternative</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Onsite Wastewater Treatment System, individual, conventional</u>	<u>E</u>	<u>E</u>	
<u>Onsite Wastewater Treatment System, individual, supplemental</u>	<u>E</u>	<u>E</u>	
<u>Pipeline - Water, reclaimed water, wastewater</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, less than 50,000 sf of total development</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, 50,000 sf or more of total development</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Wastewater treatment facility, less than 200 connections</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water diversion project</u>	<u>P</u>	<u>P</u>	
<u>Water extraction, commercial</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water system with 1 connection</u>	<u>E</u>	<u>E</u>	
<u>Water system with 2 to less than 5 connections</u>	<u>P</u>	<u>P</u>	
<u>Water system with 5 or more connections</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Water well, agricultural</u>	<u>E</u>	<u>E</u>	

Key to Zone Symbols

<u>AG-I</u>	<u>Agriculture I</u>	<u>AG-II</u>	<u>Agriculture II</u>
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) [Development Plan approval](#) may also be required; see [Section 35.21.030.C](#).
- (3) Use is subject to the standards of the PU zone.

SECTION 3:

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 hereby amended to amend to Section 35.21.050, Agricultural Zones Development Standards, of Chapter 35.21, Agricultural Zones, to add a new Subsection D to read as follows:

- D. Development standard for agricultural activities located in the Gaviota Coast Plan area.**
Agricultural activities located on slopes of 30 percent or greater on agriculturally zoned lands

shall adhere to the best management practices in the Steep Slope Guidelines, Gaviota Coast Plan Appendix D, to ensure slope stabilization, soil conservation, and water quality control.

SECTION 4:

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 hereby amended to amend of Chapter 35.21, Agricultural Zones, to add a new Section 35.21.060 titled “Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan area”, read as follows:

Section 35.21.060 - Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan area.

- A. Purpose and intent.** This Section determines the type of planning permit required for the specific land uses listed below, and provides development standards and structure size limitations related to the intensity of the land use. The intent is to provide for flexibility in the development of uses that are individually and cumulatively accessory to, supportive of, and subordinate to the primary agricultural use of the property while promoting orderly development of these uses within the Gaviota Coast Plan area, and to ensure their compatibility with surrounding land uses in order to protect the public health and safety, and prevent impacts to natural, cultural, and visual resources. The cumulative uses on any premises shall be incidental and subordinate to the agriculture activity located on the premises.
- B. Applicability.** The requirements of this Section 35.21.060 (Permit Requirements and Development Standards for Specific Uses in the Gaviota Coast Plan Area) apply to applications for development of land uses that are that are proposed to be located on property zoned Agricultural II (AG-II) within the Gaviota Coast Plan area.
- C. Specific land uses.** A land use and/or activity addressed by this Section shall comply with the provisions of each subsection applicable to the specific use in addition to all other applicable provisions of this Development Code.
- 1. Aquaponics (closed system).**
 - a. An Aquaponics system may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.
 - (1) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - b. An Aquaponics system (closed) that does not comply with the development standards in Subsection C.1.a. above, may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits).
 - 2. Composting (small scale).**
 - a. A composting (small scale) operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.
 - (1) The feedstock for the composting operation originates from onsite.
 - (2) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (3) There is no more than 500 cubic yards of compost on-site at any one time.
 - (4) No more than 1,000 cubic yards of compost sold or given away annually.

- (5) The compostable material may also include up to 10 percent food matter.
 - (6) Compost piles shall not exceed 12 feet in height.
 - (7) The operator of the Composting (small scale) operation shall maintain and follow an odor abatement plan per Santa Barbara County Air Pollution Control District guidance.
 - (8) The operation provides a setback of at least 200 feet from adjacent lots.
- b. A composting (small scale) operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.
- (1) All of the material used in the operation shall originate within Santa Barbara County.
 - (2) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (3) There is no more than 500 cubic yards of compost on-site at any one time.
 - (4) No more than 1,000 cubic yards of compost sold or given away annually.
 - (5) The compostable material may also include up to 10 percent food matter.
 - (6) Compost piles shall not exceed 12 feet in height.
 - (7) The operator of the Composting (small scale) operation shall maintain and follow an odor abatement plan per Santa Barbara County Air Pollution Control District guidance.
 - (8) The operation provides a setback of at least 200 feet from adjacent lots.
- c. A composting operation that does not comply with the development standards in Subsection C.2.a or Subsection C.2.b, above, may be allowed in compliance with a Minor Conditional Use Permit approved in compliance with Sections 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) and 35.42.100 (Composting Facilities) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

3. Firewood processing and sales.

- a. Firewood processing and sales may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.
- (1) All of the material used in the Firewood processing and sales operation shall originate from the premises where the processing occurs.
 - (2) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (3) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (4) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (5) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for export of plant material.
 - (6) Firewood processing and sales operations shall be in compliance with Article IX

(Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.

- (7) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lots(s) or adjacent lot(s).
- b. Firewood processing and sales may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.

 - (1) Firewood from offsite sources shall be limited to no more than 49 percent of the total volume of firewood processed on the facility premises.
 - (2) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (3) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (4) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (5) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.
 - (6) Firewood processing and sales operations shall be in compliance with Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.
 - (7) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lots(s) or adjacent lot(s).
- c. Firewood processing and sales operations that do not comply with the development standards in Subsection C.3.a or Subsection C.3.b, above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:

 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

4. Lumber processing, milling (small scale).

- a. Lumber processing and milling may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.

 - (1) All of the material used in the lumber processing, milling operation shall originate within Santa Barbara County.
 - (2) Lumber from offsite sources shall be limited to no more than 49 percent of the total volume of lumber processed on the facility premises.
 - (3) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (4) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (5) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.

- (6) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.
- (7) Lumber processing and milling operations shall be in compliance with Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.
- b. Lumber processing and milling operations that do not comply with the development standards in Subsection C.4.a, above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

SECTION 5:

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 hereby amended to amend Section 35.22.020, Purposes of Resource Protection Zones, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.020 - Purposes of the Resource Protection Zones

~~The purposes of the individual Resource Protection zones and the manner in which they are applied to the Inland area and the Coastal Zone of the county are as follows:~~

~~A. **MT-GOL (Mountainous – Goleta) zone.** The MT-GOL zone is applied to protect mountainous lands in the Goleta Planning Area that are unsuited for intensive development, and that consist of:~~

- ~~1. — Slopes in excess of 40 percent; or~~
- ~~2. — Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. — Isolated table land surrounded by slopes exceeding 40 percent; or~~
- ~~4. — Areas with outstanding resource values, such as environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses including grazing, scientific and educational study, limited residential and agricultural uses.~~

~~B. **MT-TORO (Mountainous – Toro Canyon) zone.** The MT-TORO zone is applied to protect mountainous lands in the Toro Canyon area that are unsuited for intensive development, and that consist of:~~

- ~~1. — Slopes in excess of 40 percent; or~~
- ~~2. — Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. — Isolated tableland surrounded by slopes exceeding 40 percent; or~~
- ~~4. — Areas with outstanding resource values, such as environmentally sensitive habitat areas and watershed areas.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses such as watershed protection, scientific and educational study, and limited residential uses.~~

~~C. **RMZ (Resource Management) zone.** The RMZ zone is applied to protect lands that are unsuited for intensive development and that have:~~

- ~~1. — Slopes in excess of 40 percent; or~~

- ~~2. Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. Isolated table land surrounded by slopes exceeding 40 percent; or~~
- ~~4. Areas with outstanding resource values, including environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.~~

~~The purpose of the MT-GAV (Mountainous - Gaviota), MT-GOL (Mountainous - Goleta), MT-TORO (Mountainous - Toro Canyon), and RMZ (Resource Management) zones is to protect lands that are unsuited for intensive development and that have:~~

- ~~1. Slopes in excess of 40 percent; or~~
- ~~2. Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. Isolated table land surrounded by slopes exceeding 40 percent; or~~
- ~~4. Areas with outstanding resource values, including environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.~~

SECTION 6:

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 hereby amended to amend Section 35.22.030, Resource Protection Zones Allowable Land Uses, of Chapter 35.22, Resource Protection Zones, to read as follows:

Section 35.22.030 - Resource Protection Zones Allowable Land Uses

- A. General permit requirements.** Table 2-4 (Allowed Land Uses and Permit Requirements for Resource Protection Zones) identifies the uses of land allowed by this Development Code in each Resource Protection Zone, and the planning permit required to establish each use, in compliance with [Section 35.20.030 \(Allowable Development and Planning Permit Requirements\)](#).
- B. Requirements for certain specific land uses.** Where the last column ("Specific Use Regulations") in Table 2-4 (Allowed Land Uses and Permit Requirements for Resource Protection Zones) includes a section number, the referenced Section may affect whether the use requires a ~~Coastal Development Permit~~ or Land Use Permit, Development Plan, Minor Conditional Use Permit or Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.
- C. Development Plan approval required.**
 - 1. MT-GAV, MT-GOL, and MT-TORO, ~~MT-TORO (CZ) and RMZ (CZ) zones.~~** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a ~~Coastal Development Permit~~ or Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances) for a structure, other than an agricultural reservoir, that is not otherwise required by this Development Code to have discretionary permit approval and is 20,000 or more square feet in gross floor area, or is an attached or detached addition that together with existing structures on the site will total 20,000 square feet or more in gross floor area.
 - 2. RMZ ~~Inland area~~ zone.** Final Development Plan approval is required for all development, including grading.

- D. Design Review required.** Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of, an existing structure in compliance with [Section 35.82.070 \(Design Review\)](#).
- E. Accessory structures and uses.** Each use allowed by Table 2-4 (Allowed Land Uses and Permit Requirements for the Resource Protection Zones) may include accessory structures and uses that are customarily incidental to the primary use.

SECTION 7:

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 hereby amended to delete existing Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones, of Section 35.22.030, Resource Protection Zones Allowable Land Uses, of Chapter 35.22, Resource Protection Zones, and replace with the following new Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones, to read as follows:

Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	Allowed use, no permit required (Exempt)			
	<u>P</u>	Permitted use, Land Use Permit required (2)			
	<u>MCUP</u>	Minor Conditional Use Permit required			
	<u>CUP</u>	Conditional Use Permit required			
	<u>S</u>	Permit determined by Specific Use Regulations			
	<u>—</u>	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	MT-GAV	MT-GOL	MT-TORO	RMZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

<u>Agricultural accessory structure</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Animal keeping (except equestrian facilities - see RECREATION)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.42.060
<u>Aquaculture</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>	35.42.070
<u>Cultivated agriculture, orchard, vineyard</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
<u>Cultivated agriculture, orchard, vineyard - Historic legal use</u>	<u>—</u>	<u>—</u>	<u>E</u>	<u>MCUP</u>	
<u>Cultivated agriculture, orchard, vineyard - Limited slope</u>	<u>E</u>	<u>E</u>	<u>MCUP</u>	<u>CUP</u>	
<u>Cultivated agriculture, orchard, vineyard - Steep slope</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>CUP</u>	
<u>Grazing</u>	<u>E</u>	<u>E</u>	<u>—</u>	<u>E</u>	
<u>Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Mining - Surface, less than 1,000 cubic yards</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	35.82.160
<u>Mining - Surface, 1,000 cubic yards or more</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Oil and gas development, offshore, from onshore location</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	35.5
<u>Oil and gas development, onshore</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>S</u>	35.5
<u>Oil and gas treatment and processing</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	35.5

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

<u>Country club</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Education or research facility, limited</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Equestrian facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Fairgrounds</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf course</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf driving range</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Library</u>	<u>—</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	
<u>Meeting facility, public or private</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, religious</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Museum</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Rural recreation</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.42.240
<u>School</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>School - Business, professional or trade</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Sports and outdoor recreation facilities</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.22.030.C](#).
- (3) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, than a CUP is required.

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	<u>Allowed use, no permit required (Exempt)</u>			
	<u>P</u>	<u>Permitted use, Land Use or Coastal Permit required (2)</u>			
	<u>MCUP</u>	<u>Minor Conditional Use Permit required</u>			
	<u>CUP</u>	<u>Conditional Use Permit required</u>			
	<u>S</u>	<u>Permit determined by Specific Use Regulations</u>			
	<u>=</u>	<u>Use Not Allowed</u>			
<u>LAND USE (1)</u>	PERMIT REQUIRED BY ZONE				<u>Specific Use Regulations</u>
	<u>MT-GAV</u>	<u>MT-GOL</u>	<u>MT-TORO</u>	<u>RMZ</u>	

RESIDENTIAL USES

<u>Agricultural employee housing, 4 or fewer employees</u>	<u>MCUP</u>	<u>MCUP</u>	<u>=</u>	<u>=</u>	35.42.030
<u>Artist studio</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.150
<u>Dwelling, one-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Farmworker dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.135
<u>Farmworker housing complex</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>CUP</u>	35.42.135
<u>Guesthouse</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.190
<u>Monastery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>=</u>	
<u>Residential accessory uses and structures</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Special care home, 7 or more clients</u>	<u>=</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090

RETAIL TRADE

<u>Agricultural product sales</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
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SERVICES

<u>Cemetery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Charitable or philanthropic organization</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Large family day care home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.090
<u>Small family day care home</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	35.42.090
<u>Day care center, Non-residential</u>	<u>=</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Day care center, Residential</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Drive-through facility, accessory to a permitted use</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Lodging - Guest ranch, low intensity</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	
<u>Lodging - Hostel</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Mausoleum</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Medical services - Clinic</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Medical services - Extended care</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Medical services - Hospital</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Mortuary, accessory to cemetery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.42.120
<u>Mortuary</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	35.42.120
<u>Music recording studio</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.22.030.C](#).

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	<u>Allowed use, no permit required (Exempt)</u>			
	<u>P</u>	<u>Permitted use, Land Use or Coastal Permit required (2)</u>			
	<u>MCUP</u>	<u>Minor Conditional Use Permit required</u>			
	<u>CUP</u>	<u>Conditional Use Permit required</u>			
	<u>S</u>	<u>Permit determined by Specific Use Regulations</u>			
	<u>—</u>	<u>Use Not Allowed</u>			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	MT-GAV	MT-GOL	MT-TORO	RMZ	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

<u>Airport, public</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, private and temporary</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, temporary</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	
<u>Drainage channel, water course, storm drain, less than 20,000 sf</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Drainage channel, water course, storm drain, 20,000 sf or more</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical substation - Minor (3)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical transmission line (4)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Heliport</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Pipeline - Oil and gas</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.5
<u>Public utility facility</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>	
<u>Public works or private service facility</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Road, street, less than 20,000 sf total area (5)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Road, street, 20,000 sf or more total area (5)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Telecommunications facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.44
<u>Wind turbines and wind energy systems</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.57

WATER SUPPLY & WASTEWATER FACILITIES

<u>Onsite wastewater treatment system, individual, alternative</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Onsite wastewater treatment system, individual, conventional</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Onsite wastewater treatment system, individual, supplemental</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Pipeline - Water, reclaimed water, wastewater</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, less than 50,000 sf total development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, 50,000 sf or more total development</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Wastewater treatment facility, less than 200 connections</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water diversion project</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Water extraction, commercial</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water system with 1 connection</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Water system with 2 to less than 5 connections</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Water system with 5 or more connections</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Water well, agricultural</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.22.030.C](#).
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the county.
- (5) Not applicable to facilities constructed by the County.

SECTION 8:

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 hereby amended to amend Section 35.22.040, Resource Protection Zones Lot Standards, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.040 - Resource Protection Zones Lot Standards

Each subdivision and residential development shall comply with the following minimum lot area and building site requirements for the applicable zone.

- A. Minimum lot size.** Each lot in a proposed subdivision shall comply with the minimum gross lot area requirements in Table 2-5 (Minimum Lot Area/Building Site Area). Minimum lot width and depth shall be determined by the review authority through the subdivision approval process.
- B. Minimum building site area for residential use.** Each primary dwelling shall be located on a lot with the minimum gross area shown in Table 2-5 (Minimum Lot Area/Building Site Area). A dwelling and its accessory structures and uses may also be located on a smaller existing legal lot, except for a fraction lot.

Table 2-5 - Minimum Lot Area/Building Site Area

Zoning Map Symbol	Minimum Gross Lot Area
MT-GAV-100	100 acres
MT-GAV-320	320 acres
MT-GOL-40	40 acres
MT-GOL-100	100 acres
MT-GOL-320	320 acres
MT-TORO-40	40 acres
MT-TORO-100	100 acres
MT-TORO-320	320 acres
RMZ-40	40 acres
RMZ-100	100 acres
RMZ-320	320 acres

SECTION 9:

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 hereby amended to amend Section 35.22.050, Resource Protection Zones Development Standards, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.050 - Resource Protection Zones Development Standards

- A. General development standards.** Development within the Resource Protection zones shall be designed, constructed, and established in compliance with the requirements in Table 2-6 (MT and RMZ Zones Development Standards), below and all applicable standards in [Article 35.3](#) through [Article 35.7](#) of this Development Code. These standards apply within the Coastal Zone and Inland area, except where noted.
- B. Community Plan overlay requirements.** [Section 35.28.210 \(Community Plan Overlays\)](#) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in [Section 35.28.210 \(Community Plan Overlays\)](#).

Table 2-6 - MT and RMZ Zones Development Standards

Development Feature	Requirement by Zone		
	MT-GAV Mountainous - GAV & MT-GOL Mountainous - Goleta	MT-TORO & MT-TORO (CZ) Mountainous - Toro Canyon	RMZ & RMZ (CZ) Resource Management
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	1 one-family dwelling per lot; plus agricultural employee housing, where allowed by Table 2-1 and applicable standards.	1 one-family dwelling per lot.	1 one-family dwelling per lot.
	The lot shall also comply with Section 35.22.040 (Resource Protection Zones Lot Standards), as applicable.		
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front	50 ft from the road centerline and 20 ft from the lot lines.		
Side	None.		
Rear	None.		
Building separation	5 ft.	Coastal—None required. Inland— 5 ft.	
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	25 ft.		
Landscaping	See Chapter 35.34 (Landscaping Standards) .		
Parking	See Chapter 35.36 (Parking and Loading Standards) .		
Signs	See Chapter 35.38 (Sign Standards) .		

SECTION 10:

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 hereby amended to amend Chapter 35.28, Overlay Zones, to delete Section 35.28.040, Agriculture - Residential Cluster (ARC) Overlay Zone, in its entirety and reserve the section number for future use.

SECTION 11:

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 hereby amended to amend Chapter 35.28, Overlay Zones, to add a new Section 35.28.070 titled “Critical Viewshed Corridor (CVC) Overlay Zone and read as follows:

Section 35.28.070 - Critical Viewshed Corridor (CVC) Overlay District.

- A. Purpose and intent.** The Critical Viewshed Corridor (CVC) overlay zone is applied to property in the Gaviota Coast Plan area to provide enhanced protection to the critical coastal viewsheds of the Gaviota Coast from inappropriate development. The intent is to ensure that development is sited and/or screened in a manner that will reduce impacts to the public viewshed while allowing for reasonable development.
- B. Applicability.** This overlay zone is applied in the Gaviota Coast Plan area to the visually critical near-field viewsheds located to the north and south of Highway 101 as shown on the County zoning map. All development within this overlay zone is subject to the requirements of this overlay zone except as provided below:
 - 1. Single agricultural structures with an individual gross floor area of less than 5,000 square feet are not subject to the requirements of this overlay zone provided:
 - a. The existing cumulative structural development located on the lot that the structure is

proposed to be located on does not exceed a footprint area of 10,000 square feet.

- b. The structure(s) complies with the following standards:
- (1) All exterior lighting is in compliance with the following:
 - (a) The lighting is required for safety purposes only.
 - (b) Light fixtures are fully shielded (full cutoff) and are directed downward to minimize impacts to the rural nighttime character.
 - (c) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
 - (2) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual compatibility of the development with surrounding areas.

C. Relationship to primary zone. Each land use and proposed development within the CVC overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.

D. Permit and processing requirements.

- 1. Design review required.** Except for development that is exempt from the requirements of this overlay zone in compliance with Subsection B (Applicability), above, all structural development proposed on a lot located within the CVC overlay zone shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#) prior to the issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) or a Zoning Clearance in compliance with [Section 35.82.210 \(Zoning Clearances\)](#).
- 2. Application requirements.** An application for Design Review shall be submitted in compliance with [Chapter 35.80 \(Permit Application Filing and Processing\)](#).
- 3. Criteria for approval.** The Board of Architectural Review may approve or conditionally approve the application only if it determines that the project conforms to the following standards:
 - a. Screening.** Development is screened to the maximum extent feasible as seen from public viewing places. Screening shall be achieved to the maximum extent feasible through adherence to the Site Design Hierarchy within the Gaviota Coast Plan Design Guidelines.
 - b. Landscaping.** Landscaping, not including any agricultural crop or orchard, when mature, does not obstruct public views of the mountains or the ocean.
 - c. Ocean views.** Development is sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and is clustered to the maximum extent feasible.
 - d. Structure height.**
 - (1) The height of any structure located south of Highway 101 does not exceed 15 feet unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.
 - (2) Visible portions of structures located on lots having unobstructed broad view of the ocean shall be designed so that any intrusions into the view of the ocean, as seen from public viewing areas, is minimized to the maximum extent feasible.
 - (3) The height and/or scale development is harmonious with the surrounding area.
 - (4) The appearance of the development is not undesirable or unsightly.
- 4. Appeal.** The action of the Board of Architectural Review may be appealed in compliance with [Chapter 35.102 \(Appeals\)](#).

E. Land use limitations.

- 1. Greenhouses.** Greenhouses are limited to 4,000 square feet per lot.
- 2. Overhead electrical transmission and distribution lines.** New overhead electrical transmission and distribution lines for non-agricultural development that are subject to regulation by the County are prohibited within the CVC overlay zone.

SECTION 12:

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 hereby amended to amend Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

35.28.100 - Environmentally Sensitive Habitat Area Overlay Zone

A. Purpose and intent. The Environmentally Sensitive Habitat Area (ESH) overlay zone is applied to areas with unique natural resources and/or sensitive animal or plant species, and/or their habitats, where existing and potential development and other activities may despoil or eliminate the resource. This overlay is intended to:

1. Protect and preserve specified areas in which plant or animal species or their habitats are either rare or especially valuable because of their role in the ecosystem, and that could be easily disturbed or degraded by human activities and developments; and
2. Ensure that each project permitted in the overlay zone is designed and carried out in a manner that will provide the maximum feasible protection to sensitive habitat areas.

B. Applicability.

1. The Environmentally Sensitive Habitat Area overlay zone is applied within the Eastern Goleta Valley Community Plan, the Gaviota Coast Plan, the Goleta Community Plan, the Mission Canyon Community Plan, and the Toro Canyon Plan areas. The requirements of this Section shall apply to:
 - a. Areas within the Eastern Goleta Valley Community Plan area designated as ESH-GOL on the Zoning Map.
 - b. Areas within the Gaviota Coast Plan designated as ESH-GAV on the Zoning Map.
 - ~~b.c.~~ Areas within the Goleta Community Plan designated as ESH-GOL on the Zoning Map.
 - ~~c.~~ Areas within the Mission Canyon Community Plan designated as ESH-MC on the Zoning Map.
 - ~~d.~~ Areas within the Toro Canyon Plan designated as ESH-TCP on the Zoning Map.
2. **Relationship to primary zone.** Each land use and proposed development on property designated as ESH-GAV, ESH-GOL, ESH-MC or ESH-TCP shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.
 - a. **Additional requirements.** The biological resource policies and development standards in the Toro Canyon Plan shall apply to any area designated as ESH-TCP in addition to the requirements of this Section unless it is determined that the project is not located in or within 100 feet of an environmentally sensitive habitat area in compliance with Subsection B.4.b, below.
3. **Overlay zone boundary.** The Zoning Map, and the process described in Subsection B.4 (Boundary determination), below, shall guide determining whether the requirements of this Section apply to any area designated as ESH-GAV, ESH-GOL, ESH-MC or ESH-TCP.
4. **Environmentally sensitive habitat area boundary determination.** The determination of the boundary of an environmentally sensitive habitat area shall occur during permit application review.

a. ESH-GAV.

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines that the proposed development is not located in an environmentally sensitive habitat area.
- (2) A site inspection shall be conducted, if determined to be necessary by the Director, if the Director determines that the proposed development is located in an environmentally sensitive habitat area.
 - (a) If the Director determines that a site inspection is required, then the site inspection shall be performed by a qualified biologist to be selected jointly by the Department and the applicant.
- (3) Upon completion of the site inspection, and if determined by the review authority to be necessary, conditions shall be applied to the permit that will protect the environmentally sensitive habitat area to the maximum extent feasible, consistent with the biological habitat, goals, objectives, policies, development standards, and actions of the Gaviota Coast Plan.

b. ESH-GOL.

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines that the proposed development is not located in an environmentally sensitive habitat area.
- (2) A site inspection shall be conducted, if determined to be necessary by the Director, if the Director determines that the proposed development is located in an environmentally sensitive habitat area.
 - (a) If the Director determines that a site inspection is required, then the site inspection shall be performed by a qualified biologist to be selected jointly by the Department and the applicant.

~~b~~-c. ESH-MC and ESH-TCP.

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines, following a review of the Mission Canyon Community Plan Environmentally Sensitive Habitat Map or the Toro Canyon Environmentally Sensitive Habitat Map, as applicable, and, where appropriate, by conducting a site visit, that the proposed project is not located in or within 100 feet of an environmentally sensitive habitat area.
 - (a) **Toro Canyon Plan area.** The project shall also not be subject to the biological resources policies and development standards in the Toro Canyon Plan if the project is determined by the Director to not be located in or within 100 feet of an environmentally sensitive habitat area.
- (2) **Site inspection and biological report.** A site inspection by the Department biologist may be required if the Director determines that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area.
 - (a) The Director may determine that the preparation of a biological report by a qualified biologist to be selected jointly by the Department and the applicant is required in order to identify the environmentally sensitive habitat area.
 - (b) The determination by the Director that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area is final and not subject to appeal in compliance with Section 35.102 (Appeals); however, the determination may be disputed by the applicant in compliance with Subsection B.4.c (Dispute resolution, ESH-MC and ESH-TCP), below.

e-d. **Dispute resolution, ESH-MC and ESH-TCP.** On lots designated as ESH-MC or ESH-TCP, if the determination by the Director that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area is disputed by the applicant then additional study of the potential environmentally sensitive habitat on the site shall be required.

(1) If the Director determines, based upon additional evidence presented by a qualified biologist, that a site does not contain biological resources and sensitive habitats identified as environmentally sensitive habitats in the Mission Canyon Community Plan or the Toro Canyon Plan, as applicable, the proposed project on the lot shall not be subject to the requirements of this Section.

(2) In the event there is disputed biological evidence, third-party review by another qualified biologist shall be required, at the expense of the applicant, before the environmentally sensitive habitat designation may be found inapplicable. If the Director determines that the preponderance of credible evidence in a biological assessment does not support rescinding the environmentally sensitive habitat designation or modifying the environmentally sensitive habitat boundary, the area shall remain mapped as environmentally sensitive habitat and the project shall comply with all applicable requirements of this Section.

(a) This decision by the Director is subject to appeal in compliance with [Chapter 35.102 \(Appeals\)](#).

5. **Identification of newly documented environmentally sensitive habitat areas, ESH-GAV, ESH-GOL (Eastern Goleta Valley Community Plan area), ESH-MC and ESH-TCP.** On lots located within the Gaviota Coast Plan area, the Eastern Goleta Valley Community Plan area, the Mission Canyon Community Plan area or the Toro Canyon Plan area, if an environmentally sensitive habitat area is identified by the Department to be located on-site during permit application review, but the habitat area is not designated as ESH-GAV, ESH-GOL, ESH-MC or ESH-TCP, the provisions of Subsections C. through E., below, as applicable, shall apply. The Department will periodically update the Zoning Map to apply the ESH-GAV, ESH-GOL, ESH-TCP or the ESH-MC overlay zone to add the new habitat areas and applicable setback areas.

C. **Permit and processing requirements, ESH-GAV.** The following permit and processing requirements shall apply to lots zoned ESH-GAV.

1. **Land Use Permit requirement and exemptions.**

a. **Land Use Permit required.** The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities located within the Gaviota Coast Plan area, except when the activity occurs as part of an agricultural use, as defined by this Development Code, when located on lots with an agricultural zone designation, i.e., AG-I or AG-II, or the activity is exempt from this requirement as provided in [Section 35.28.100.C.1.b](#), below.

(1) The removal of vegetation from an area greater than 5,000 square feet or removal that, when added to the previous removal of vegetation from an area, would total 5,000 square feet of vegetation within a twelve month period.

(2) The removal of a significant amount of vegetation along 50 linear feet of creek bank or removal that, when added to the previous removal of vegetation, would total 50 or more linear feet of vegetation along a creek bank within a twelve month period.

(3) The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat, would total more than 5,000 square feet, or longer than 50 linear feet of vegetation along a creek bank within a twelve month period.

(4) Grading in excess of 50 cubic yards of cut or fill within a twelve month period.

(5) The removal of any native tree greater than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as

habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:

- (a) The tree is dead and is not of significant habitat value.
- (b) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
- (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
- (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

b. Exemptions from Land Use Permit requirements. The issuance of a Land Use Permit shall not be required for the following activities located within the Gaviota Coast Plan area:

- (1) The removal of vegetation along roads and driveways up to 10 feet on both sides of the roads and/or driveways.
- (2) Fuel modification for defensible space within 100 feet of an existing structure.
- (3) Fuel modification for defensible space located more than 100 feet but less than 300 feet from an existing structure following inspection by Santa Barbara County Fire Department personnel and issuance of a letter by the County Fire Department determining that more than 100 feet of fuel modification is required to provide adequate defensible space around the structure based on a site specific safety zone calculation.
- (4) In compliance with [Section 35.10.040.G \(State, County, Local Agency, and School District sites and facilities\)](#), clearing vegetation, conducting prescribed fires, maintaining fire roads, and other wildfire prevention activities by the Federal government (e.g., U.S. Forest Service) on leased or federally owned land, the County or any district of which the Board of Supervisors is the governing body (e.g., County Fire Department), and the State or an agency of the State acting in its sovereign (governmental) capacity (e.g., California Department of Forestry and Fire Prevention (CAL FIRE)).

2. Minor Conditional Use Permit requirement. A Minor Conditional Use Permit approved in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) is required where a significant amount of vegetation is proposed to be removed which would exceed one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill within a twelve month period, unless the removal occurs as part of an agricultural use, as defined by this Development Code, when located on lots with an agricultural zone designation, i.e., AG-I or AG-II.

3. Findings required for permit approval. Prior to issuance of any planning permit for a lot located within the ESH GAV overlay zone, the review authority shall first find that the proposed development is consistent with all applicable biological goals, objectives, policies, actions and development standards of the Gaviota Coast Plan, in addition to all other findings required by this Development Code for permit approval.

4. Conditions of approval. A permit may be issued subject to compliance with conditions of approval that the review authority determines to ensure consistency with habitat protection provisions of the Gaviota Coast Plan.

- a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the

development to ensure protection of the habitat.

- b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

D. **Permit and processing requirements, ESH-GOL.** The following permit and processing requirements shall apply to lots zoned ESH-GOL.

1. Land Use Permit requirement.

a. Locations within the Eastern Goleta Valley Community Plan area.

(1) Land Use Permit required. The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities located within the Eastern Goleta Valley Community Plan area, except when exempt from this requirement as provided in Section 35.28.100.~~C-D~~.1.a.(2) below.

- (a) The removal of native vegetation from an area more than 5,000 square feet.
- (b) Fuel modification for defensible space for any existing structure.
- (c) The removal of native riparian vegetation along 50 linear feet or more of a creek or stream.
- (d) The removal of native vegetation that, when added to the previous removal of native vegetation within the affected habitat, would total more than 5,000 square feet of native vegetation, or more than 50 linear feet of native riparian vegetation along a creek or stream.
- (e) Grading in excess of 50 cubic yards of cut or fill.
- (f) The removal of any native tree more than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (i) The tree is dead and is not of significant habitat value.
 - (ii) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (iii) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
 - (iv) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

(2) Exemptions from Permit Requirements. The issuance of a Land Use Permit shall not be required for the following activities located within the Eastern Goleta Valley Community Plan area:

- (a) The removal of vegetation along roads and driveways up to 10 feet on both sides of the roads and/or driveways.
- (b) Fuel modification for defensible space within 100 feet of an existing structure.
- (c) Fuel modification for defensible space located more than 100 feet but less than 300 feet from an existing structure following inspection by Santa Barbara County Fire Department personnel and issuance of a letter by the County Fire Department

determining that more than 100 feet of fuel modification is required to provide adequate defensible space around the structure based on a site specific safety zone calculation.

- (d) In compliance with Section 35.10.040.G (State, County, Local Agency, and School District sites and facilities), clearing vegetation, conducting prescribed fires, maintaining fire roads, and other wildfire prevention activities by the Federal government (e.g., U.S. Forest Service) on leased or federally owned land, the County or any district of which the Board of Supervisors is the governing body (e.g., County Fire Department), and the State or an agency of the State acting in its sovereign (governmental) capacity (e.g., California Department of Forestry and Fire Prevention (CAL FIRE)).

b. Locations within the Goleta Community Plan area. For development proposed within an area subject to this Section that is located within the Goleta Community Plan area, the issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following, in addition to those required to have a Land Use Permit by the primary zone.

- (1) The removal of vegetation from an area greater than 5,000 square feet.
- (2) The removal of a significant amount of vegetation along 50 linear feet of creek bank.
- (3) The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat, would total more than 5,000 square feet, or longer than 50 linear feet of vegetation along a creek bank.
- (4) Grading in excess of 50 cubic yards of cut or fill.
- (5) The removal of any native tree greater than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (a) The tree is dead and is not of significant habitat value.
 - (b) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

- 2. **Minor Conditional Use Permit requirement.** A Minor Conditional Use Permit approved in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) is required where a significant amount of vegetation is proposed to be removed which would exceed one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.
- 3. **Findings required for permit approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan or the Goleta Community Plan, as applicable.
- 4. **Conditions of approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the

environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Goleta Community Plan.

- a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat.
- b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

~~D~~E. Permit and processing requirements, ESH-MC. The following permit and processing requirements shall apply to lots zoned ESH-MC.

1. Land Use Permit requirement.

- a. The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities unless the activity is determined to be exempt from a Land Use Permit in compliance with Subsection D.1.b (Land Use Permit exemptions), below.
 - (1) The removal of any native tree (as listed in Mission Canyon Community Plan Policy BIO-MC-6) greater than six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above ground level (or as measured from the uphill side where sloped), unless the Director makes one or more the following findings, based on evidence submitted by an arborist or biologist approved by the Department:
 - (a) The tree is dead and is not of significant habitat value.
 - (b) The tree prevents the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity.
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any non-deliberate injury so as to cause imminent danger to persons or property.
 - (2) The removal of native vegetation within the stream or creek buffer defined as 50 feet or greater from the geologic top of bank of any stream or creek.
- b. **Land Use Permit exemptions.** The permit requirements in Subsection D.1.a, above, do not apply to the following activities, unless the activity occurs in conjunction with the processing of another application for development that requires a Land Use Permit:
 - (1) Removal of immature native trees (as listed in Mission Canyon Community Plan Policy BIO-MC-6).
 - (2) Removal of loose leaves, branches, and other surface debris from the soil surface.
 - (3) Removal of non-native or invasive species (as listed on the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory Database).
 - (4) Removal of understory vegetation in non-riparian oak woodland or forest area if located within the minimum defensible space area. This exemption applies to defensible space from permitted and nonconforming structures.
 - (5) Limbing of mature trees for fuel modification for defensible space.
 - (6) Thinning or mowing of vegetation (except mature native trees) as required to meet fuel modification criteria and leaving the roots intact, provided no sensitive species are

destroyed.

2. **Minor Conditional Use Permit requirement.** The issuance of a Minor Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) shall be required for the following activities.
 - a. Removal of native vegetation for a distance of 500 linear feet or more along a creek.
 - b. Removal of one acre or more of vegetation within an oak woodland or forest habitat outside of the minimum area required for defensible space.
 - c. Grading in excess of 1,500 cubic yards of cut and fill.
3. **Fuel modification for defensible space - Mission Canyon Community Plan area.** In the Mission Canyon Community Plan area, fuel modification for Defensible Space associated with applications submitted in compliance with Subsections D.1 and D.2, above, for new dwelling units, or additions to dwelling units, either individually or combined, which are greater than 50 percent of the gross floor area of the dwelling as it existed on May 2, 2014, shall be subject to the following:
 - a. If a biological report is determined to be necessary by the Director, in compliance with Subsection B.4 (Boundary determination), above, the report shall describe the boundaries and fuel modification measures to be used to create defensible space for existing and proposed structures located within the environmentally sensitive habitat area
 - b. Plans for fuel modification shall be reviewed by a qualified biologist, in consultation with County Fire Department, and shall contain measures to ensure that the habitat's structural integrity (e.g., stable stream banks, tree canopies for shade, adequate ground cover for erosion control and wildlife cover) and ecological functions (e.g., maintenance of water quality) that physically support species are maintained.
4. **Findings required for permit approval.** Prior to approval of any permit for a project within the ESH-MC overlay zone, the review authority shall first find, in addition to other findings required by this Development Code, that the proposed project complies with all applicable biological resource policies and development standards in the Mission Canyon Community Plan.
5. **Conditions of approval.** A permit shall be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area consistent with the biological resource policies and development standards of the Mission Canyon Community Plan.
 - a. The conditions may limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the project to ensure protection of the habitat.

E-F. Permit and processing requirements, ESH-TCP. The following permit and processing requirements shall apply to lots zoned ESH-TCP.

1. **Land Use Permit requirement.**
 - a. The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities unless the activity is directly related to an agricultural use on a lot with an agricultural zone designation.
 - (1) The removal of native vegetation along 50 linear feet or more of a creek bank or removal that, when added to the previous removal of native vegetation within the affected habitat on the site, would total 50 or more linear feet of native vegetation along a creek bank.
 - (2) Grading in excess of 50 cubic yards of cut or fill.
 - (3) Except for vegetation fuel management within 100 feet of an existing structure:

- (a) The removal of native vegetation over an area greater than 21,780 square feet (one-half acre) or that, when added to the previous removal of native vegetation within the affected habitat on the lot, would total an area greater than 21,780 square feet.
 - (4) Vegetation fuel management beyond 100 feet from any existing structure on the property.
 - (5) The removal of any native tree greater than six inches in diameter measured 4.5 feet above existing grade and more than six feet in height, or non-native trees that are used as a habitat by Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (a) The tree is dead and is not of significant habitat value; or
 - (b) The tree prevents the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible; or
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person; or
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any non-deliberate injury so as to cause imminent danger to persons or property.
2. **Minor Conditional Use Permit requirement.** Except for vegetation fuel management within 100 feet of an existing structure, the approval of a Minor Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) shall be required where native vegetation is proposed to be removed from more than one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.
3. **Finding required for permit approval.** Prior to approval of any permit for a project within the ESH-TCP overlay zone, the review authority shall first find, in addition to other findings required by this Development Code, that the proposed project complies with all applicable biological resource policies and development standards in the Toro Canyon Plan.
4. **Conditions of approval.** A permit shall be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area to the maximum extent feasible consistent with the biological resource policies and development standards of the Toro Canyon Plan.
 - a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the project to ensure protection of the habitat.
 - b. The conditions may also include deed restrictions and conservation and resource easements. Any regulation of the primary zone, except permitted or conditionally permitted uses, may be altered by express conditions in the permit, to achieve the purposes of this overlay zone, provided that the alteration is not less restrictive than the regulations of the primary zone.

SECTION 13:

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 hereby amended to amend Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

35.30.120 - Outdoor Lighting

- A. All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential.
- B. Lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street.
- C. **Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.**
 1. **General.** The regulations contained in this Subsection C. shall be known and referred to as the “Outdoor Lighting Regulations for the Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.”
 2. **Purpose.** 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 of Santa Barbara recognizes that the unique development patterns and environments of Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland make them ideal areas for astronomical observation and enjoyment of the nighttime sky. Additionally, resources in the plan areas warrant the protection of nighttime viewsheds and wildlife corridors from light trespass. The County, through the provisions contained herein, intends to preserve and protect the nighttime environment of Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez and Summerland by regulating unnecessary and excessive outdoor lighting.

See “Lighting” within [Article 35.11 \(Glossary\)](#) for definitions related to outdoor lighting used within this Chapter.

3. **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.
4. **Prohibited lights and lighting.**
 - a. All illuminated advertising signs shall be off between 11:00 p.m. and sunrise the following day, except that on-premises signs may be illuminated while the business is open to the public.
 - b. All outside illumination for aesthetic and decorative purposes that is not fully shielded (full cutoff) shall be prohibited between 9:00 p.m. and sunrise the following day.
 - c. Except for fully shielded (full cut off) lights, lighting associated with an outdoor recreational facility may only be illuminated between 9:00 p.m. and sunrise the following day to complete a specific organized recreational event, in progress and under illumination in conformance with this Subsection C.
 - 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.
 - e. Mercury vapor lights.
5. **Exemptions.** The following are exempt from the provision of this Subsection C.
 - a. All outdoor lighting fixtures lawfully installed prior to the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)), are exempt from the shielding requirements of this Subsection C, however, they shall be subject to the remaining

requirements of this Subsection C.5 except that fully shielded (full cutoff) lights are not subject to a time restriction.

- 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.8 (Temporary exemption).
- j. Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.
- k. Except as provided below, 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.
 - (1) Security lights shall be required to be fully shielded in order to be exempt in compliance with this Subsection.
- l. Light fixtures shown on construction plans associated with building permits approved prior to the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)) are excluded from compliance with this Subsection for the initial installation only.
- m. Solar walkway lights.

6. General requirements. All light fixtures that require a County permit prior to installation shall be subject to the following general requirements:

- a. All outdoor light fixtures installed after the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)) and thereafter maintained upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff).
 - (1) Within the Summerland Community Plan Area, sign illumination shall only illuminate the signage and shall not spill into adjacent areas.
- 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 downward 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.
- g. Within the Gaviota Coast Plan Area, all lighting fixtures shall be installed the lowest height required to achieve the design purpose of the lighting fixture.

7. Submittal of plans and evidence of compliance. Any application for a permit that includes

outdoor light fixtures (except for exempt fixtures in compliance with Subsection C.5) shall include evidence that the proposed outdoor lighting will comply with this Subsection C. The application shall include:

- a. Plans showing the locations of all outdoor lighting fixtures.
- b. Description of the outdoor lighting fixtures including manufacturers catalog cuts and drawings. Descriptions and drawings should include lamp or bulb type, wattage, lumen output, 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 have been met.

8. Temporary exemption. The following temporary exemptions shall not be allowed within the Mission Canyon Community Plan area.

- 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, only if all of the following findings are first made:
 - (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.

9. Effective date of Subsection C.

- a. Gaviota Coast Plan area.** The effective date of Subsection C for the Gaviota Coast Plan area is *[effective date of this ordinance]*.
- ~~a~~-b. Eastern Goleta Valley Community Plan area.** The effective date of Subsection C for the Eastern Goleta Valley Community Plan area is November 20, 2015.
- ~~b~~-c. Mission Canyon Community Plan area.** The effective date of Subsection C for the Mission Canyon Community Plan area is May 2, 2014.
- ~~e~~-d. Santa Ynez Community Plan area.** The effective date of Subsection C for the Santa Ynez Community Plan area is November 5, 2009.
- ~~d~~-e. Summerland Community Plan area.** The effective date of Subsection C for the Summerland Community Plan area is June 6, 2014.

SECTION 14:

ARTICLE 35.4, Standards for Specific 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 hereby amended to amend Section 35.42.040, Agricultural Processing Facilities, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.040 - Agricultural Processing Facilities

- A. Purpose and applicability.** This Section establishes standards and procedures for agricultural processing facilities, where allowed by [Article 35.2 \(Zones and Allowable Land Uses\)](#) and by Subsection C (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.
- B. Standards.** This Subsection B. does not apply to uses allowed in compliance by Subsection C (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.
1. Agricultural processing facilities shall be subject to the following standards.
 - a. The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or in a milled liquid form.
 - b. Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:
 - (1) Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.
 - (2) Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.
 - (3) All process water and waste material from milling shall be managed onsite as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).
 - (4) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least five percent of the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.
 - (5) The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (6) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
 - (7) Onsite retail sales of any product resulting from the agricultural processing are not allowed.
 - c. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands that are located within 25 miles of the boundaries of the County.
 - d. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of the County for local processing, distribution, or sale. In the Coastal Zone, on lands zoned AG-I, these facilities shall be restricted to serving South Coast Agriculture.
 - e. Products processed at the facility are determined by the review authority to be the same as or

similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.

- f. The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - g. This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.
2. Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing are allowed within the Rural Area as designated on the Comprehensive Plan maps and designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with [Section 35.82.080 \(Development Plans\)](#).

C. Specific allowable uses and development standards for the Gaviota Coast Planning Area.

1. **Purpose and Intent.** This Subsection C. lists the agricultural processing facilities that may be allowed on lots zoned Agricultural II zone (AG-II) located within the Gaviota Coast Plan area, determines the type of planning permit required for each type of facility, and provides development standards related to the intensity of the proposed facility. The intent is to provide for flexibility in the development of agricultural processing facilities that are accessory to and supportive of agriculture while promoting orderly development of these facilities, and to ensure their compatibility with surrounding land uses in order to protect the public health and safety, while preventing impacts to natural, cultural, and visual resources.
2. **Permit requirements and development standards for specific land uses.** This Subsection C.2 provides the permit requirements and development standards for specific agricultural processing uses allowed within the Gaviota Coast Plan area. The uses listed below are in addition to the uses listed in Table 2-1 (Allowed Land Uses and Permit Requirements for Agricultural Zones). A land use and/or activity addressed by this Section shall comply with the provisions of each subsection applicable to the specific use in addition to all other applicable provisions of this Development Code.
 - a. **Product preparation.** Product preparation includes drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain.
 - (1) A Product preparation operation may be allowed with an exemption in compliance with [35.20.040 \(Exemptions from Planning Permit Requirements\)](#) if the operation complies with the following development standards.
 - (a) The operation is incidental to agricultural operations located on the same lot that the product preparation operation is located on.
 - (b) All of the material used in the operation shall originate from the premises.
 - (c) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any preparation allowed in compliance with this Section.
 - (d) The preparation facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the product preparation operation is located on, or one acre, whichever is smaller.
 - (e) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (f) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).

- (2) A Product preparation operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies with the following development standards.
 - (a) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (b) Products from offsite sources shall be limited to no more than 49 percent of the total volume of products prepared on the facility premises.
 - (c) The premises where the preparation occurs is planted with the source product prior to the commencement of any preparation allowed in compliance within this section.
 - (d) The preparation facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (e) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net area.
 - (f) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (g) The operation will comply with Section 35.28.220 (Critical Viewshed Corridor Overlay), if applicable.
- (3) A Product preparation operation that may not be allowed in compliance with Subsections C.2.a.(1) and C.2.a.(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

b. Small scale processing – beyond the raw state.

- (1) A Small scale processing operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
 - (a) The operation is incidental to agricultural operations located on the same lot that the operation is located on.
 - (b) All of the material used in the operation shall originate from the premises.
 - (c) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (d) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the small scale processing is located on, or one acre, whichever is smaller.
 - (e) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (f) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- (2) A Small scale processing operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies

with the following development standards.

- (a) The operation is incidental to agricultural operations located on the same lot that the operation is located on.
 - (b) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (c) No more than 49 percent of the total volume of processed products shall be from horticultural or agricultural products that do not originate from the premises that the operation is located on.
 - (d) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (e) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the small scale processing is locate on, or one acre, whichever is smaller.
 - (f) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net floor area.
 - (g) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the lot(s) that the operation is located on or adjacent lot(s).
 - (h) The operation will comply with Section 35.28.220 (Critical Viewshed Corridor Overlay), if applicable.
- (3) A Small scale processing operation that may not be allowed in compliance with Subsections C.2.b(1) and C.2.b(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

c. Tree nut hulling.

- (1) A Tree nut hulling operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
- (a) All of the material used in the operation shall originate from the premises that the operation is located on.
 - (b) The lot on which the operation occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (c) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the tree nut hulling facility, or one acre, whichever is smaller.
 - (d) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (e) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- (2) A Tree nut hulling operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies with the

following development standards.

- (a) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (b) Material from offsite sources shall be limited to no more than 49 percent of the total volume of products processed on the facility premises.
 - (c) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (d) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (e) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net floor area.
 - (f) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the lot(s) that the operation is located on or adjacent lot(s).
 - (g) The operation will comply with Section 35.28.220 (Critical Viewshed Corridor Overlay), if applicable.
- (3) A Tree nut hulling operation that may not be allowed in compliance with Subsections C.2.c(1) and C.2.c(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

SECTION 15:

ARTICLE 35.4, Standards for Specific 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 hereby amended to amend Section 35.42.050, Agricultural Product Sales, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.050 - Agricultural Product Sales

- A. Purpose.** The purpose of this Section is to provide development and operational standards for the retail sale of agricultural commodities on property that is zoned to allow and is primarily used for agricultural activities and to promote the orderly development of such agricultural sales within the County and ensure their compatibility with surrounding land uses in order to protect and maintain the public health and safety and natural and visual resources.
- B. Accessory use.** Agricultural product sales shall be allowed only where the primary use of the lot is agriculture and the lot is located ~~in~~ either:
- 1. In a zone as specified in Subsection C. (Permit Requirements) below, or
 - 2. In the Gaviota Coast Plan area and the agricultural product sales is allowed in compliance with Subsection E, Specific allowable uses and development standards for the Gaviota Coast Planning Area, below.
- C. Permit requirements.** This Subsection C. does not apply to uses allowed in compliance by Subsection E (Specific allowable uses and development standards for the Gaviota Coast Plan area), below. An appropriate application shall be filed with the Department as provided below. Additional permits may be required by other provisions of this Development Code (e.g., for structures accessory to the agricultural

sales). Prior to the issuance of a ~~Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances)~~, a permit for the sale of agricultural products shall be obtained from the Department of Public Health (Title 17, California Administrative Code Section 13653) if required.

1. Within the AG-I, AG-II, RR, M-1, M-2, ~~M-CD~~, and M-CR zones, the following activities shall be exempt from the requirement to obtain a ~~Coastal Development Permit or Land Use Permit~~ provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below. ~~However, within the Coastal Zone the following activities shall be exempt from the requirement to obtain a Coastal Development Permit only if the development will:~~ (1) not be located within or adjacent to a wetland, beach, environmentally sensitive habitat area or on or within 50 feet of a coastal bluff; and (2) not result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights); and (3) not result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.
 - a. Sales of agricultural products, operated by a single proprietor, and either grown (1) onsite, or (2) on other property located within the County that is either owned or leased by the same owner or lessee of the lot on which the sales occur, or (3) on other property within a 25-mile radius of the lot on which the sales occur. This includes operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms).
 - b. Sales of ornamental trees, shrubs and plants, grown in containers that may be imported from off-site, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is limited to 10,000 square feet.
 - c. Sales of imported vegetative holiday sales products (e.g., pumpkins, Christmas trees) provided the area to which the public has access is limited to 10,000 square feet.
2. Within the AG-I, AG-II, RR, M-1, M-2, ~~M-CD~~, and M-CR zones, Development Plan approval by the Director in compliance with [Section 35.82.080 \(Development Plans\)](#) is required for the sales of ornamental trees, shrubs and plants, grown in containers, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is greater than 10,000 square feet.
3. Within the R-1, R-2, DR, PRD and CH zones, the following activities require Conditional Use Permit approval in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#):
 - a. Sales of agricultural products, operated by a single proprietor, and either (1) grown predominantly onsite or (2) on other property within a 25-mile radius of the lot on which the sales occur. This includes operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms).
4. **NTS zone.**
 - a. ~~Coastal Zone. Within the Coastal Zone, the sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Coastal Development Permit or Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below and only if the activity will not:~~
 - (1) ~~Be located within or adjacent to a wetland, beach, environmentally sensitive habitat area or on or within 50 feet of a coastal bluff.~~
 - (2) ~~Result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights).~~

~~(3) Result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.~~

~~b. Inland area. Within the Inland area, the~~ The sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below.

D. Standards. This Subsection D. does not apply to uses allowed in compliance by Subsection E (Specific allowable uses and development standards for the Gaviota Coast Plan area), below, unless specifically required in compliance with Subsection E (Specific allowable uses and development standards for the Gaviota Coast Plan area).

- ~~1. In the Coastal Zone, if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 200 square feet of gross floor area and located no closer than 20 feet to the right of way line of any street.~~
- ~~2. In the Inland area, except~~ Except on a lot zoned NTS, if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 600 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
 - a. On a lot zoned NTS if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 200 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
- ~~3.2.~~ The area devoted to retail sales of non-plant materials, if allowed, shall be limited to a single location no greater than 300 square feet in area. Product inventory related to the retail sales of non-plant materials may be stored separately and the area devoted to storage shall not be included within the 300 square feet, provided the inventory storage area is neither visible nor accessible to the public.
- ~~4.3.~~ Parking shall be provided as follows:
 - a. All parking areas, except as provided in Subsection 4.b below shall be constructed in compliance with the following:
 - ~~(1) Within the Coastal Zone, all parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface.~~
 - ~~(a) Non permeable surfacing materials (such as asphalt, concrete, or chip seal) may be used only if necessary to comply with the disabled access requirements of Title 24 of the California Code of Regulations as applicable.~~
 - ~~(b) The use of any non permeable surface materials shall be the minimum necessary to comply with requirements for the provision of disabled access.~~
 - ~~(2) Within the Inland area, all~~ All parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface.
 - b. Parking areas associated with short-term, seasonal sales may be unimproved; however, dust generation shall not be allowed to become a nuisance and shall be kept to a minimum through the periodic wetting of the surface.
 - c. Parking areas shall comply with the applicable disabled access requirements of Title 24 of the California Code of Regulations.
 - d. Parking shall not be allowed within any adjacent road rights-of-way or trail easements.

- ~~5-4.~~ Ingress and egress to the agricultural sales area shall be clearly visible, and turning movements into the premises from adjacent road rights-of-way shall not create congestion or cause unnecessary slowing at access points.
- ~~6-5.~~ Signs advertising the sale of agricultural products shall be in compliance with [Chapter 35.38 \(Sign Standards\)](#).
- ~~7-6.~~ An agricultural product sales establishment and operation shall comply with applicable Sections of the Uniform Building Code and the Uniform Fire Code as adopted by the County.
- ~~8-7.~~ Structures that are not used for a period of 12 months shall be removed within the three months following the 12 months of non-use.
- ~~9-8.~~ Exterior lighting fixtures associated with the agricultural sales area shall be of a low intensity, low glare design, and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
- ~~10-9.~~ In addition to the development standards listed above, the following development standards shall also apply to agricultural sales on property zoned R-1, R-2, DR, PRD and CH:
 - a. The lot upon which the agricultural sales occur shall consist of a minimum of two acres (gross).
 - b. If a structure is required for the sale of agricultural products, the sale shall be conducted either within an existing accessory structure or from a separate stand not to exceed 200 square feet of sales and storage area, except that if the premises consist of five or more contiguous acres, the structure shall not exceed 600 square feet.
 - c. Only one stand shall be allowed on the premises.
 - d. New structures shall be subject to Design Review in compliance with [Section 35.82.070 \(Design Review\)](#).
 - e. Parking shall be provided in compliance with [Section 35.36.100 \(Standards for Residential Zones and Uses\)](#) and [Section 35.36.110 \(Standards for Nonresidential Zones and Uses\)](#).

E. ~~Noticing~~. Notice of the pending decision on a Development Plan required by Subsection C.2 above, and processed in compliance with [Section 35.82.080 \(Development Plans\)](#), shall be provided in compliance with [Chapter 35.106 \(Noticing and Public Hearings\)](#).

Specific allowable uses and development standards for the Gaviota Coast Planning Area.

1. Farmstands.

- a. A Farmstand operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
 - (1) The operation is incidental to agricultural operations located on the same premises that the operation is located on.
 - (2) Including operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms), the operation is operated by a single proprietor and sales of agricultural products are limited to those that are either grown:
 - (a) Onsite, or
 - (b) On other property located within the County that is either owned or leased by the same owner or lessee of the lot on which the sales occur, or

- (c) On other property located within a 25-mile radius of the lot on which the sales occur.
- (3) Sales of ornamental trees, shrubs and plants, grown in containers that may be imported from off-site, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public are allowed provided the area to which the public has access is limited to 10,000 square feet.
- (4) Sales of imported vegetative holiday sales products (e.g., pumpkins, Christmas trees) are allowed provided the area to which the public has access is limited to 10,000 square feet.
- (5) If a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 800 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
- (6) The sale of artisanal crafts created within Santa Barbara County is allowed if subordinate to farmstand sales. The area devoted to the sale of artisanal crafts is limited to 20 percent of the gross floor area of the farmstand.
- (7) The area devoted to retail sales of non-plant materials shall be limited to a single location no greater than 300 square feet in area. Product inventory related to the retail sales of non-plant materials may be stored separately and the area devoted to storage shall not be included within the 300 square feet, provided the inventory storage area is neither visible nor accessible to the public.
- (8) The area devoted to the sale of bottled water, sodas, and other non-hazardous products that are produced off-site and comply with the California State Farm Standards Regulations is limited to 50 square feet.
- (9) All parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface. Non-permeable surfacing materials (such as asphalt, concrete, or chip seal) may be used only if necessary to comply with the disabled access requirements of Title 24 of the California Code of Regulations as applicable. The use of any non-permeable surface materials shall be the minimum necessary to comply with requirements for the provision of disabled access.
- (10) Parking and parking areas.**
 - (a) Parking areas associated with short-term, seasonal sales may be unimproved; however, dust generation shall not be allowed to become a nuisance and shall be kept to a minimum through the periodic wetting of the surface.
 - (b) Parking areas shall comply with the applicable disabled access requirements of Title 24 of the California Code of Regulations.
 - (c) Parking shall not be allowed within any adjacent road rights-of-way or trail easements.
- (11) Ingress and egress to the agricultural sales area shall be clearly visible, and turning movements into the premises from adjacent road rights-of-way shall not create congestion or cause unnecessary slowing at access points.
- (12) Direct access to Farmstand sales area from an at-grade crossing with Highway 101 shall be prohibited.
- (13) Signs advertising the sale of agricultural products shall be in compliance with Chapter 35.38 (Sign Standards).
- (14) An agricultural product sales establishment and operation shall comply with applicable

Sections of the Uniform Building Code and the Uniform Fire Code as adopted by the County.

- (15) Structures that are not used for a period of 12 months shall be removed within the three months following the 12 months of non-use.
 - (16) Exterior lighting fixtures associated with the agricultural sales area shall be of a low intensity, low glare design, and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
 - (17) The Farmstand operation shall not be located within or adjacent to environmentally sensitive habitat area.
 - (18) The Farmstand operation shall not result in any potential adverse effects to public hiking and equestrian trails.
 - (21) The Farmstand operation shall not result in significant adverse impacts to scenic views from parklands, public viewing areas, and public roadways.
- b. A Farmstand operation that does not comply with the development standards in Subsection E.1.a, above, may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation is in compliance with Subsection D (Standards), above.
 - c. Within the AG-II, RR, and M-CR zones, Development Plan approval by the Director in compliance with Section 35.82.080 (Development Plans) is required for the sales of ornamental trees, shrubs and plants, grown in containers, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is greater than 10,000 square feet.

SECTION 16:

ARTICLE 35.4, Standards for Specific 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 hereby amended to amend Section 35.42.140, Greenhouses, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.140 - Greenhouses

- A. Purpose and applicability.** This Section provides standards for the establishment of greenhouses where allowed by [Article 35.2 \(Zones and Allowable Land Uses\)](#).
- B. Greenhouses in agricultural zones.**
 - 1. Less than 20,000 square feet, AG-I zone.** For greenhouses and greenhouse related development that are less than 20,000 square feet in area and are located within AG-I zone, the following requirements and standards shall apply:
 - a. Landscaping.** Landscaping plans shall be required in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).
 - ~~**b. Setbacks.** In the Coastal Zone no greenhouse or greenhouse related structure shall be located within 30 feet of the right of way line of any street nor within 50 feet of the lot line of a lot zoned residential. On lots containing five or more gross acres, an additional setback of 30 feet from the lot lines of the lot on which the structure is located shall be required.~~
 - ~~**c. Lot coverage.** In the Coastal Zone the maximum net lot coverage for all greenhouses and greenhouse related development shall be as follows:~~

Lot Size	Maximum Lot Coverage
Less than 5 acres	75 percent
5 to 9.99 acres	70 percent
10 acres or more	65 percent

2. **20,000 square feet or more.** For greenhouses and greenhouse related development that are 20,000 square feet in area or more and all additions, which when added to existing development, total 20,000 square feet or more, the following requirements and standards shall apply:

a. **Development Plans.** In all agricultural zones, approval of a Development Plan shall be required in compliance with [Section 35.82.080 \(Development Plans\)](#).

(1) ~~**Coastal Zone.** For greenhouses and greenhouse related development in agricultural zones within the Coastal Zone the submittal requirements in [Section 35.82.080 \(Development Plans\)](#) shall apply.~~

(2) ~~**Inland area.** For greenhouses in agricultural zones within the inland area the submittal requirements in [Section 35.82.080 \(Development Plans\)](#) shall be waived. Development Plan applications shall instead include a plot plan of the proposed development drawn to scale showing the following:~~

- (a) Gross acreage and boundaries of the property.
- (b) Location of all existing and proposed structures, their use, and square footage of each structure.
- (c) Landscaping.
- (d) Location and number of parking spaces.
- (e) Location of driveways and adjacent streets.

b. **Landscaping.**

(1) **AG-I zone.** Landscaping plans shall be required in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).

(2) **AG-II zone.** Landscaping plans shall be required in compliance with [Chapter 35.34 \(Landscaping Standards\)](#).

~~e. **Setbacks, AG-I zone.** For lots zoned AG I and located within the Coastal Zone no greenhouse or greenhouse related structure shall be located within 30 feet of the right of way line of any street nor within 50 feet of the lot line of a lot zoned residential. On lots containing five or more gross acres, an additional setback of 30 feet from the lot lines of the lot on which the structure is located shall be required.~~

~~d. **Lot coverage, AG-I zone.** For lots zoned AG-I and located within the Coastal Zone the maximum net lot coverage for all greenhouses and greenhouse related development shall be as follows:~~

Lot Size	Maximum Lot Coverage
Less than 5 acres	75 percent
5 to 9.99 acres	70 percent
10 acres or more	65 percent

C. **Greenhouses in overlay zones.** ~~The regulations of the Carpinteria Agricultural (CA) Overlay zone in [Section 35.28.070](#) shall apply to greenhouses and greenhouse related development in Carpinteria Valley.~~

Greenhouses are limited to 4,000 square feet per lot when located within the Critical Viewshed Corridor

Overlay in the Gaviota Coast Plan Area.

D. Greenhouses in residential and special purposes zones.

1. **300 square feet or less in size.** In the R-1/E-1, R-2, EX-1, DR, MU, ~~and~~ OT-R, ~~SR-M and SR-H~~ zones, the following standards shall apply to greenhouses not exceeding 300 square feet in area:
 - a. Greenhouse structures shall be used only for the propagation and cultivation of plants.
 - b. No advertising signs, commercial display rooms, or sales stands shall be maintained.
2. **Greenhouses exceeding 300 square feet and less than 800 square feet (Inland area).** In the R-1/E-1, R-2 and EX-1 zones, no advertising signs, commercial display rooms, or sales stands shall be maintained in association with greenhouses that exceed 300 square feet and are less than 800 square feet that are located in the Inland area.
3. **Greenhouses exceeding 300 square feet within the RR zone.**
 - a. ~~Coastal Zone.~~ Greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the requirements applicable to greenhouses in AG-I zone as outlined in Subsection B. **(Greenhouses in agricultural zones)** above.
 - b. ~~Inland area.~~ Greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the landscaping requirements in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).
4. ~~Greenhouses in TC zone.~~ In the TC zone, greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the requirements applicable to greenhouses in AG-I zone as outlined in Subsection B. ~~(Greenhouses in agricultural zones) above.~~

SECTION 17:

ARTICLE 35.4, Standards for Specific 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 hereby amended to amend Section 35.42.240, Rural Recreation, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.240 - Rural Recreation

- A. **Purpose and applicability.** This Section provides standards for rural recreation, where allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#).
- B. **Allowable uses and permit requirement.**
 1. ~~Coastal Zone.~~ Low-intensity recreational development (e.g., hiking trails, public riding stables, recreational camps, campgrounds, retreats, and guest ranches) may be allowed subject to a Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) provided the development complies with the applicable standards included in Subsection C below.
 2. ~~Inland area.~~ Low-intensity recreational development (e.g., recreational camps, hostels, campgrounds, retreats, and guest ranches, trout farms, rifle range, and duck shooting farms) may be allowed subject to a Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) provided the development complies with the applicable standards included in Subsection C. (Standards) below.

C. Standards

1. ~~AG-II and AG-II CZ zones.~~ The following development standards shall apply to projects located in the ~~AG-II and AG-II CZ zones~~ unless the project is located within the Gaviota Coast Plan area.
 - a. Is in character with the rural setting.
 - b. Does not interfere with agricultural production on or adjacent to the lot on which it is located.
 - c. Does not include commercial facilities open to the general public who are not using the recreational facility.
 - d. Does not require an expansion of urban services that shall increase pressure for conversion of the affected agricultural lands.
2. ~~RMZ, RMZ CZ, and MT-TORO and MT-TORO CZ zones.~~ The following development standards shall apply to projects located in the ~~RMZ, RMZ CZ, and MT-TORO and MT-TORO CZ~~ zones.
 - a. **Retreats.**
 - (1) Groups may be assembled for periods of not to exceed 21 days.
 - (2) When retreats are located within Rural Areas as designated on the Comprehensive Plan maps, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.
 - b. Rural recreation development shall not contain accommodations for recreational vehicles if located in the ~~RMZ, RMZ CZ, and MT-TORO and MT-TORO CZ~~ zones.

D. Specific allowable uses and development standards for the Gaviota Coast Plan area. The following allowable uses, permit requirement and development standards shall apply to projects located in the Gaviota Coast Plan area on property zoned AG-II.

1. Campgrounds.

- a. A Campground operation may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
 - (1) The project does not include any of the following:
 - (a) New grading or structures that would require a grading or planning permit.
 - (b) Electrical hookups.
 - (c) New impervious surfaces.
 - (2) The project is not located on property zoned with the Critical Viewshed Corridor Overlay.
 - (3) There are 15 or fewer campsites, and each campsite can accommodate no more than two motorized or recreational vehicles per site.
 - (4) Stays are limited to a maximum of 14 days per person per year.
 - (5) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s)..
- b. A Campground operation that may not be allowed in compliance with Subsection D.1.a, above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.

(b) The operation will not include a new at-grade crossing of Highway 101.

2. Fishing operation.

- a. A Fishing operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) provided the operation complies with the following development standards:
- (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- b. A Fishing operation that may not be allowed in compliance with Subsection D.2.a, above, may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
- (1) The operation is limited to 20 participants daily.
 - (2) The floor area (gross) of any new structure is less than 600 square feet.
 - (3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- c. A Fishing operation that may not be allowed in compliance with Subsections D.2.a or D.2.b, above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

3. Guest ranch/farmstay.

- a. A Guest ranch/farmstay operation may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
- (1) The operation is located on a single lot of 40 acres or greater and the entire lot is located in the AG-II zone. Only one Guest ranch/farmstay operation may be allowed on a lot.
 - (2) The operation is housed in a single existing permitted or nonconforming habitable residential structure.
 - (3) The maximum number of guests that can be accommodated shall be 15 per night and they shall be accommodated in no more than six bedrooms.
 - (4) The operation shall be consistent with the compatibility guidelines set forth in Uniform Rule Two (Compatible Uses within Agricultural Preserves) of the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - (a) If a Guest ranch/farmstay operation is proposed on a lot not subject to a contract executed in accordance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones, then the applicable review authority shall determine if the operation will be consistent with the compatibility guidelines.
 - (5) Food service is only available to registered guests of the operation, and the cost of any food service is included in the total price for accommodation and not be charged separately.
 - (6) The operation is located on, and is part of, a farm or ranch operation that produces agricultural products, and the Guest ranch/farmstay operation does not constitute the principal land use of the premises.
 - (7) The operation will not significantly compromise the long-term productive agricultural

capability or natural resources of the subject lot or adjacent lot(s).

- b. A Guest ranch/farmstay operation that may not be allowed in compliance with Subsection D.3.a., above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

4. Horseback riding.

- a. A Horseback riding operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) provided the operation complies with the following development standards:
 - (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- b. A Horseback riding operation that may not be allowed in compliance with Subsection D.4.a., above, may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
 - (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The floor area (gross) of any new structure associated with the operation is less than 1,200 square feet.
- c. A Horseback riding operation that may not be allowed in compliance with Subsections D.4.a. or D.4.b., above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

5. Other-low intensity recreational development. In addition to recreation uses allowed in compliance with Subsections D.1 through D.4, above, low-intensity recreational development such as hiking trails, public riding stables, recreational camps, and retreats may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the operation complies with the following development standards:

- a. The activity is in character with the rural setting.
- b. The activity does not interfere with agricultural production on or adjacent to the lot on which it is located.
- c. The activity does not include commercial facilities open to the general public who are not using the recreational facility.
- d. The activity does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.

SECTION 18:

ARTICLE 35.4, Standards for Specific 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 hereby amended to amend Section 35.42.230, Residential Second Units, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.230 - Residential Second Units

- A. Purpose.** This Section establishes procedures and standards for attached and detached residential second units in compliance with California Government Code Section 65852.2 where allowed by [Article 35.2 \(Zones and Allowable Land Uses\)](#) and this Section 35.42.230 (Residential Second Units). The intent is to encourage a more efficient use of specified residential and agricultural zones, where because of the decrease in household size as a result of changing social patterns, homes are being underutilized. Residential second units provide housing opportunities for elderly, low-income and other economic groups. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of these zones.
- B. Applicability.** ~~Except as provided in Subsection B.1, below, residential~~ Residential second units may be located within the AG-I-5, AG-I-10, AG-I-20, EX-1, OT-R, R-1/E-1 and RR zones only.
- 1. Gaviota Coast Plan area.** Within the Gaviota Coast Plan area, residential second units may also be located within the AG-II zone in compliance with Section 35.42.230.L (Gaviota Coast Plan area land use incentive program).
- C. Allowed density.**
- 1. AG-I-5, AG-I-10, AG-I-20, EX-1, OT-R, R-1/E-1 and RR zones.** On lots zoned AG-I-5, AG-I-10, AG-I-20, EX-1, OT-R, R-1/E-1 and RR, in ~~in~~ compliance with Government Code Section 65852.2(b)(5) residential second units shall not count toward the allowable density for purposes of determining consistency with the Comprehensive Plan and zone density standards.
- 2. AG-II zones located within the Gaviota Coast Plan area.** On lots zoned AG-II located within the Gaviota Coast Plan area, residential second units shall not count toward the allowable density for purposes of determining consistency with the Comprehensive Plan.
- D. Application requirements.** A permit application for a residential second unit shall include the following information in addition to that information required within [Chapter 35.80 \(Permit Application Filing and Processing\)](#):
1. A floor plan drawn to scale of the principal dwelling and the residential second unit.
 2. Documentation verifying the principal dwelling is owner-occupied.
 3. The proposed method of water supply and sewage disposal for the residential second unit.
- E. Exclusion areas.** Because of the adverse impacts on the public health, safety, and welfare, residential second units shall not be allowed in Special Problem Areas designated by the Board except as provided in Subsections E.1 or E.2 below, based upon the finding that Special Problem Areas by definition are areas having present or anticipated flooding, drainage, grading, soils, geology, road width, access, sewage disposal, water supply, location, or elevation problems.
1. Within a designated Special Problem Area, ~~an attached residential second unit may be approved within the Coastal Zone and~~ an attached or detached residential second unit may be approved ~~within~~ the Inland area, if the Director can first make all of the following findings:
 - a. The project application involves two contiguous legal lots under one-ownership, at least one of which is vacant.
 - b. Except as provided in Subsection E.1.b.(1), below, the owner has submitted an offer to dedicate a Covenant of Easement in compliance with Article VII (Covenants of Easement) of Chapter 35 of the County Code over the vacant lot so long as a residential second unit is maintained on the developed lot.

- (1) Within the Mission Canyon Community Plan area, the owner shall merge the two contiguous legal lots through the recordation of a Voluntary Merger prior to issuance of the building permit for the residential second unit.
- c. The vacant lot is determined to be residentially developable in compliance with the following criteria:
 - (1) The lot was legally created, it is not a fraction lot and the documents reflecting its creation do not preclude the lot from being used for residential purposes or designate the lot for a nonresidential purpose including well sites, reservoirs, and roads.
 - (2) The lot has adequate water resources to serve the estimated interior and exterior needs for residential development as evidenced by:
 - (a) A letter of service from the appropriate district or company that documents that adequate water service is available to the lot and that the service is in compliance with the company's Domestic Water Supply Permit, or
 - (b) The owner demonstrates that the lot could be served by a Public Health Department or State approved water system.
 - (3) The lot:
 - (a) Is served by a public sewer system and a letter of available service can be obtained from the appropriate public sewer district, or
 - (b) Can be served by an onsite wastewater treatment system that meets all septic system requirements of the Public Health Department.
 - (4) The lot:
 - (a) Is currently served by an existing private road that meets applicable fire agency roadway standards that connects to a public road or right-of-way easement, or
 - (b) Can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.
 - (5) The Special Problems Committee has reviewed the lot and has determined that site conditions would not cause the Committee to recommend denial of the site for residential purposes.
2. Except within the Mission Canyon Community Plan area, the Director may approve a residential second unit within a designated Special Problem Area where all the development standards in Subsection G. (Development Standards) below can be met and the project has been reviewed by the Special Problems Committee.

F. Lot area and floor area requirements.

1. **Minimum net lot area.**
 - a. **Attached residential second units.** The minimum net lot area on which an attached residential second unit may be located shall be 7,000 square feet; however, for lots legally created before June 2, 1966 this minimum net lot area shall be 6,000 square feet.
 - b. **Detached residential second units.** The minimum net lot area on which a detached residential second unit may be located shall be 10,000 square feet.
2. **Maximum gross floor area.** Except as allowed in compliance with Subsection L (Gaviota Coast Plan area land use incentive program), below, the ~~The~~ maximum residential second unit gross floor area shall not exceed the standards for the specified net lot area shown in Table 4-9 (Maximum Gross Floor Area) below:

Table 4-9 - Maximum Gross Floor Area

Type of Residential Second Unit	Lot Area (net)	Maximum 2 nd Unit Size Maximum Floor Area (gross)
Attached	6,000 -9,999 square feet	600 square feet
Attached and Detached	10,000 - 19,999 square feet	800 square feet
Attached and Detached	20,000 square feet or more	1,200 square feet

3. **Gross floor area for residential second units.** The gross floor relates only to directly accessible appurtenant interior spaces and does not include any existing floor area not contained within the second unit, nor the floor area of storage or other accessory structures or spaces not directly accessible from the living area of the second unit.
4. **One residential second unit per lot.** Except as allowed in compliance with Subsection L (Gaviota Coast Plan area land use incentive program), below, a lot may contain only one attached residential second unit or one detached residential second unit.

G. Development standards.

1. **Standards applicable to all residential second units.** A permit for a residential second unit shall not be approved unless it complies with the following development standards.
 - a. The lot shall contain an existing one-family dwelling at the time an application for ~~an attached or detached~~ a residential second unit is submitted, or the application for the residential second unit shall be submitted in conjunction with the application for the principal dwelling.
 - b. The owner of the lot shall reside on said lot, in either the principal dwelling or in ~~the~~ a residential second unit except when a) disability or infirmity require institutionalization of the owner, or b) the Director approves in writing owner’s written request for a temporary absence due to illness, temporary employment relocation, sabbatical, extended travels, or other good cause. Before the issuance of a ~~Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a~~ Land Use Permit in compliance Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances), the owner shall sign and record an agreement with the County requiring that the owner reside on the property.
 - c. Upon ~~resale~~ or transfer of ownership of the property, the new owner shall reside on the property or the use of a structure or portion thereof as a residential second unit shall be discontinued and the ~~residential second unit structure~~ shall be:
 - (1) If attached to the principal dwelling, converted into a portion of the principal dwelling; or,
 - (2) If it is a detached structure, removed or converted into a legal accessory structure.
 - d. The gross floor area of a residential second unit shall be a minimum of 300 square feet.
 - e. The total gross floor area of all covered structures, including ~~a~~ residential second units, shall not exceed 40 percent of the gross lot area of the lot on which ~~the~~ a residential second unit is located.
 - f. Except as specifically allowed in compliance with Subsection L (Gaviota Coast Plan area land use incentive program), below:
 - (1) On a lot zoned other than NTS, a residential second unit shall not be allowed on a lot in addition to a guesthouse, dwellings other than the principal dwelling determined to be nonconforming as to use, or farm employee housing (unless the residential second unit is proposed to be located on a lot zoned AG-I ~~located in the Inland area~~). If a residential second unit has been approved on a lot, a guesthouse or similar structure shall not subsequently be approved unless the residential second unit is removed.

- (+ 2) On a lot zoned NTS a residential second unit shall not be allowed in addition to an artist studio. If a residential second unit has been approved on a lot, an artist studio shall not subsequently be approved unless the residential second unit is removed. If an artist studio has been approved on a lot, a residential second unit shall not subsequently be approved unless the artist studio is removed.
- g. ~~The~~ A residential second unit shall contain its own kitchen and bathroom facilities.
- h. A residential second unit shall comply with the setback regulations that apply to the principal dwelling as identified in the applicable zone.
- i. In addition to the required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot that the residential second unit is located on for a) each bedroom in the residential second unit or b) each studio unit. The additional parking shall be provided as specified in the base zone and in [Chapter 35.36 \(Parking and Loading Standards\)](#). The review authority may grant modifications to allow the additional parking required by this provision to be located within the setbacks, excluding the front setback, based on a finding that, because of the topography of the site and the location of the principal dwelling on the site, the setback requirements cannot be met. The number of additional parking spaces required for residential second units shall not be reduced.
- j. Where public water service is available, ~~the~~ a residential second unit shall be required to be served by the appropriate district.
- (1) If the principal dwelling is currently served by a public water district or mutual water company, not subject to moratorium for new connections, then ~~the~~ a residential second unit shall also be served by the appropriate public water district or mutual water company.
- (2) If the principal dwelling is currently served by a water district or mutual water company subject to a moratorium for new connections, or if the existing service is by a private water system and if the property is not located in an overdrafted water basin, then ~~the~~ a residential second unit may be served by a private water system subject to review and approval by the Public Health Department or State as applicable.
- k. Where public sewer service is available, ~~the~~ a residential second unit shall be required to be served by the appropriate district.
- (1) For the purposes of this Subsection G.1.k, public sewer service may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred feet from any proposed building or exterior drainage facility on any lot or premises that abuts and is served by such public sewer. (California Plumbing Code Section 713.4)
- l. A residential second unit proposed to be served by an onsite wastewater treatment system shall not be allowed in addition to a principal dwelling on a lot less than two gross acres in size if the principal dwelling is served by or is proposed to be served by an onsite wastewater treatment system.
- m. Upon approval of a residential second unit on a lot, the lot shall not be subdivided unless there is adequate land area to divide the lot in compliance with:
- (1) The Comprehensive Plan including the applicable Comprehensive Plan designation.
- (2) This Development Code including Article 35.2 (Zones and Allowable Land Uses).
- (3) Subsection G.1.l, above, if ~~the~~ a residential second unit is proposed to be served by an onsite wastewater treatment system following the subdivision.
- n. ~~The~~ A residential second unit shall not be sold or financed separately from the principal dwelling.

other provisions of this Development Code, such as setback requirements, prohibit construction of the second unit further from the principal abutting street than the principal dwelling.

- c. A detached residential second unit proposed on a lot of one acre or less in gross lot area located within a residential zone shall reflect the exterior appearance and architectural style of the principal dwelling and shall use the same exterior materials, roof covering, colors and design for trim, windows, roof pitch and other exterior physical features unless the proposed detached residential second unit is to be located in a permitted structure existing on July 1, 2003, and no exterior alterations are proposed.
- d. For detached residential second units in agricultural zones the review authority may add other conditions, consistent with general law and applicable State and County standards, as necessary to preserve the health, safety, welfare and character of the residential neighborhood provided that such conditions do not conflict with applicable policies and provisions of the Comprehensive Plan.

4. Standards applicable only to detached residential second units located in the Inland area on agriculturally zoned property. In addition to the development standards listed in Subsections G.1 and G.3, above, all development associated with the construction of a detached residential second unit located ~~in the Inland area~~ on agriculturally zoned property shall comply with all of the additional development standards below. If these requirements are in conflict with other provisions of the Comprehensive Plan or any applicable community or area plan, this Development Code, or any permit conditions established by the County, the more restrictive requirements shall control. Detached residential second units that do not comply with the following may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Minor Conditional Use Permits and Conditional Use Permits).

- a. The development shall avoid or minimize significant impacts to agricultural to the maximum extent feasible by siting structures so as to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations.
- b. The development shall be located no less than 100 feet from the following environmental sensitive habitat areas that are determined by a qualified professional to be intact and of high quality. This setback 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.
 - (1) Native plant communities recognized as rare by California Department of Fish and Game (2003 or as amended). Examples include Native Grasslands, Maritime chaparral, Bishop Pine Forests, and Coastal Dune Scrub.
 - (2) Native Woodlands and Forests.
 - (3) Nesting, roosting, and/or breeding areas for Rare, Endangered or Threatened animal species.
 - (a) Rare, Endangered, or Threatened species are defined as those listed by State or Federal wildlife agencies under the State or Federal Endangered Species Acts, candidates for listing, species of special concern, and species that meet the definition of “rare” in Section 15380 of California Environmental Quality Act.
 - (b) A separation of greater than 100 feet may be required in order to fully protect formally listed Endangered Species (e.g., a 100 foot separation may not fully protect known breeding ponds for California Tiger Salamander).
 - (4) Plant communities known to contain Rare, Endangered, or Threatened species.
 - (5) Streams, riparian areas, vernal pools, and wetlands.
 - (6) Any designated Environmental Sensitive Habitat Areas.

- c. The development shall preserve natural features, landforms and native vegetation such as trees to the maximum extent feasible.
- d. The development shall be compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not intrude into the skyline as seen from public viewing places. At a minimum, the development shall comply with the following design standards.
 - (1) Exterior lighting shall be for safety purposes only and shall comply with the following requirements:
 - (a) Light fixtures shall be fully shielded (full cutoff) and shall be directed downward to minimize impacts to the rural nighttime character.
 - (b) To the extent feasible, lighting shall be directed away from habitat areas, nearby residences, public roads and other areas of public use.
 - (2) Building materials and colors (earth tones and non-reflective paints) compatible with the surrounding natural environment shall be used to maximize the visual compatibility of the development with surrounding areas.

5. Standards applicable only to detached residential second units located in the Inland area on residentially zoned property. In addition to the development standards listed in Subsections G.1 and G.3, above, all development associated with the construction of a detached residential second unit located in the Inland area on residentially zoned property shall comply with all of the additional development standards below. If these requirements are in conflict with other provisions of the Comprehensive Plan or any applicable community or area plan, this Development Code, or any permit conditions established by the County, the more restrictive requirements shall control.

- a. All development shall be located no less than 50 feet from a designated environmentally sensitive habitat area in urban areas and no less than 100 feet from a designated environmentally sensitive habitat area in rural areas. If the habitat area delineated on the applicable zoning maps is determined by the County not to be located on the particular lot or lots during review of an application for a permit, this development standard shall not apply.

H. Public notice. Notice of approved or conditionally approved Coastal Development Permits or Land Use Permits for attached residential second units in all zones and detached residential second units in residential zones, shall be given in compliance with [Chapter 35.106 \(Noticing and Public Hearings\)](#).

I. Findings of approval ~~(for detached residential second units in agricultural zones)~~ located on property zoned AG-I-5, AG-I-10 or AG-I-20.

1. Coastal Zone. ~~In the Coastal Zone, in addition to the findings under [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#), before the approval of all detached residential second units in the AG-I-5, AG-I-10 or AG-I-20 zones the review authority shall make all of the following findings:~~

- ~~a. The detached residential second unit is compatible with the design of adjacent residences and the surrounding neighborhood and shall not cause excessive noise, traffic, parking, or other disturbance to the existing neighborhood.~~
- ~~b. Provisions for onsite parking are adequate for existing and proposed uses.~~
- ~~c. The detached residential second unit shall not substantially change the character, or cause a concentration of residential second units sufficient to change the character of the neighborhood in which it is located.~~
- ~~d. The detached residential second unit does not significantly infringe upon the privacy of the surrounding residents.~~
- ~~e. The proposal complies with the standards in Subsection G. (Development standards) above.~~

2. Inland area. In the Inland area, in In addition to the findings under [Section 35.82.110 \(Land Use](#)

Permits), before the approval of all detached residential second units in the AG-I-5, AG-I-10 or AG-I-20 zones the Director shall make all of the following findings:

1. a. The detached residential second unit is compatible with the design of adjacent residences and the surrounding neighborhood and shall not cause excessive noise, traffic, parking, or other disturbance to the existing neighborhood.
2. b. Provisions for onsite parking are adequate for existing and proposed uses.
3. c. The detached residential second unit shall not substantially change the character, or cause a concentration of residential second units sufficient to change the character of the neighborhood in which it is located.
4. d. The detached residential second unit does not significantly infringe upon the privacy of the surrounding residents.
5. e. The proposal complies with the standards in Subsection G. (Development standards) above.

J. Appeals. An action of the review authority to approve, conditionally approve, or deny any application for a residential second units shall be final subject to appeal in compliance with [Chapter 35.102 \(Appeals\)](#).

K. Revocation. Revocation of a ~~Coastal Development Permit~~, Land Use Permit or Zoning Clearance for a Residential Second Unit shall be in compliance with [Section 35.84.060 \(Revocations\)](#).

L. Gaviota Coast Plan area land use incentive program.

1. **Purpose and intent.** The purpose of the Gaviota Coast Plan area land use incentive program is to allow landowners within the Gaviota Coast Plan area on property zoned AG-II to develop residential second units in exchange for taking actions that provide a demonstrated public benefit such as the provision of public trails. The intent is to implement the policies and development standards of Gaviota Coast Plan that seek to, through voluntary landowner action, provide a greater level of protection and enhancement of natural resources, support agricultural viability, and increase public access, throughout the Plan area while preserving the existing rural character of the Gaviota Coast.
2. **Applicability.** The provisions of this Subsection L (Gaviota Coast Plan area land use incentive program) only apply to property zoned AG-II and located within the Gaviota Coast Plan area.
3. **Actions and eligible incentives.** Table 4-10 (Actions and Eligible Incentives), below, describes the voluntary actions a landowner may take and the benefits that may be derived from taking those actions, i.e., the issuance of a permit(s) for a residential second unit (RSU).

Table 4-10 - Actions and Eligible Incentives

<u>Category</u>	<u>Land Owner Action</u>	<u>Eligible Incentive</u>
<u>1</u>	<u>Dedicate trail easement to County for the Coastal Trail primary route alignment shown on the Gaviota Coast Plan Parks, Recreation and Trails Map</u>	<u>1 attached or detached RSU & 1 attached RSU</u>
<u>2</u>	<u>Dedicate trail easement to County for trails shown on the Gaviota Coast Plan Parks, Recreation and Trails Map other than the Coastal Trail primary route alignment</u>	<u>1 attached or detached RSU</u>

4. Requirements and development standards.

a. General.

(1) Compliance with development standards. All residential second units allowed in compliance with this Subsection L (Gaviota Coast Plan area land use incentive program) shall also comply with the standards of Subsection E through Subsection G, above, unless otherwise explicitly provided in this Subsection, in addition to the standards of this Subsection.

(2) Maximum number of residential second units.

- (a) A maximum of two residential second units consisting of one attached residential second unit and one attached or detached residential second unit may be allowed on a premises that qualifies under Category 1 in Table 4-9 (Actions and Eligible Incentives), above.
- (b) A maximum of one attached residential second unit or one detached residential second unit may be allowed on a premises that qualifies under Category 2 in Table 4-9 (Actions and Eligible Incentives), above.

(3) Maximum gross floor area.

- (a) **Attached residential second units.** The maximum gross floor area of attached residential second units shall not exceed 1,200 square feet.
- (b) **Detached residential second units.** The maximum gross floor area of detached residential second units shall not exceed the standards for the specified gross lot area shown in Table 4-11 (Maximum Gross Floor Area Gaviota Coast Plan Area) below:

Table 4-11 - Maximum Gross Floor Area Gaviota Coast Plan Area

<u>Lot Area (gross)</u>	<u>Maximum Floor Area (gross)</u>
<u>Less than 40 acres</u>	<u>1,200 square feet</u>
<u>40 acres to less than 100 acres</u>	<u>1,600 square feet</u>
<u>100 acres and above</u>	<u>2,000 square feet</u>

(4) Existing structures.

- (a) An existing, legally permitted agricultural employee dwelling or guesthouse may be converted to a residential second unit.
 - (i) An existing, legal agricultural employee dwelling that is converted to a residential second unit may be replaced with a new agricultural employee dwelling in compliance with Section 35.42.030 (Agricultural Employee Dwellings).
 - (ii) An existing, legal guest house that is converted to a residential second unit may be replaced with a new guest house in compliance with Section 35.42.150 (Guesthouses, Artist Studios, and Cabañas) provided that there is no more than one guesthouse located on the premises.
 - (iii) If the existing, legal agricultural employee dwelling or guest house that is proposed to be converted to a residential second unit is subject to a recorded Notice to Property Owner, then following the effective date of the required planning permit and prior to the use of the agricultural employee dwelling or guest house as a residential second unit the Department shall prepare and the property owner shall record a Notice to Property Owner that documents specific conditions and/or restrictions, if any, that apply to use of the structure as a residential second unit and supersedes the specific conditions and/or restrictions included in the previous Notice to Property Owner.
- (b) A detached residential second unit that results from the conversion of an existing, legal agricultural employee dwelling may exceed the applicable maximum gross floor area limit provided:
 - (i) The agricultural employee dwelling was permitted prior to [effective date of this ordinance].

(ii) No building additions or alterations shall be allowed that results in an increase in the gross floor area in excess of that which was permitted prior to [effective date of this ordinance].

(5) Location of detached residential second units.

- (a) Except for the conversion of agricultural employee dwellings and guest houses allowed in compliance with Subsection L.4.a.(4), above, detached residential second units shall be clustered with the principal dwelling unit.
- (b) For the purposes of this Subsection L, clustered means the principal dwelling unit and the detached residential second unit, including all structures accessory thereto, shall be located within a single continuous building envelope of no more than three percent of the lot area or two acres, whichever is less.
- (c) The clustered building envelope shall minimize "barbell," "finger," and "peninsula" type configurations to ensure, to the maximum extent feasible, that the development minimizes intrusion into agricultural areas and maximizes clustering of residential and accessory structures in order to preserve productive agricultural lands.

b. Trail easements.

- (1) The easement shall be for the entire length of the trail that is located on the premises on which the residential second unit is proposed to be located.
- (2) An irrevocable offer of dedication shall be recorded by the landowner prior to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 for a Residential Second Unit that may be allowed based on the dedication of a trail easement.
 - (a) Said offer shall include, at a minimum, a description of the purpose of the easement and a legal description of the proposed easement.
 - (b) Said offer shall be subject to review and approval by the Department and the County Counsel.

SECTION 19:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection B, Applicability, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to read as follows:

B. Applicability.

- 1. **Board of Architectural Review.** The Board of Architectural Review shall be interpreted to mean the Central County Board of Architectural Review, the Montecito Board of Architectural Review, the North County Board of Architectural Review, and the South County Board of Architectural Review, as these Boards of Architectural Review are established and identified in Article V of Chapter 2 of the County Code. The applicable Board of Architectural Review shall govern the provisions of this Section within their respective jurisdictional areas as established by Article V of Chapter 2 of the County Code.
- 2. **Design Review action required.** Design Review action shall be required for all of the following:
 - a. Any structure or sign requiring Design Review as specifically provided under the applicable zone regulations of [Article 35.2 \(Zones and Allowable Land Uses\)](#).
 - b. Any structure or sign requiring Design Review as specifically provided under [Article 35.3 \(Site Planning and Other Project Standards\)](#).

- c. Any structure or sign requiring Design Review as specifically provided under [Article 35.4 \(Standards for Specific Land Uses\)](#).
 - d. Any structure or sign requiring Design Review as specifically provided under [Article 35.5 \(Oil and Gas, Wind Energy and Cogeneration Facilities\)](#).
 - e. Any structure or sign requiring Design Review as specifically provided under [Article 35.6 \(Resource Management\)](#).
 - f. Any structure or sign requiring Design Review as specifically provided under [Article 35.8 \(Planning Permit Procedures\)](#).
 - g. Any structure or sign requiring architectural approval as specifically identified by the Director, Zoning Administrator, Commission, or Board. The Board of Architectural Review shall also render its advice on the exterior architecture of structures and signs to the Director, Zoning Administrator, Commission, or Board when requested to do so.
- ~~3. **Coastal Zone.** In addition to the items identified in Subsection B.2 (Design Review action required) above, for sites located within the Coastal Zone, the provisions of this Section shall also apply to the following:~~
- ~~a. Any residential structure, including residential accessory structures, located on a lot adjacent to the sea.~~
- 4-3. Gaviota Coast, Mission Canyon, Summerland and Toro Canyon Plan areas.** In addition to the items identified in Subsection B.2 ~~and Subsection B.3~~, above, for lots located within the Gaviota Coast Plan area, Mission Canyon Community Plan area, Summerland Community Plan area, and the Toro Canyon Area Plan areas, the provisions of this Section shall also apply to:
- a. Any structure, additions to a structure, or sign.
 - b. Gaviota Coast Plan area.** Within the Gaviota Coast Plan area, single agricultural structures with a individual gross floor area of less than 5,000 square feet that are in compliance with the following standards are not subject to the requirements of this Section 35.82.070, Design Review:
 - (1) The existing cumulative structural development located on the lot that the structure is proposed to be located on does not exceed a footprint area of 10,000 square feet.
 - (2) The structure(s) complies with the following standards:
 - (a) All exterior lighting is in compliance with the following:
 - (i) The lighting is required for safety purposes only.
 - (ii) Light fixtures are fully shielded (full cutoff) and are directed downward to minimize impacts to the rural nighttime character.
 - (iii) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
 - (b) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual compatibility of the development with surrounding areas.
 - ~~b-c. **Summerland Community Plan area.** Within the Summerland Community Plan area, new encroachments of structures, fences, walls, landscaping, etc., into existing public road rights-of-way as part of a project otherwise requiring Design Review in compliance with Section 35.82.070 (Design Review).~~

SECTION 20:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and

Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection F, Findings, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to add a new Subsection 10 to read as follows:

10. Additional finding required for Design Review applications within the Gaviota Coast Plan area. Where Design Review is required in compliance with Subsection B.3, above, plans for new or altered residential structures and structures that are accessory to residential structures will be in compliance with the Gaviota Coast Plan Design Guidelines, as applicable. The Gaviota Coast Plan Design Guideline, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of Subsection 35.82.070.F.1.(i).

SECTION 21:

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add the following new definitions of “Agricultural and Natural Resource Educational Experience,” “Artisanal Crafts,” “Aquaponics,” “Composting Operation,” “Farmstand,” “Firewood Processing and Sales,” “Fishing,” “Gaviota Coast Plan Area,” “Guest Ranch/Farmstay,” “Lumber Processing, Milling,” “Product Preparation,” “Tree Nut Hulling” and “Visually Subordinate,” read as follows:

Agricultural and Natural Resource Educational Experience. An instructional program that integrates academic and technical preparation and includes real-world relevant experiences in areas such as agricultural business, agricultural mechanics, agriscience, animal science, forestry and natural resources, ornamental horticulture, and plant and soil science. Program components may include classroom and laboratory instruction, and supervised agricultural experience projects.

Artisanal Crafts. Anything handmade and designed by a person skilled in an applied art; examples include glass blowing, jewelry making, leatherworking, metalworking, pottery, and woodworking.

Aquaponics. A closed system of aquaculture in which the waste produced by farmed fish or other aquatic creatures supplies the nutrients for plants grown hydroponically which in turn purify the water in the system.

Composting Operation. A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.

Farmstand. A stand, which may be of permanent or temporary construction, that sells farm produce and other incidental items.

Firewood Processing and Sales. The conversion of raw plant material into firewood and the sale thereof.

Fishing. The activity of catching fish, either for food or as a sport.

Gaviota Coast Plan Area. That portion of the County located within the boundaries of the Gaviota Coast Plan as shown on the Gaviota Coast Plan Land Use Map.

Guest Ranch/Farmstay. A type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Such an operation may include interactive activities where guests participate in basic farm or ranch operations such as collecting eggs and feeding animals, or a work exchange agreement where the guest works a set number of hours in exchange for free or reduced rate accommodation.

Lumber Processing, Milling. A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.

Product Preparation. The preparation of agricultural and horticultural product by activities including drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain to facilitate marketing and wholesale sales.

Tree Nut Hulling. Removing the soft outer hull (also known as the husk) from the nut by manual or mechanical

methods.

Visually Subordinate. Development that is partially visible but not dominant or disruptive in relation to the surrounding landscape as viewed from a public viewing place.

SECTION 22:

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35. Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 23:

Except as amended by this Ordinance, Article 35.1, Article 35.2, Article 35.3, Article 35.4, Article 35.8 And Article 35.11, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 24:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2016, by the following vote:

- AYES:
- NOES:
- ABSTAINED:
- ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Attachment D-3

Board of Supervisors Ordinance Amendment

County Zoning Map

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ATTACHMENT D-3: COUNTY LUDC REZONE ORDINANCE AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, SECTION 35-1 OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP TO ADOPT NEW ZONE DESIGNATIONS AND OVERLAY ZONE DESIGNATIONS WITHIN THE PORTION OF THE GAVIOTA COAST PLAN AREA THAT IS OUTSIDE THE COASTAL ZONE TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE GAVIOTA COAST AREA PLAN.

Case No. 13RZN-00000-00002

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they relate to the area located within the non-coastal zone portion of the Gaviota Coast Plan area, which is shown on the maps attached hereto as Exhibit 1-A Gaviota Coast Plan Zoning - West and Exhibit 1-B Gaviota Coast Plan Zoning - East and incorporated by reference.

SECTION 2:

All zoning maps and zoning overlay designations previously adopted under the provisions of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they relate to the area located within the non-coastal zone portion of the Gaviota Coast Plan area, which is shown on the maps attached hereto as Exhibit 2-A Gaviota Coast Plan Zoning Overlay - West and Exhibit 2-B Gaviota Coast Plan Zoning Overlay - East and incorporated by reference.

SECTION 3:

Pursuant to the provisions of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts zoning designations for the area located within the non-coastal zone portion of the Gaviota Coast Plan area, as shown on maps titled "Gaviota Coast Plan Zoning - West" (Exhibit 1-A) and "Gaviota Coast Plan Zoning - East" (Exhibit 1-B), attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibits 1-A and 1-B, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 4:

Pursuant to the provisions of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts zoning overlay designations for the area located within the non-coastal zone portion of the Gaviota Coast Plan area, as shown on maps titled “Gaviota Coast Plan Zoning Overlay - West” (Exhibit 2-A) and “Gaviota Coast Plan Zoning Overlay- East” (Exhibit 2-B), attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibits 2-A and 2-B, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 5:

Pursuant to the provisions of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts zoning overlay designations for the area located within the non-coastal zone portion of the Gaviota Coast Plan area, as shown on maps titled “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlay - West” (Exhibit 3-A) and “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlay- East” (Exhibit 3-B), attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibits 3-A and 3-B, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 6:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibits 1-A, 1-B, 2-A, 2-B, 3-A and 3-B to show that said exhibit maps have been adopted by this Board.

SECTION 7:

Except as amended by this Ordinance, Chapter 35.14, Zoning Map, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

SECTION 16:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibits:

Exhibit 1-A Gaviota Coast Plan Zoning – West

Exhibit 1-B Gaviota Coast Plan Zoning – East

Exhibit 2-A Gaviota Coast Plan Zoning Overlay – West

Exhibit 2-B Gaviota Coast Plan Zoning Overlay – East

Exhibit 3-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays –
West

Exhibit 3-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays –
East

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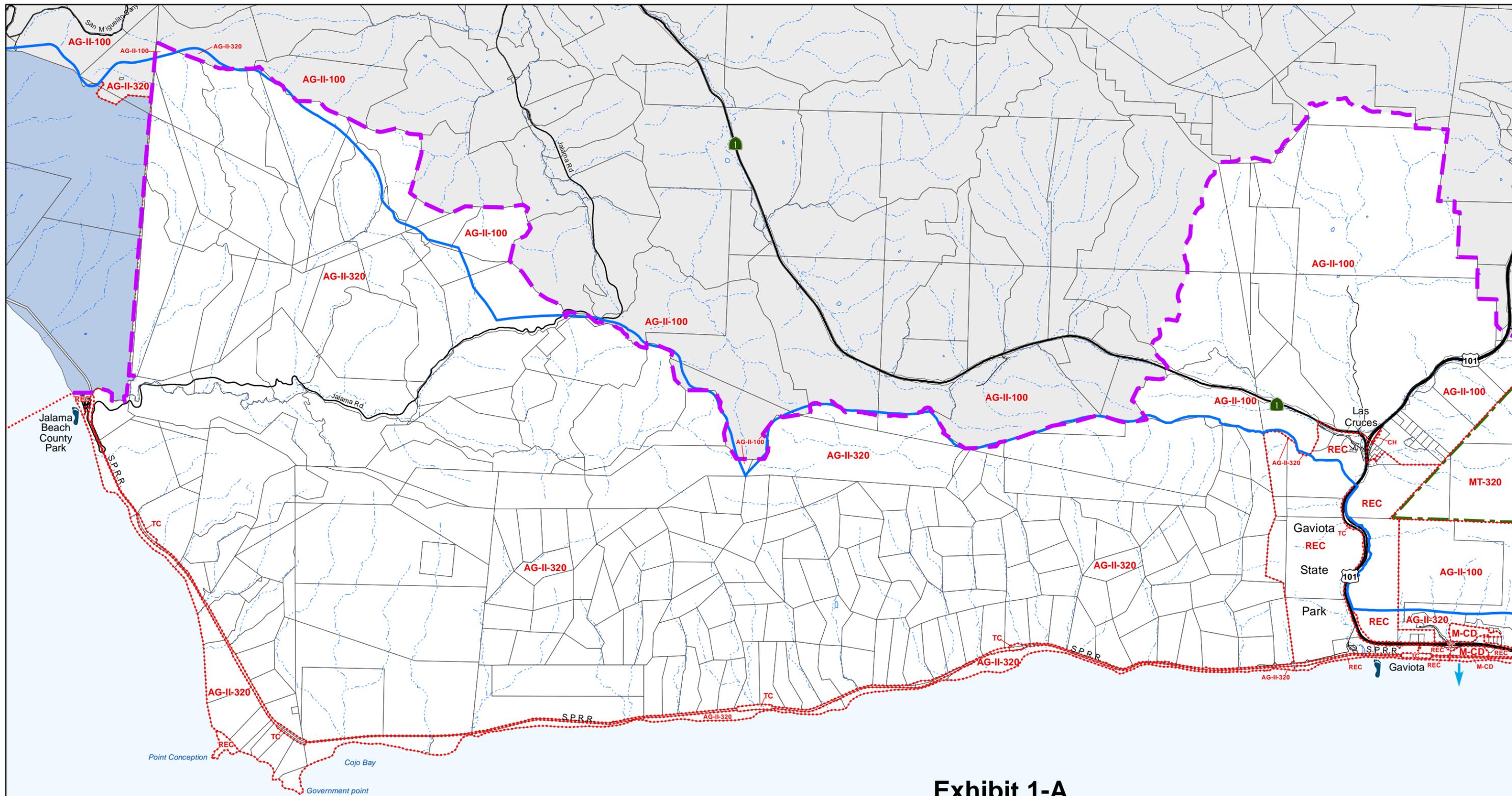


Exhibit 1-A Gaviota Coast Plan Zoning - West



Scale: 1" = 6,000 Feet

..... Zoning Boundary

— Coastal Zone Boundary

— Gaviota Coast Plan Boundary



Proposed Beach Access

Existing Beach Access (Adopted by Coastal Plan)

Proposed Beach Access (Adopted by Coastal Plan)

— Los Padres National Forest Boundary

— Vandenberg Air Force Base

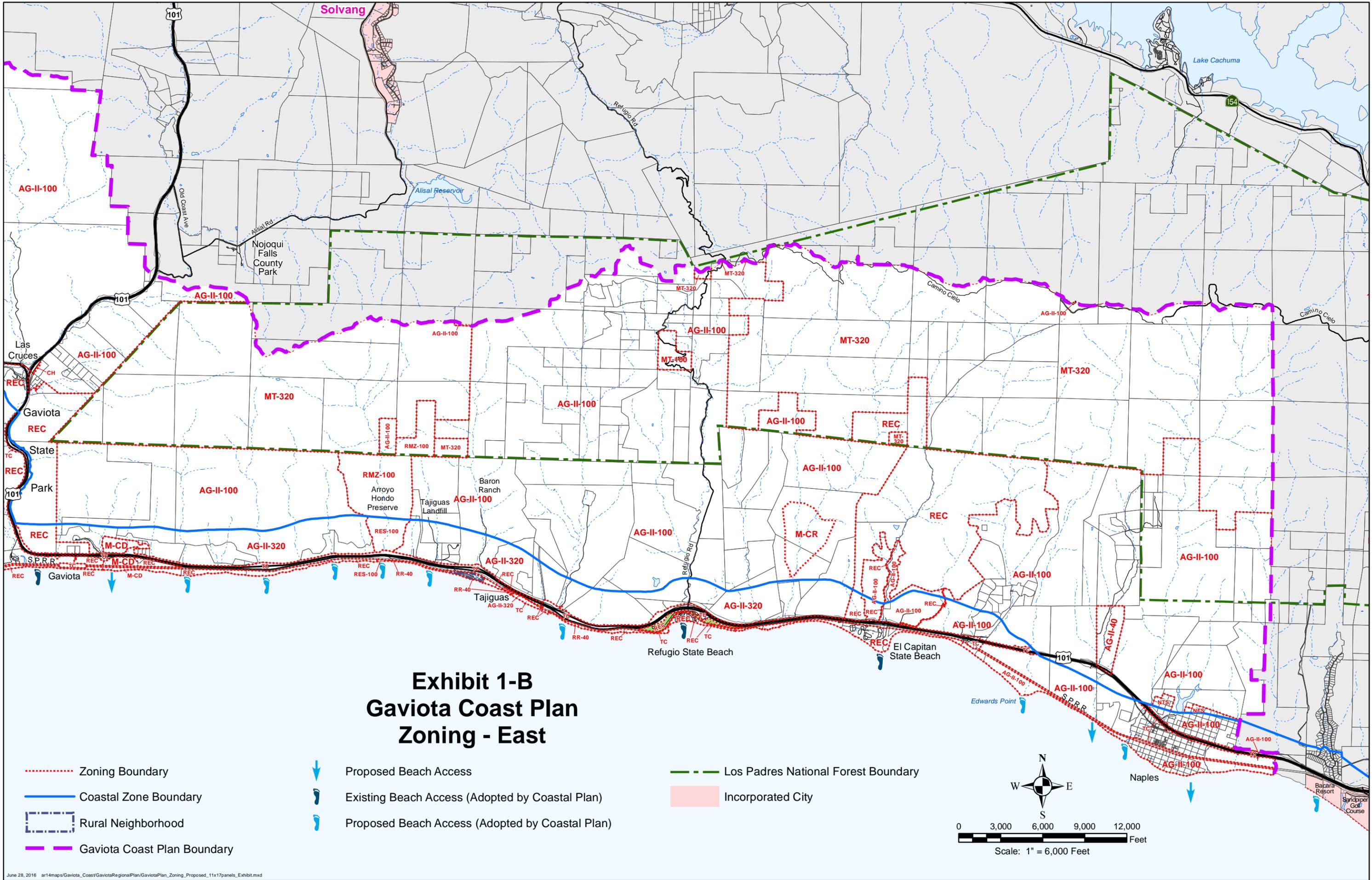
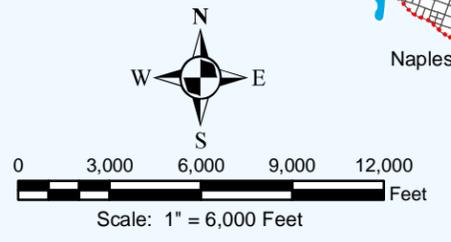


Exhibit 1-B Gaviota Coast Plan Zoning - East

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> - - - - - Zoning Boundary — Coastal Zone Boundary Rural Neighborhood - - - - - Gaviota Coast Plan Boundary | <ul style="list-style-type: none"> ↓ Proposed Beach Access ↓ Existing Beach Access (Adopted by Coastal Plan) ↓ Proposed Beach Access (Adopted by Coastal Plan) | <ul style="list-style-type: none"> - - - - - Los Padres National Forest Boundary Incorporated City |
|---|--|--|



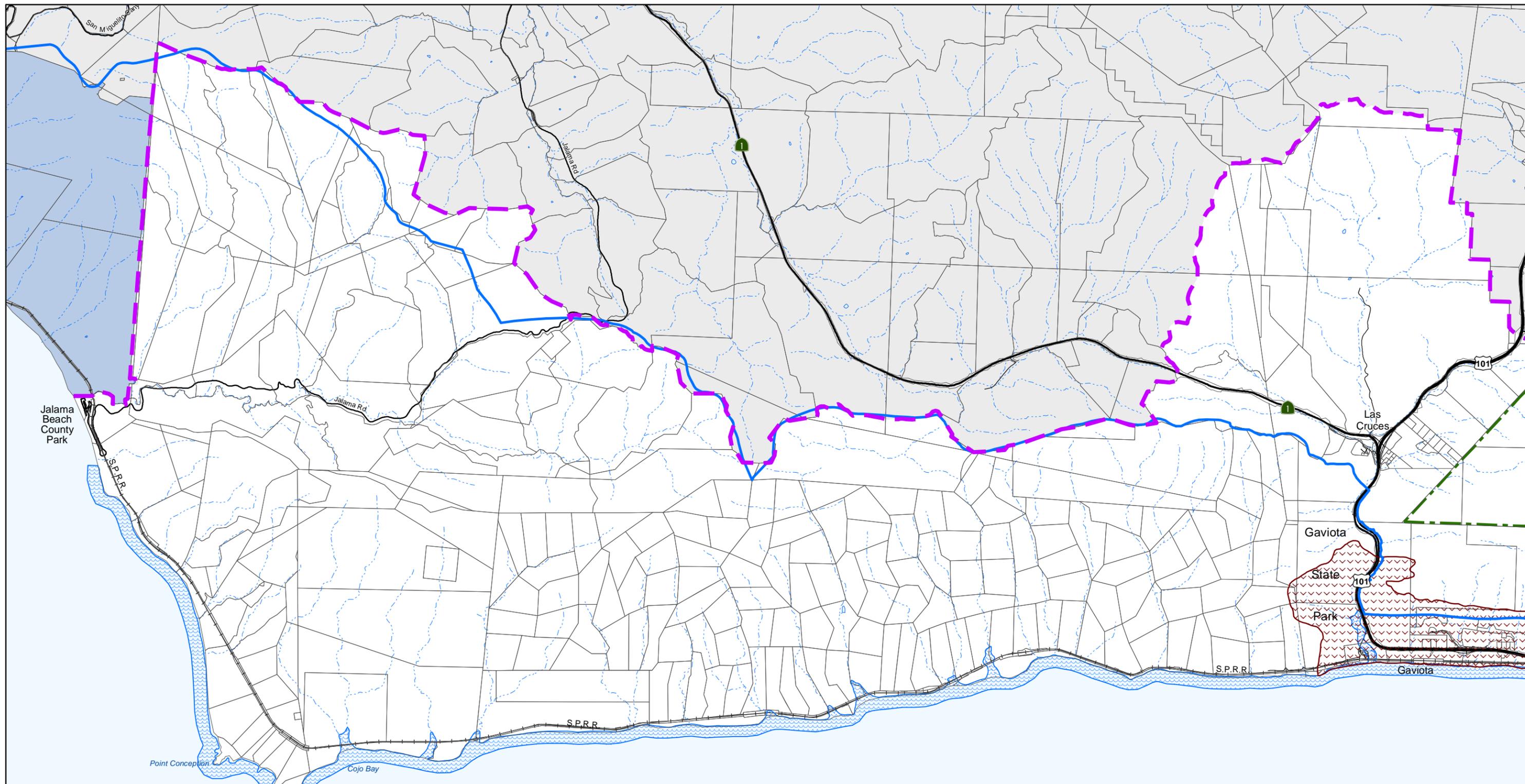


Exhibit 2-A Gaviota Coast Plan Zoning Overlay - West



Scale: 1" = 6,000 Feet

- Critical Viewshed Corridor Overlay
- Flood Hazard Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Vandenberg Air Force Base

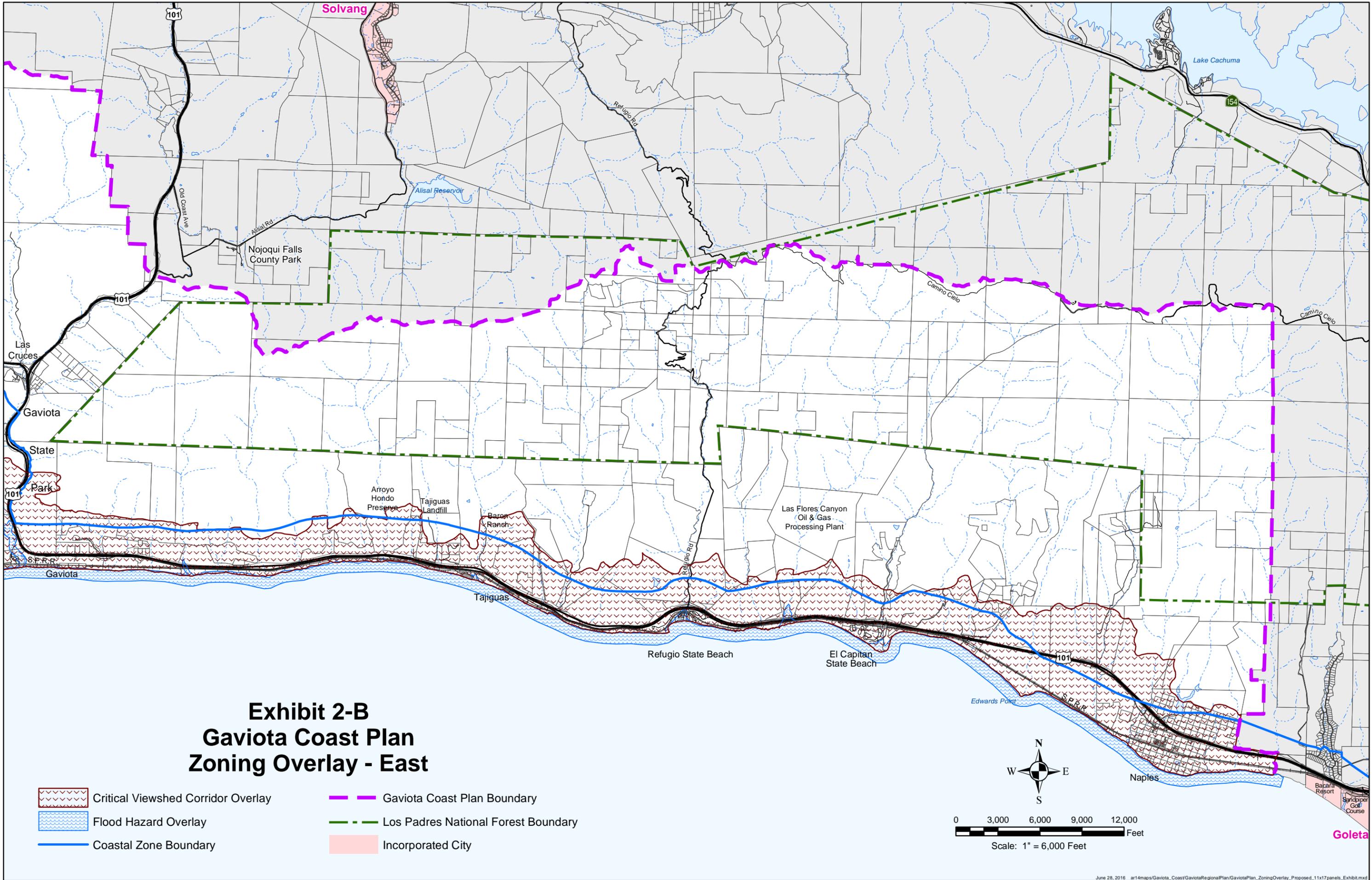
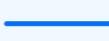
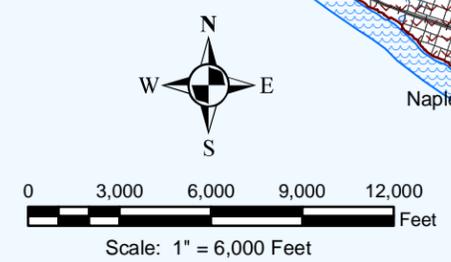


Exhibit 2-B Gaviota Coast Plan Zoning Overlay - East

- | | |
|--|---|
|  Critical Viewshed Corridor Overlay |  Gaviota Coast Plan Boundary |
|  Flood Hazard Overlay |  Los Padres National Forest Boundary |
|  Coastal Zone Boundary |  Incorporated City |



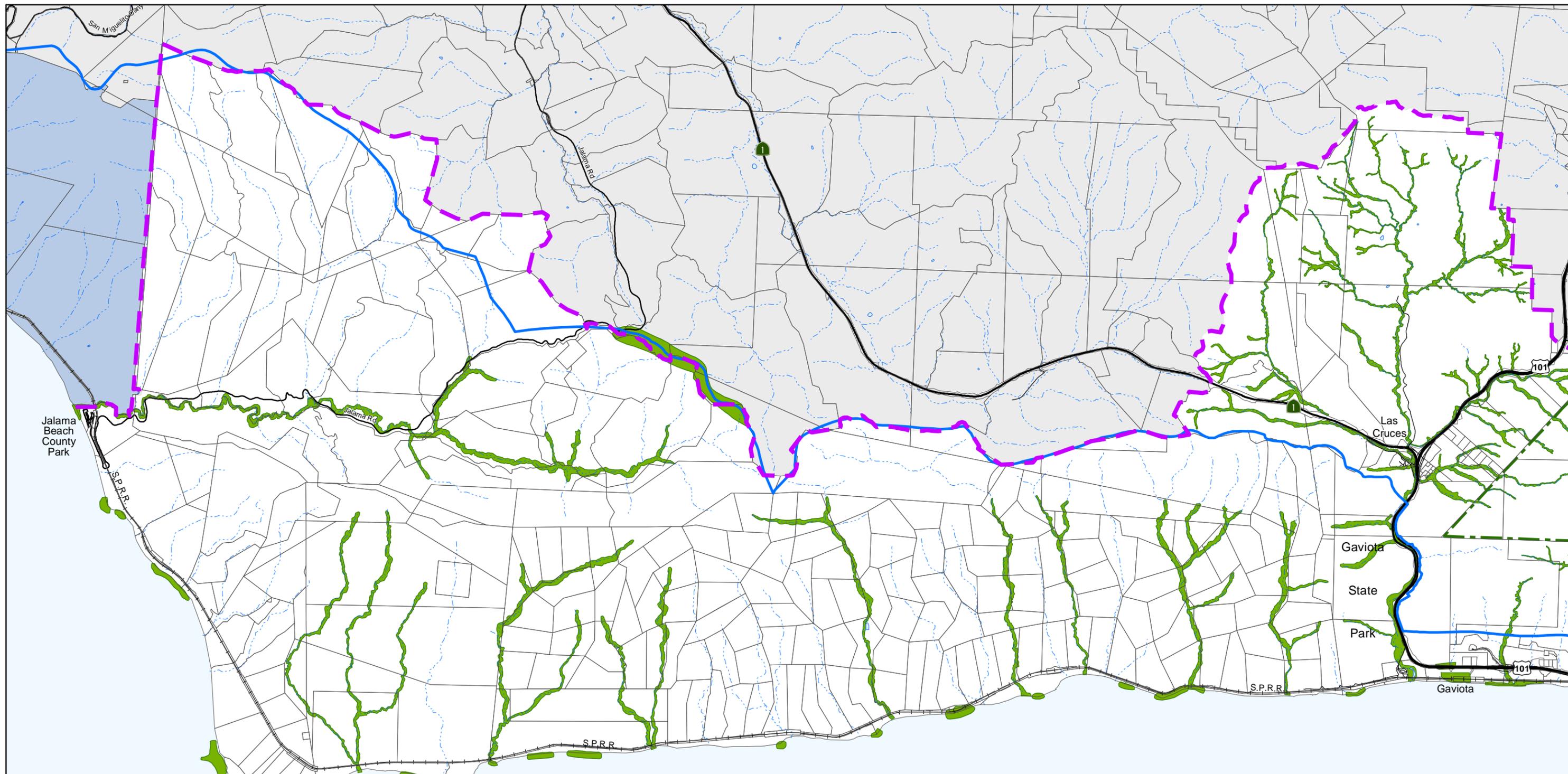


Exhibit 3-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays



Scale: 1" = 6,000 Feet

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Vandenberg Air Force Base

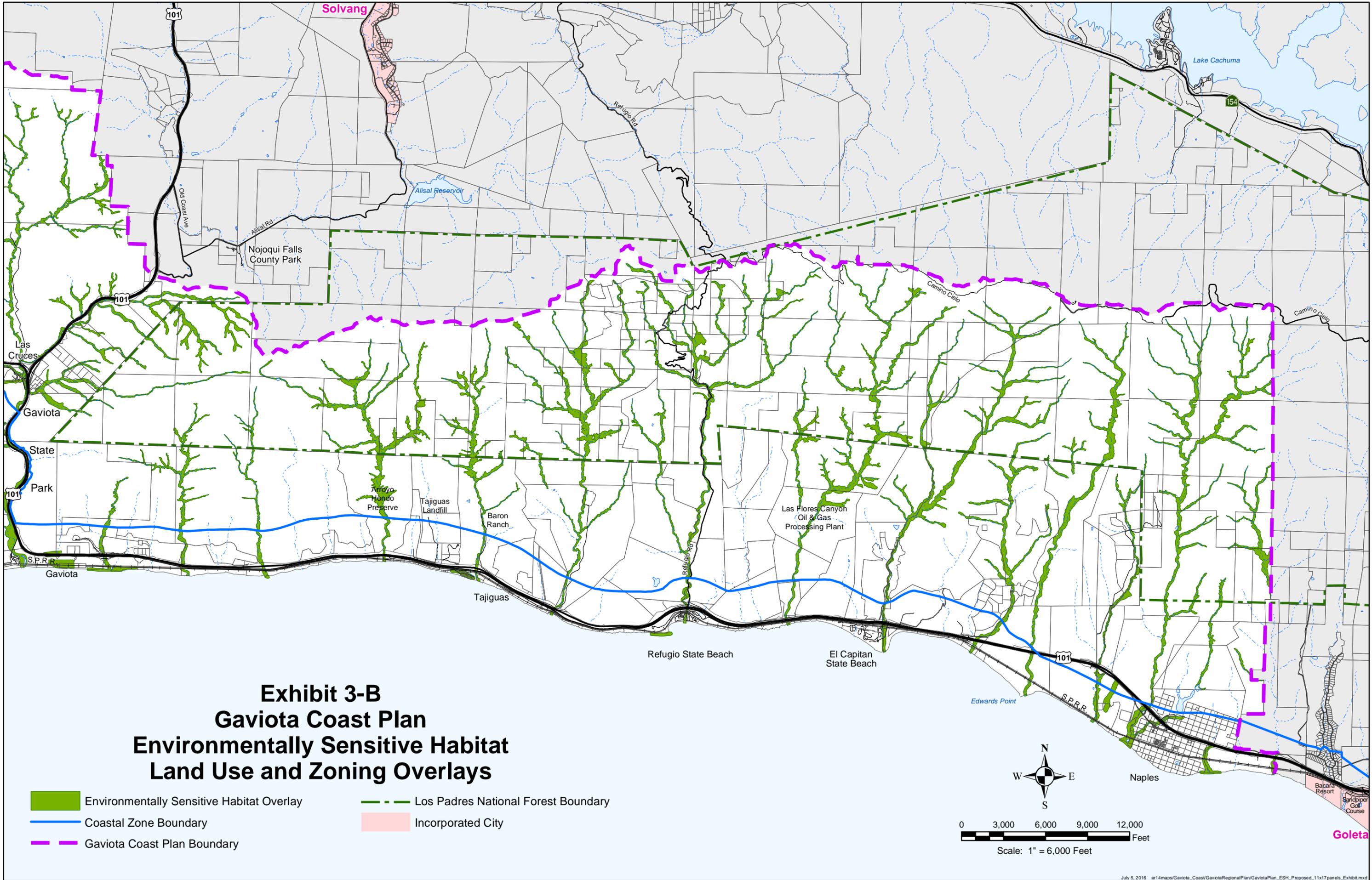


Exhibit 3-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Incorporated City



Scale: 1" = 6,000 Feet

Attachment D-4
Board of Supervisors Resolution
Coastal Land Use Plan

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ATTACHMENT D-4: COASTAL LAND USE PLAN RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING SPECIFIC)
AMENDMENTS TO THE COASTAL LAND USE PLAN) RESOLUTION NO. 16 - _____
OF THE SANTA BARBARA COUNTY LOCAL COASTAL)
PROGRAM BY THE ADOPTION OF THE GAVIOTA) Case No.: 13GPA-00000-00007
COAST PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors adopted the Santa Barbara County Coastal Land Use Plan.
- B. The proposed amendments are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the Santa Barbara County Comprehensive Plan including the Goleta Community Plan, and the requirements of California Planning, Zoning, and Development laws.
- C. In 2016, a Final Environmental Impact Report for the Gaviota Coast Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- D. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- E. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- F. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- G. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution in compliance with Government Code Section 65354.
- H. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Government Code Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.
- I. In compliance with Government Code Section 65350.5, before a substantial amendment of the Comprehensive Plan, the Board is required to review and consider a groundwater sustainability plan or groundwater management plan, an adjudication of water rights, and/or an order or interim plan by the State Water Resources Control Board; however, such plans do not exist at the time of this action, thus the Board has satisfied its duties pursuant to Government Code Section 65350.5.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Adopt the Gaviota Coast Plan as an amendment to the Coastal Land Use Plan of the Santa Barbara County Local Coastal Program (Exhibit 1).
 - b. Amend the Coastal Land Use Plan as follows:
 - (1) Section 3.7.4 Policies, of Chapter 3: The Resource Protection and Development Policies, is amended to delete the existing Gaviota Coast Planning Area section consisting of the section heading “Gaviota Coast Planning Area” and Policy 7-13 through Policy 7-19, including implementing actions, in its entirety.
 - (2) Section 3.7.4 Policies, of Chapter 3: The Resource Protection and Development Policies, is amended to delete Policy 7-21.
 - (3) The existing text of Section 3.8 Agriculture, of Chapter 3: The Resource Protection and Development Policies, is amended to delete Policy 8-8 in its entirety.
 - (4) The existing text of Section 4.6 Gaviota Coast, of Chapter 4: The Planning Areas, is deleted in its entirety and replaced with the following:

4.6 GAVIOTA COAST

In 2016, the County adopted an Area Plan for the Gaviota Coast Plan area. The Gaviota Coast Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition the Plan contains a number of policies and actions that serve to implement its goals and objectives.

See Appendix K for the complete Gaviota Coast Plan.

- (5) In **CHAPTER 4: THE PLANNING AREAS**, add the following new text between the existing section and subsection headings “**4.7 NORTH COAST**” and “**4.7.1 CHARACTER OF THE PLANNING AREA**”:

“The following discussion is superseded as to those areas that are contained within the Gaviota Coast Plan area described in Section 4.6 Gaviota Coast.”
- (6) Add a new appendix to the existing list of appendices to read as follows:

APPENDIX K: GAVIOTA COAST PLAN (PUBLISHED SEPARATELY)
- c. Amend the maps of the Coastal Land Use Plan of the Santa Barbara County Local Coastal Program as follows:
 - (1) Adopt the coastal zone portions of maps titled “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B), which together depict the land use designations within the Gaviota Coast Plan area;
 - (2) Adopt the coastal zone portions of maps titled “Gaviota Coast Plan Land Use Overlay Designations - West” (Exhibit 3-A) and “Gaviota Coast Plan Land Use Overlay

Designations - East” (Exhibit 3-B), which together depict the land use overlay designations within the Gaviota Coast Plan area;

- (3) Adopt the coastal zone portions of maps titled “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - West” (Exhibit 4-A) and “Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - East” (Exhibit 4-B), which together depict the environmentally sensitive habitat area within the Gaviota Coast Plan area;
 - (4) Adopt the coastal zone portions of maps titled “Gaviota Coast Plan Parks, Recreation & Trails - West” (Exhibit 5-A), “Gaviota Coast Plan Parks, Recreation & Trails - Central” (Exhibit 5-B), and “Gaviota Coast Plan Parks, Recreation & Trails - East” (Exhibit 5-C), which together depict existing and proposed recreational areas and trail alignments within the Gaviota Coast Plan area;
 - (5) Amend the existing map titled “Gaviota Coast Rural Region Land Use Map” by:
 - (a) Removing the land use designations located within the coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B), and
 - (b) Repealing and retiring the coastal zone portion of Gaviota Coast Rural Region Land Use Map;
 - (6) Amend the existing map titled “North Gaviota Coast Rural Region Land Use Map” by:
 - (a) Removing the land use designations located within the coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A), and
 - (b) Repealing and retiring the coastal zone portion of North Gaviota Coast Rural Region Land Use Map;
 - (7) Amend the existing map titled “Lompoc Valley Rural Region Land Use Map” by:
 - (a) Removing the land use designations located within the coastal zone portions of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) and “Gaviota Coast Plan Land Use Designations - East” (Exhibit 2-B); and
 - (b) Revising the boundary of the “Lompoc Valley Rural Region Land Use Map” to be coincident with the boundary of the “Gaviota Coast Plan Land Use Designations - West” (Exhibit 2-A) where they abut;
 - (8) Repeal and retire the existing map titled “Gaviota Coast Coastal Plan Land Use Overlay Map;”
 - (9) Repeal and retire the existing map titled “Point Conception Area Coastal Plan Land Use Overlay Map.”
3. In compliance with the provisions of Government Code Section 65356, the above described changes are hereby adopted as amendments to the Coastal Land Use Plan of the Santa Barbara County Local Coastal Program.
 4. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby described to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
 5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all

maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.

- Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2016, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibits:

- | | |
|-------------|--|
| Exhibit 1 | Gaviota Coast Plan |
| Exhibit 2-A | Gaviota Coast Plan Land Use Designations - West |
| Exhibit 2-B | Gaviota Coast Plan Land Use Designations – East |
| Exhibit 2-C | Gaviota Coast Plan Land Use Designations – Coastal Strip Detail |
| Exhibit 3-A | Gaviota Coast Plan Land Use Overlay Designations – West |
| Exhibit 3-B | Gaviota Coast Plan Land Use Overlay Designations – East |
| Exhibit 3-C | Gaviota Coast Plan Land Use Overlay Designations – Coastal Strip Detail |
| Exhibit 4-A | Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays – West |
| Exhibit 4-B | Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays – East |
| Exhibit 5-A | Gaviota Coast Plan Parks, Recreation & Trails – West |
| Exhibit 5-B | Gaviota Coast Plan Parks, Recreation & Trails – Central |
| Exhibit 5-C | Gaviota Coast Plan Parks, Recreation & Trails – East |

EXHIBIT 1

GAVIOTA COAST PLAN

Available online at <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

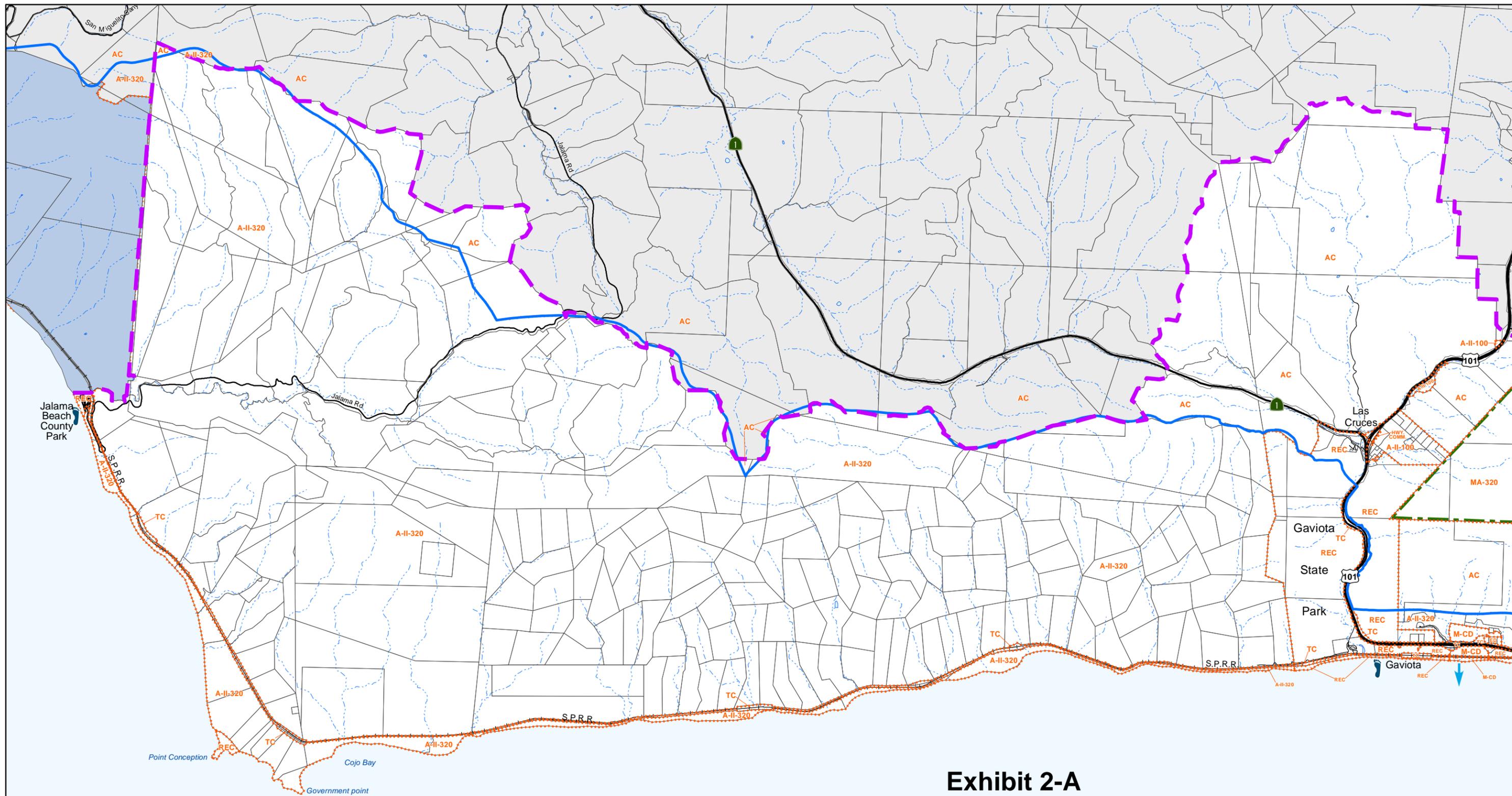
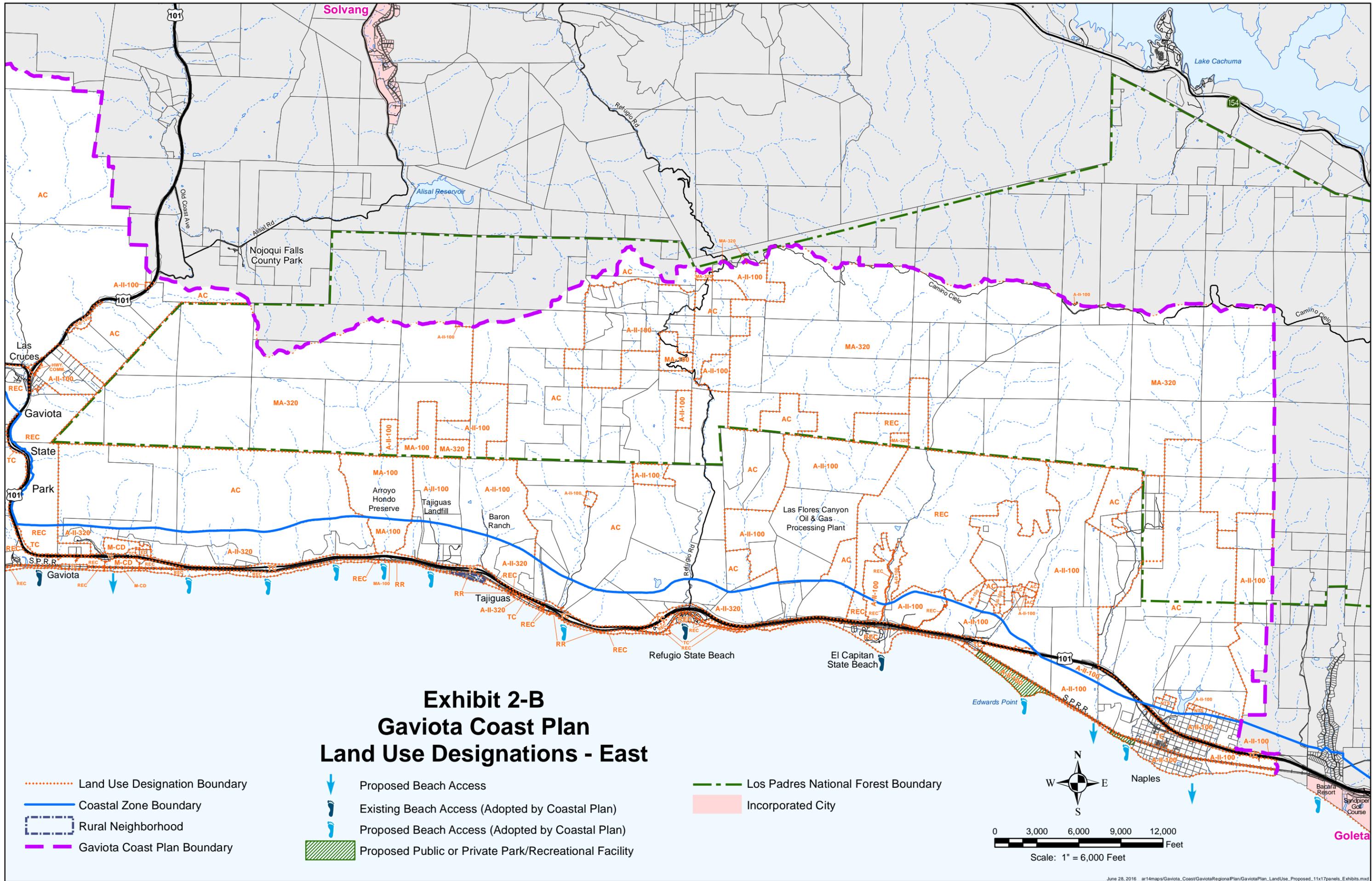


Exhibit 2-A Gaviota Coast Plan Land Use Designations - West

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> - - - - - Land Use Designation Boundary — Coastal Zone Boundary Rural Neighborhood — Gaviota Coast Plan Boundary | <ul style="list-style-type: none"> ↓ Proposed Beach Access ↓ Existing Beach Access (Adopted by Coastal Plan) ↓ Proposed Beach Access (Adopted by Coastal Plan) Proposed Public or Private Park/Recreational Facility | <ul style="list-style-type: none"> - - - - - Los Padres National Forest Boundary Vandenberg Air Force Base |
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Scale: 1" = 6,000 Feet



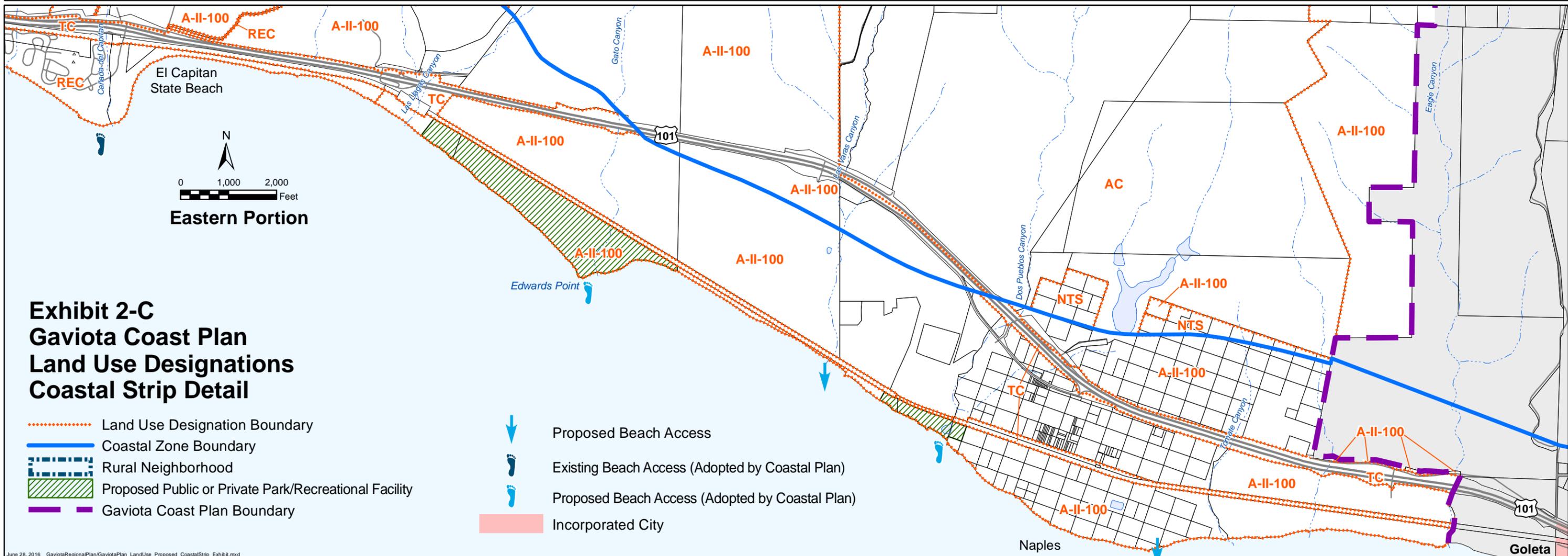
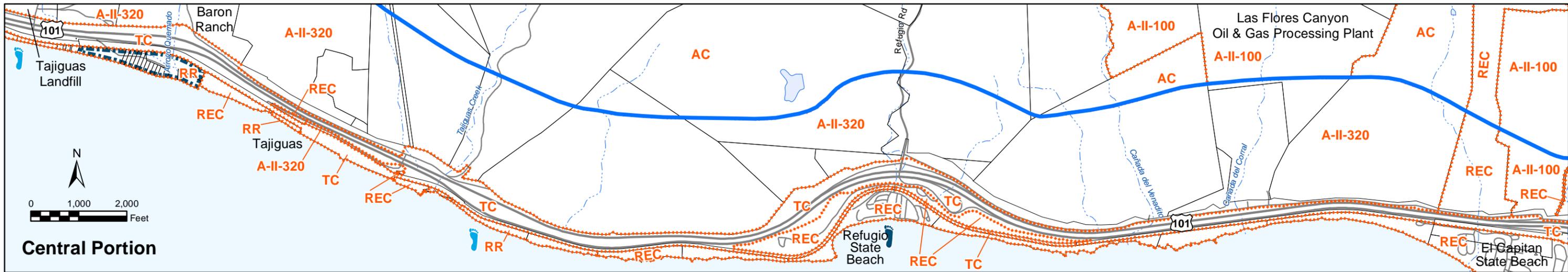
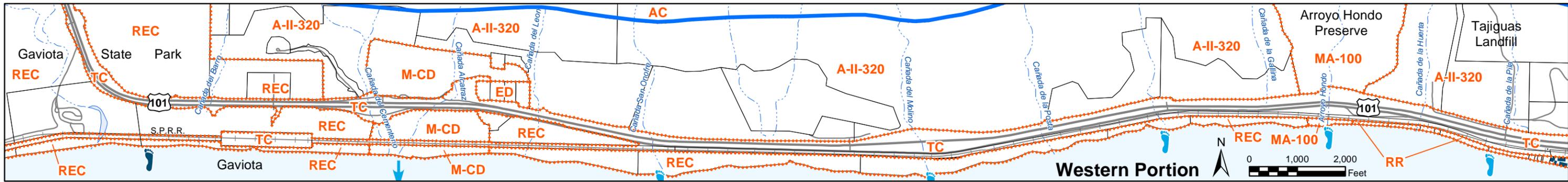


Exhibit 2-C Gaviota Coast Plan Land Use Designations Coastal Strip Detail

- ⋯⋯⋯ Land Use Designation Boundary
- Coastal Zone Boundary
- Rural Neighborhood
- Proposed Public or Private Park/Recreational Facility
- Gaviota Coast Plan Boundary

- ↓ Proposed Beach Access
- ⬇ Existing Beach Access (Adopted by Coastal Plan)
- ⬇ Proposed Beach Access (Adopted by Coastal Plan)
- Incorporated City

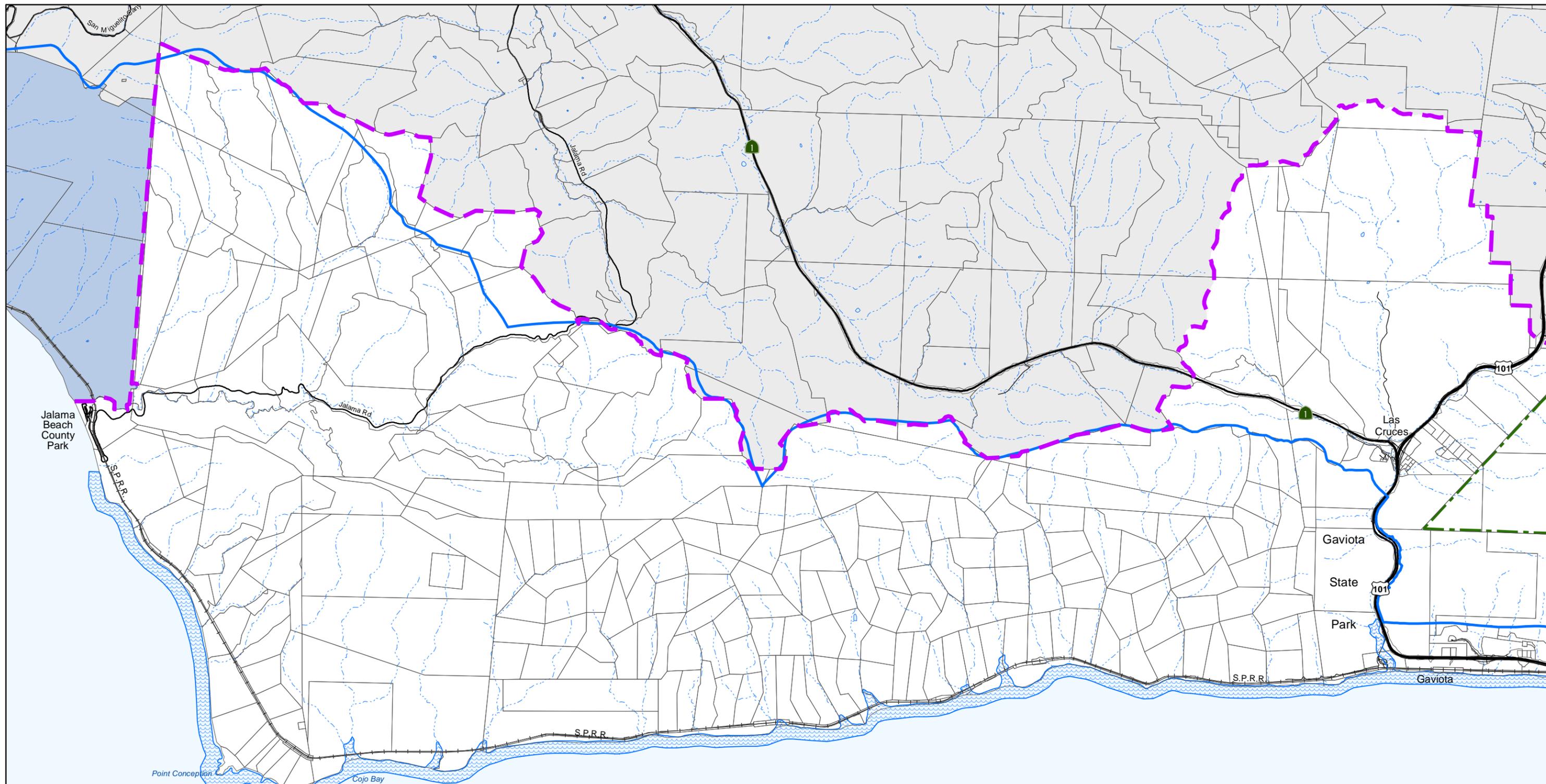
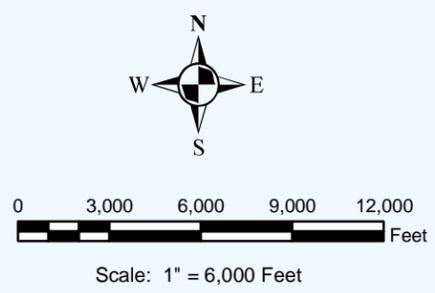
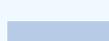
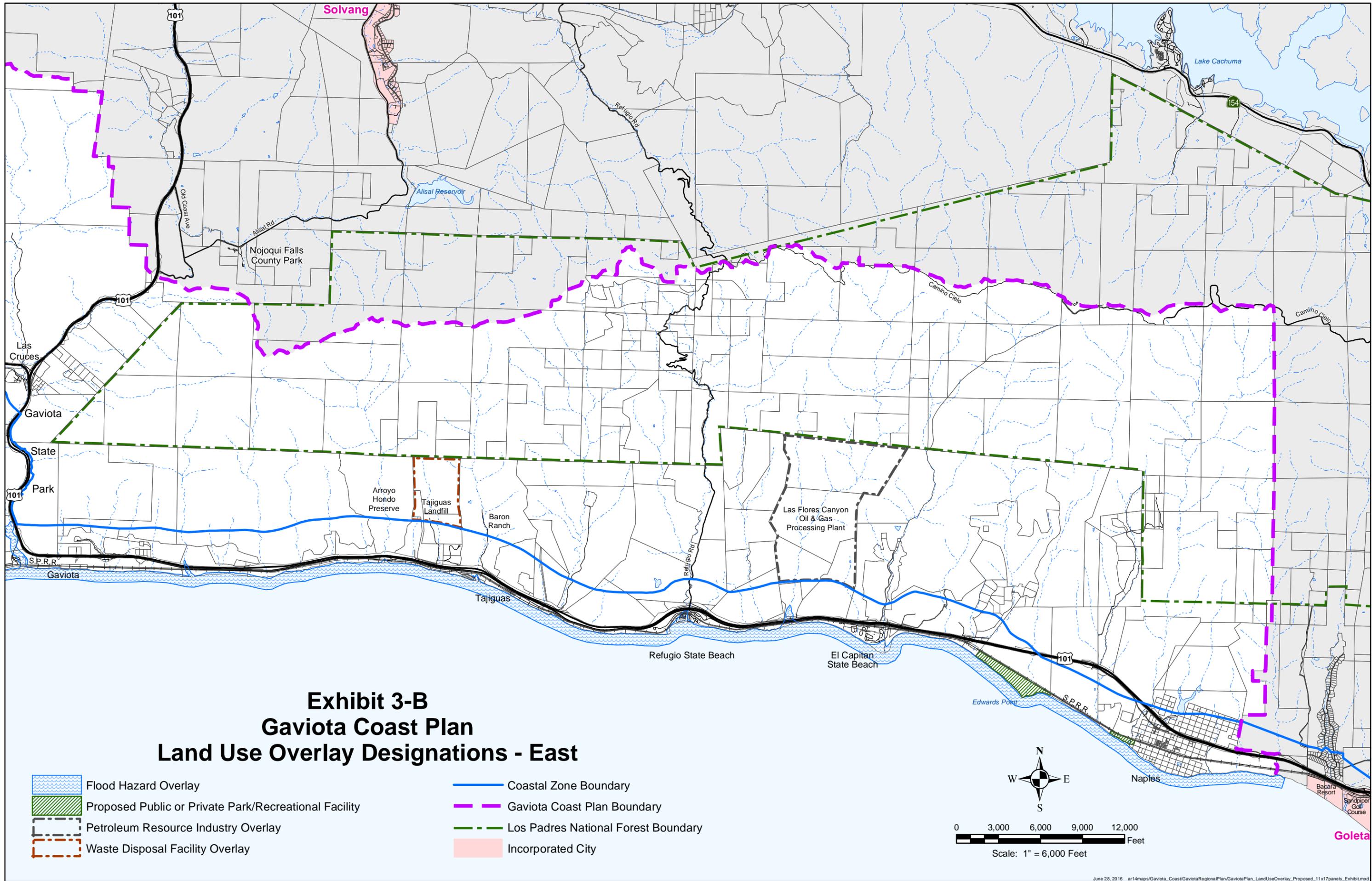
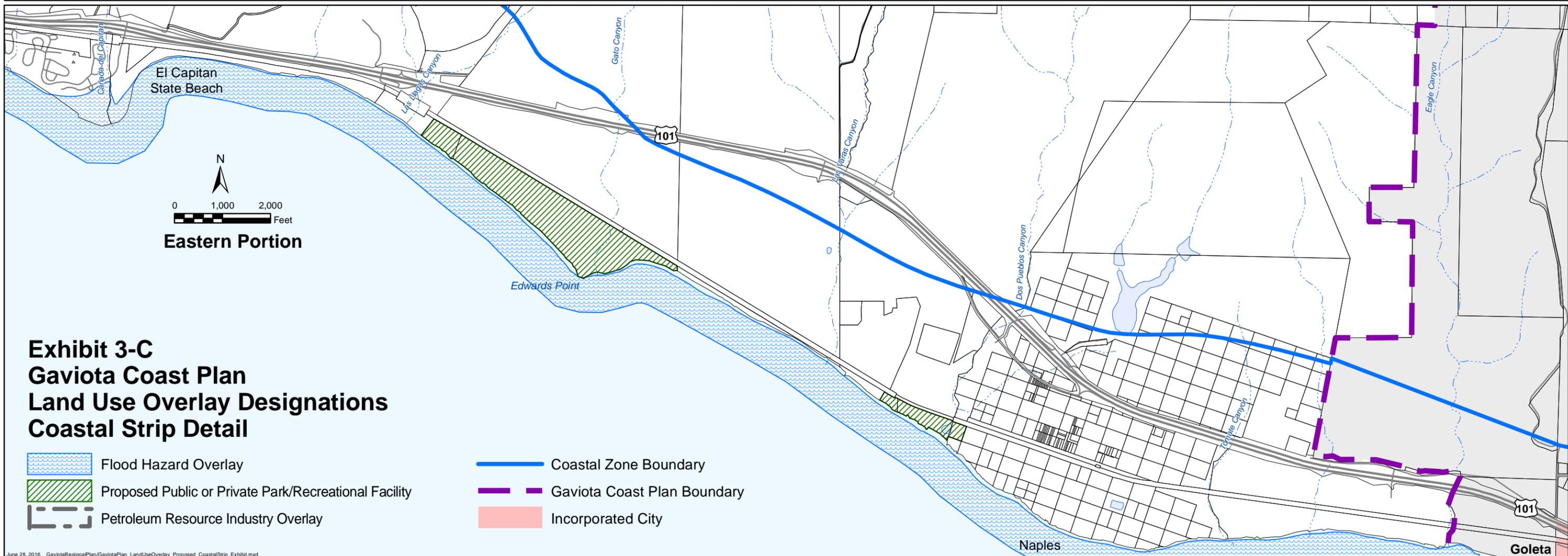
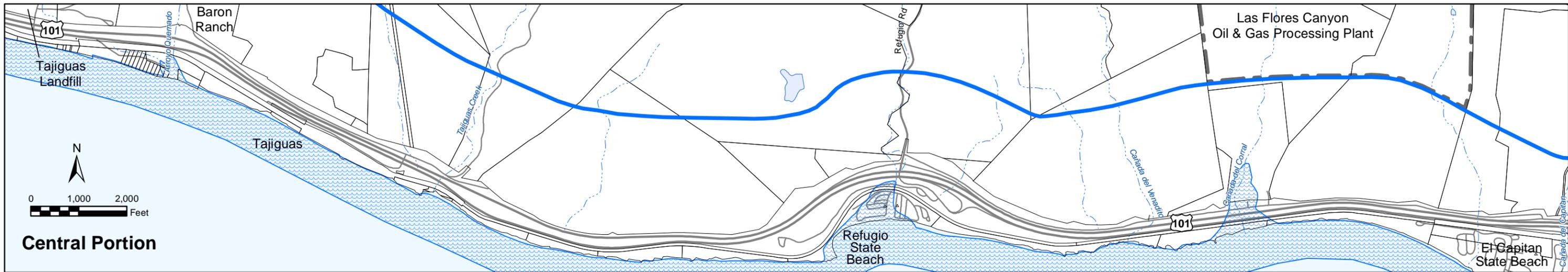
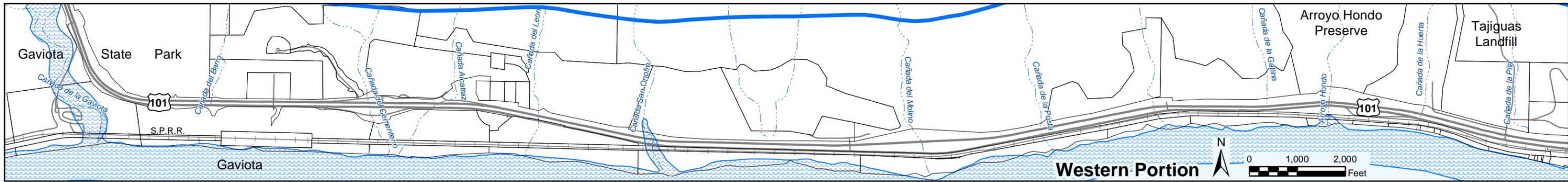


Exhibit 3-A Gaviota Coast Plan Land Use Overlay Designations - West

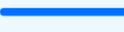


- | | | | |
|---|---|---|-------------------------------------|
|  | Flood Hazard Overlay |  | Coastal Zone Boundary |
|  | Proposed Public or Private Park/Recreational Facility |  | Gaviota Coast Plan Boundary |
|  | Petroleum Resource Industry Overlay |  | Los Padres National Forest Boundary |
|  | Waste Disposal Facility Overlay |  | Vandenberg Air Force Base |





**Exhibit 3-C
Gaviota Coast Plan
Land Use Overlay Designations
Coastal Strip Detail**

-  Flood Hazard Overlay
-  Proposed Public or Private Park/Recreational Facility
-  Petroleum Resource Industry Overlay
-  Coastal Zone Boundary
-  Gaviota Coast Plan Boundary
-  Incorporated City

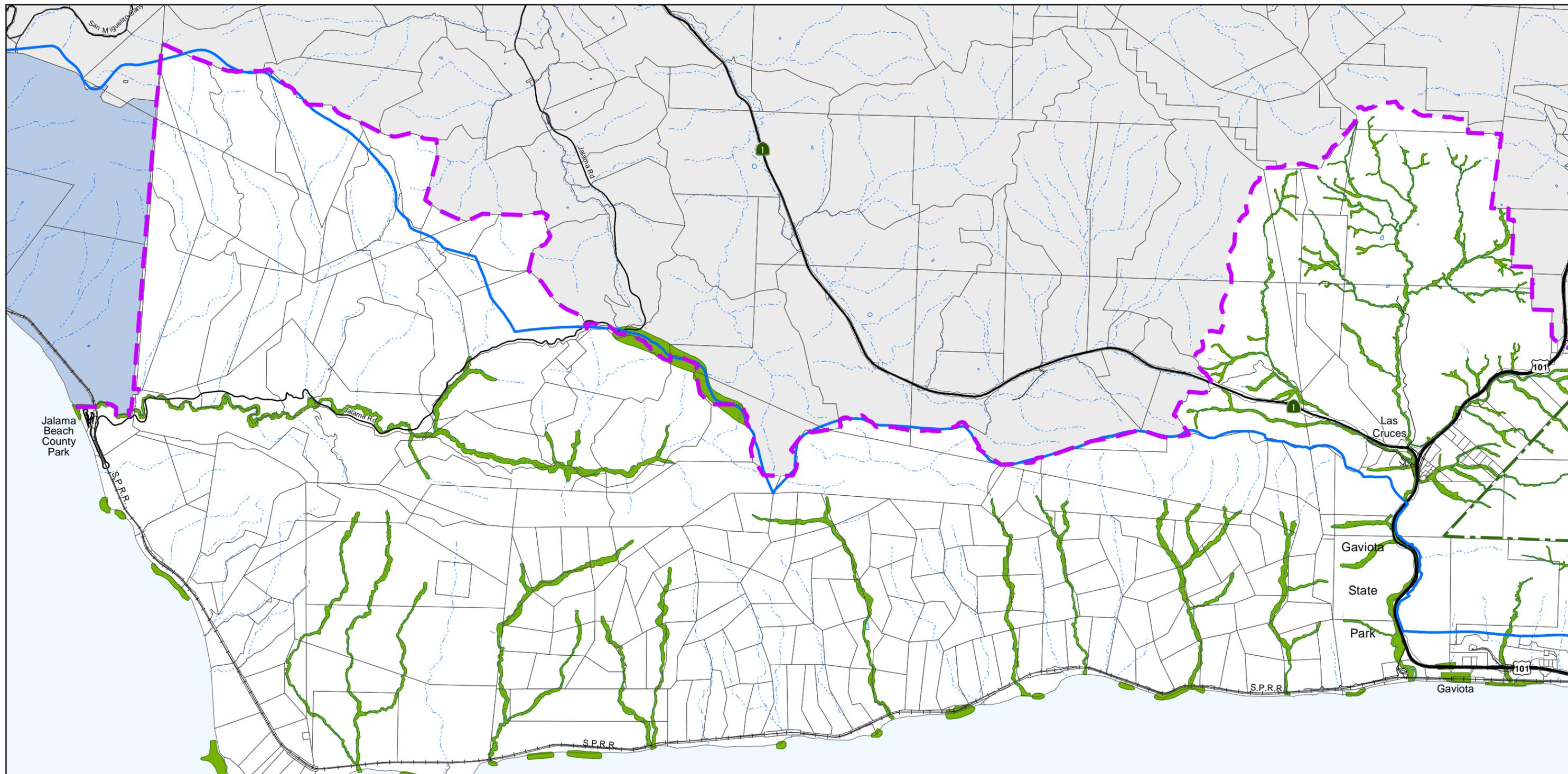


Exhibit 4-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays



Scale: 1" = 6,000 Feet

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Vandenberg Air Force Base

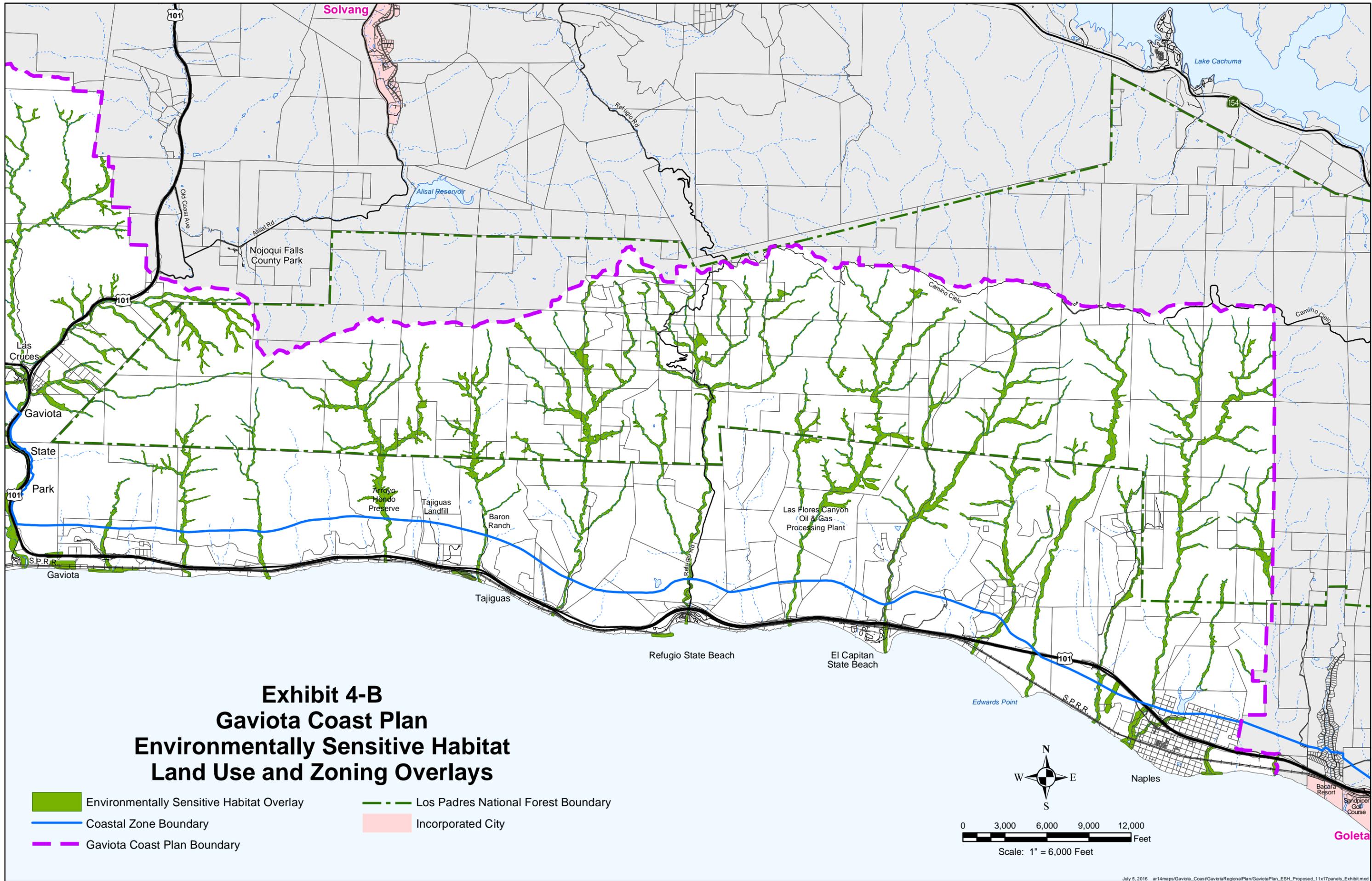


Exhibit 4-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Incorporated City



Scale: 1" = 6,000 Feet

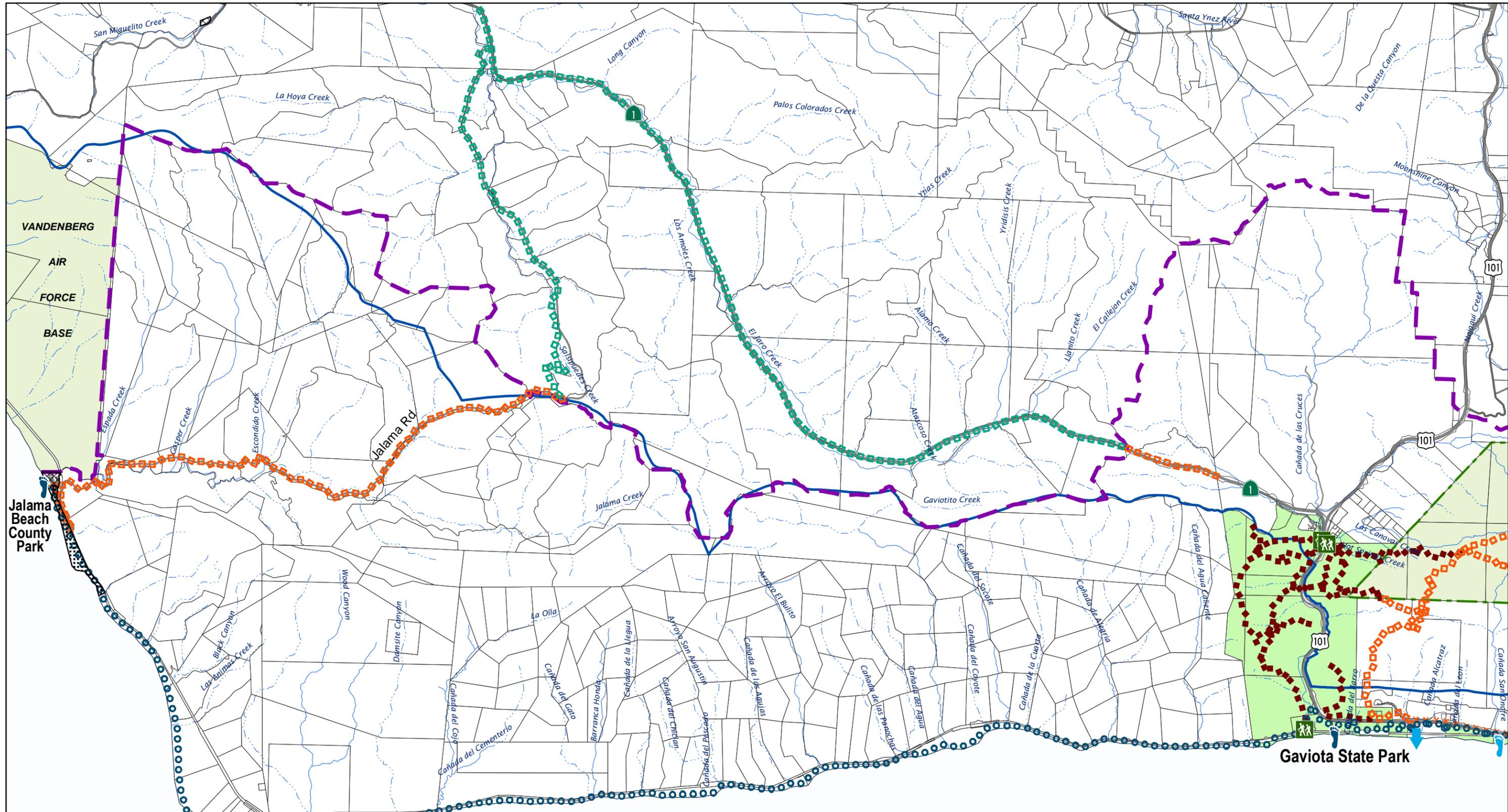


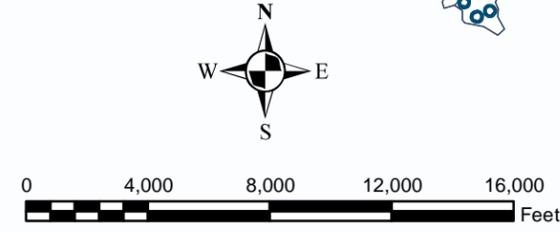
Exhibit 5-A Gaviota Coast Plan - Parks, Recreation & Trails - West

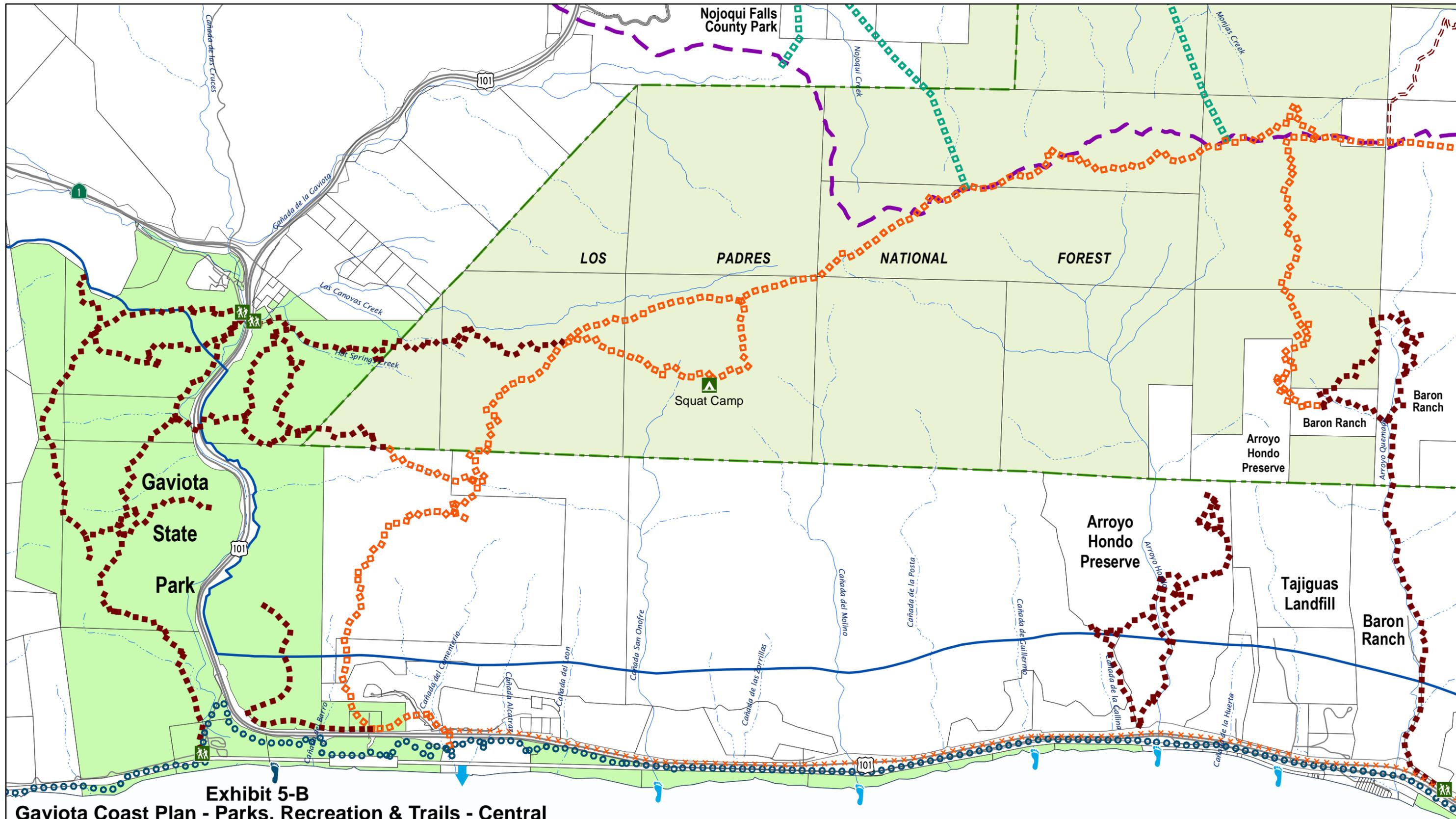
Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Primary Route
- x x x x Alternate Alignment
- ■ ■ ■ Existing Trail

- Proposed Trailhead
- Proposed Beach Access
- Existing Beach Access (Adopted by Coastal Plan)
- Proposed Beach Access (Adopted by Coastal Plan)

- Existing Park (Adopted by Current PRT)
- Proposed Park (Adopted by Current PRT)
- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- - - Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches





**Exhibit 5-B
Gaviota Coast Plan - Parks, Recreation & Trails - Central**

Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Primary Route
- ×××× Alternate Alignment
- Existing Trail
- ==== Existing Trail Easement

- ▲ Proposed Trailhead
- ▼ Proposed Beach Access
- ▲ Existing Beach Access (Adopted by Coastal Plan)
- ▲ Proposed Beach Access (Adopted by Coastal Plan)

- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches



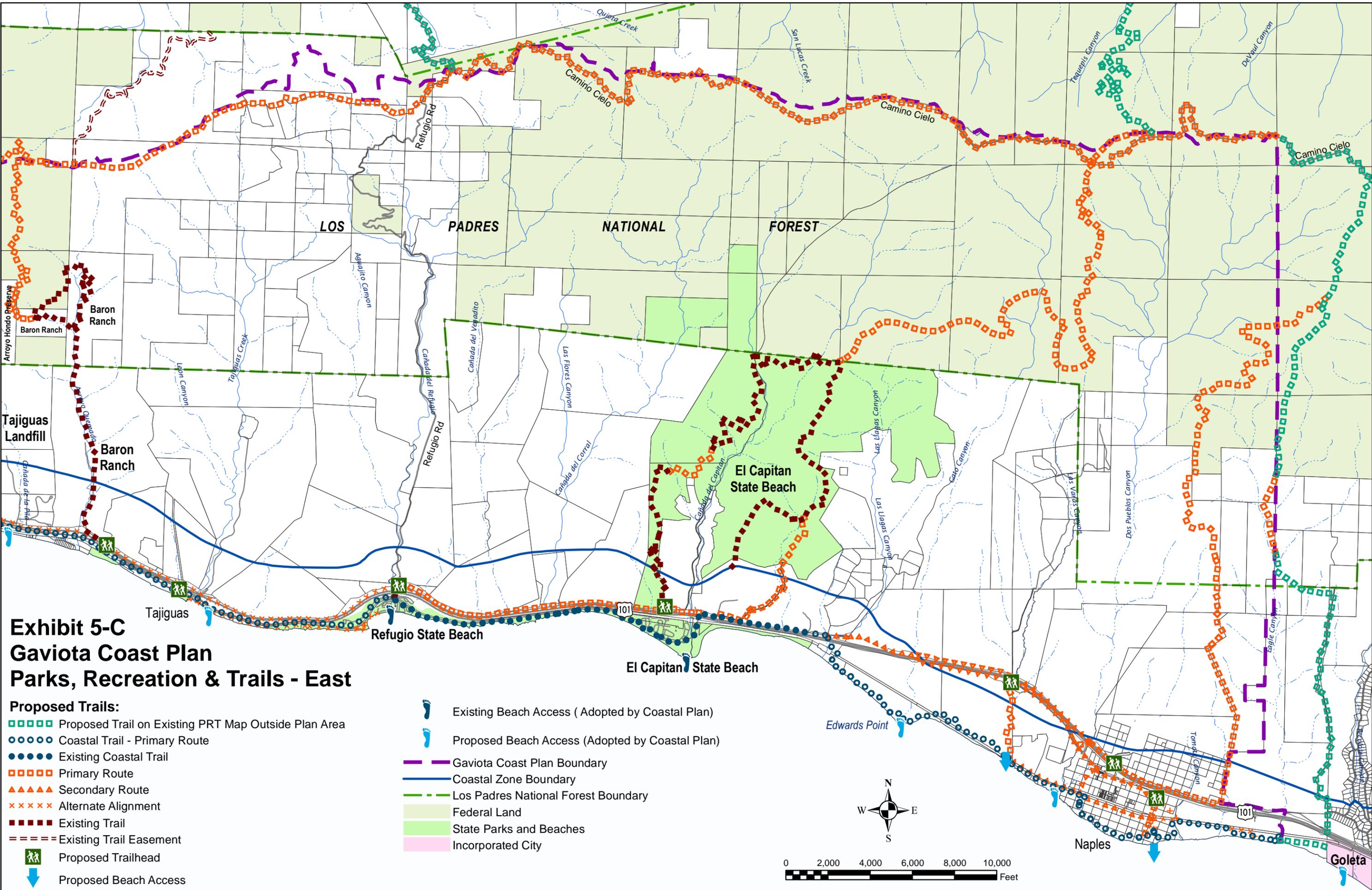
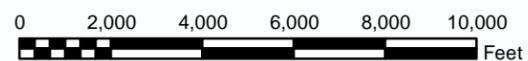


Exhibit 5-C Gaviota Coast Plan Parks, Recreation & Trails - East

Proposed Trails:

- Proposed Trail on Existing PRT Map Outside Plan Area
- Coastal Trail - Primary Route
- Existing Coastal Trail
- Primary Route
- ▲▲▲▲ Secondary Route
- ×××× Alternate Alignment
- ■ ■ ■ Existing Trail
- - - - Existing Trail Easement
- Proposed Trailhead
- ↓ Proposed Beach Access

- ↓ Existing Beach Access (Adopted by Coastal Plan)
- ↓ Proposed Beach Access (Adopted by Coastal Plan)
- - - - Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- - - - Los Padres National Forest Boundary
- Federal Land
- State Parks and Beaches
- Incorporated City



Attachment D-5

Board of Supervisors Ordinance Amendment

Article II Coastal Zoning Ordinance

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ATTACHMENT D-5: ARTICLE II CZO ORDINANCE AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING DIVISION 1, IN GENERAL, DIVISION 2, DEFINITIONS, DIVISION 5, OVERLAY DISTRICTS, DIVISION 7, GENERAL REGULATIONS, DIVISION 11, PERMIT PROCEDURES, DIVISION 12, ADMINISTRATION, AND ADDING A NEW DIVISION 18 TITLED “GAVIOTA COAST PLAN (GAV) OVERLAY DISTRICT,” TO IMPLEMENT THE GAVIOTA COAST PLAN AND MAKE OTHER MINOR CLARIFICATIONS, CORRECTIONS AND REVISIONS.

Case Nos. 13ORD-00000-00007

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

DIVISION I, In General, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 5, Other Districts, of Section 35-52, Zoning District Designations and Applicability, to re-organize the listing of the existing Overlay Districts and to add a new Overlay District titled “Critical Viewshed Corridor Overlay District” to read as follows:

Section 35-53. Overlay District Designations and Applicability.

In addition to the regulations governing the zoning districts described in Section 35-52, the following overlay districts and the symbols used to represent them on the zoning maps are established as follows:

~~SD — Site Design~~

~~FA — Flood Hazard Area~~

~~VC — View Corridor~~

~~ESH — Environmentally Sensitive Habitat Area~~

~~D — Design Supervision~~

~~ARC — Agriculture Residential Cluster~~

~~F — Airport Approach Area~~

~~ARC CI — Agriculture Residential Cluster - Channel Islands~~

~~SF — Single Family Restricted~~

~~HWMF Hazardous Waste Management Facility~~

~~AH — Affordable Housing~~

~~HC — Highway 101 Corridor~~

~~CA — Carpinteria Agricultural Overlay District~~

AH Affordable Housing

ARC-CI Agriculture Residential Cluster - Channel Islands

CA Carpinteria Agricultural Overlay District

CVC Critical Viewshed Corridor Overlay District

D Design Control

<u>ESH</u>	<u>Environmentally Sensitive Habitat Area</u>
<u>F</u>	<u>Airport Approach Area</u>
<u>FA</u>	<u>Flood Hazard Area</u>
<u>HWMF</u>	<u>Hazardous Waste Management Facility</u>
<u>SD</u>	<u>Site Design</u>
<u>SF</u>	<u>Single Family Restricted</u>
<u>VC</u>	<u>View Corridor</u>

The regulations of the overlay district shall apply to the land in the same manner as the zoning district regulations. Overlay district regulations shall apply wherever the symbol and the boundaries of the area are shown on the zoning maps. When a symbol for an overlay district is added to a zoning district symbol, the regulations of the overlay district shall be applicable in addition to the zoning district regulations. If any of the provisions of the overlay district conflict with provisions of the zoning district regulations, the provisions which are most restrictive shall govern. Exceptions may be made for the AH Overlay District provided that the overlay shall be applied in a manner consistent with all applicable policies and provisions of the Local Coastal Program. The provisions of the ESH Overlay District are more restrictive than any base zone district and therefore the provisions of the ESH shall govern over the regulations of any base zone or other overlay district. ~~The provisions of the HC Overlay District apply only to development within the Highway 101 Corridor described in Section 35-102E.3.~~

SECTION 2:

DIVISION I, In General, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection 2, of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, to read as follows:

The following certified zoning maps and zoning overlay maps, which zone the unincorporated area of the County lying within the Coastal Zone, are hereby specifically included by reference into this Section:

- a. Carpinteria Valley Coastal Plan Zoning Overlay.
- b. Channel Islands Coastal Plan Zoning.
- c. Eastern Goleta Valley Community Plan Zoning.
- d. Eastern Goleta Valley Community Plan Zoning Overlay.
- e. Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays.
- f. ~~Gaviota Coast Coastal Plan Zoning Overlay.~~
Gaviota Coast Plan Zoning.
- g. ~~Gaviota Coast Rural Region Zoning.~~
Gaviota Coast Plan Zoning Overlay.
- h. Gaviota Coast Plan Environmentally Sensitive Habitat Overlay.
- i. Goleta Community Plan Zoning South.
- ~~j.~~ Goleta Community Plan Zoning Overlay.
- ~~k.~~ Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South.
- ~~l.~~ Guadalupe Dunes/Point Sal Coastal Plan Zoning Overlay.

- ~~l~~m. Montecito Community Plan Zoning Southern Section.
- ~~m~~n. Montecito Community Plan Zoning Overlay.
- ~~n~~o. Montecito Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.
- ~~o~~p. ~~North Gaviota Coast Rural Region Zoning.~~
- ~~p~~q. Lompoc Valley Rural Region Zoning.
- ~~q~~r. ~~Point Conception Coastal Plan Zoning Overlay.~~
- r. Santa Barbara Area Zoning and Zoning Overlay.
- s. Santa Maria Valley Rural Region Zoning.
- t. South Coast Rural Region Zoning.
- u. Summerland Community Plan Zoning.
- v. Summerland Community Plan Zoning Overlay.
- w. Summerland Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays
- x. Toro Canyon Plan Zoning.
- y. Toro Canyon Plan Zoning Overlay.
- z. Toro Canyon Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.

SECTION 3:

DIVISION 2, Definitions, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-58, Definitions, to add the following new definition of “Gaviota Coast Plan Area”:

Gaviota Coast Plan Area. That portion of the County located within the boundaries of the Gaviota Coast Plan as shown on the Gaviota Coast Plan Land Use Map.

SECTION 4:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-66, Gaviota Coast Planning Area, to be titled “Gaviota Coast Plan Area” and to read as follows:

Section 35-66. Gaviota Coast Planning Area.

1. ~~In order to protect natural and visual resources of the Coastal Zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U. S. Highway 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought tolerant species.~~

Coastal views. Development of recreational facilities shall conform with the visual policies of the Gaviota Coast Plan that are designed to minimize grading, removal of vegetation, and paving, and shall be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of native drought-tolerant species.

2. **Campground development.** Campgrounds and ancillary facilities sited south of U.S. Highway 101 ~~between Ellwood and Gaviota~~ shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. Highway 101.

3. The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.
4. **Campground use priority.** Since existing State parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, ~~priority in future development shall be for~~ encouraged to prioritize low-intensity campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels or day use.

SECTION 5:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to delete Section 35-99, ARC - Agriculture-Residential Cluster Overlay, in its entirety and reserve the section number for future use.

SECTION 6:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Section 35-102G titled "CVC - Critical Viewshed Corridor Overlay District," and to read as follows:

Section 35-102G. CVC - Critical Viewshed Corridor Overlay District.

- A. Purpose and intent.** The Critical Viewshed Corridor (CVC) overlay district is applied to property in the Gaviota Coast Plan area to provide enhanced protection to the critical coastal viewsheds of the Gaviota Coast from inappropriate development. The intent is to ensure that development is sited and/or screened in a manner that will reduce impacts to the public viewshed while allowing for reasonable development.
- B. Applicability.** This overlay district is applied in the Gaviota Coast Plan area to the visually critical near-field viewsheds located to the north and south of Highway 101 as shown on the Gaviota Coast Plan Zoning Overlay map. All development within this overlay district is subject to the requirements of this overlay district except as provided below:
 1. Single agricultural structures with an individual gross floor area of less than 5,000 square feet are not subject to the requirements of this overlay zone provided:
 - a. The existing cumulative structural development located on the lot that the structure is proposed to be located on does not exceed a footprint area of 10,000 square feet.
 - b. The structure(s) complies with the following standards:
 - 1) All exterior lighting is in compliance with the following:
 - a) The lighting is required for safety purposes only.
 - b) Light fixtures are fully shielded (full cutoff and are directed downward to minimize impacts to the rural nighttime character.
 - c) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
 - 2) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual compatibility of the development with surrounding areas.
- C. Relationship to primary zone.**
 1. Any land use normally allowed on land subject to the CVC overlay district by this Article may be allowed subject to any additional requirements of this overlay district.
 2. Development and land uses within the CVC overlay district shall obtain the planning permits

required by this Article for the primary zone, and the overlay district, as applicable.

3. Development and land uses within the CVC overlay district shall comply with all applicable development standards of the County Code, the Local Coastal Program, the primary zone, and any other applicable overlay district. If conflicts occur between the requirements of this overlay and any other provision of the County Code, the Local Coastal Program, the primary zone, and any other applicable overlay district, the requirements that are most protective of coastal resources shall control.

D. Permit and processing requirements.

1. **Design review required.** Except for development that is exempt from the requirements of this overlay zone in compliance with Subsection B (Applicability), above, all structural development proposed on a lot located within the CVC overlay district shall require Design Review in compliance with [Section 35-184 \(Board of Architectural Review\)](#) prior to the issuance of a Coastal Development Permit in compliance with [Section 35-169 \(Coastal Development Permits\)](#) or a Land Use Permit in compliance with [Section 35-178 \(Land Use Permits\)](#), or a Zoning Clearance in compliance with [Section 35-179A \(Zoning Clearances\)](#).
2. **Application requirements.** An application for Board of Architectural Review shall be submitted in compliance with [Section 35-57A \(Application Preparation and Filing\)](#).
3. **Criteria for approval.** The Board of Architectural Review may approve or conditionally approve the application only if it determines that the project conforms to the following standards:
 - a. **Screening.** Development is screened to the maximum extent feasible as seen from public viewing places. Screening shall be achieved to the maximum extent feasible through adherence to the Site Design Hierarchy within the Gaviota Coast Plan Design Guidelines.
 - b. **Landscaping.** Landscaping, not including any agricultural crop or orchard, when mature, does not obstruct public views of the mountains or the ocean.
 - c. **Ocean views.** Development is sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and is clustered to the maximum extent feasible.
 - d. **Structure height and scale.**
 - 1) The height of any structure located south of Highway 101 does not exceed 15 feet unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.
 - 2) Visible portions of structures located on lots having unobstructed broad view of the ocean shall be designed so that any intrusions into the view of the ocean, as seen from public viewing areas, is minimized to the maximum extent feasible.
 - 3) The height and/or scale development is harmonious with the surrounding area.
 - 4) The appearance of the development is not undesirable or unsightly.
4. **Appeal.** The action of the Board of Architectural Review may be appealed in compliance with [Section 35-182 \(Appeals\)](#).

E. Land use limitations.

1. **Greenhouses.** Greenhouses are limited to 4,000 square feet per lot.
2. **Overhead electrical transmission and distribution lines.** New overhead electrical transmission and distribution lines for non-agricultural development that are subject to regulation by the County are prohibited within the CVC overlay district.

SECTION 7:

DIVISION 7, GENERAL REGULATIONS, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning of the Santa Barbara County Code, is amended to amend Section 35-139, Exterior Lighting, to read as follows:

Section 35-139. Exterior Lighting.

All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential. No lighting shall be so designed as to interfere with vehicular traffic at any portion of a street. Division 13 (Summerland Community Plan Overlay District), Division 14 (Goleta Community Plan and Eastern Goleta Valley Community Plan Overlay District), ~~and~~ Division 15 (Montecito Community Plan Overlay District), and Division 18 (Gaviota Coast Plan Overlay) include additional requirements.

SECTION 8:

DIVISION 7, GENERAL REGULATIONS, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning of the Santa Barbara County Code, is amended to amend Section 35-142, Residential Second Units, to read as follows:

Section 35-142. Residential Second Units.

Section 35-142.1 Purpose and Intent.

The purpose of this section is to establish procedures and standards for both attached and detached residential second units pursuant to Section 65852.2 of the California Government Code and this Section 35-142 (Residential Second Units). The intent is to encourage a more efficient use of single family, rural residential and agriculture zone districts where, because of the decrease in household size as a result of changing social patterns, homes are being underutilized. Residential second units provide housing opportunities for the varying needs of the elderly, affordable income households and other economic groups. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of single family, rural residential and agricultural areas.

Section 35-142.2 Applicability.

- 1.** ~~Section 35-142 shall apply to the R-1/E-1, EX-1, RR, AG-I-5, AG-I-10, and AG-I-20 zone districts. Except as provided in Subsection 1.a, below, residential second units may be located within the AG-I-5, AG-I-10, AG-I-20, EX-1, OT-R, R-1/E-1 and RR zones only except that within the Montecito Planning Area Community Plan area Section 35-142 shall only apply to residential second units may only be located in the R-1/E-1 zone district.~~
 - a.** **Gaviota Coast Plan area.** Within the Gaviota Coast Plan area, residential second units may also be located within the AG-II zone in compliance with Section 35-142.11 (Gaviota Coast Plan area land use incentive program).

Section 35-142.3 Submittal Requirements.

- 1.** In addition to the information required under Section 35-169.3 (Coastal Development Permit - Contents of Application), the following information shall also be submitted in conjunction with an application for a residential second unit:
 - a.** A floor plan drawn to scale of the principal dwelling and the residential second unit.
 - b.** Documentation verifying that the principal dwelling is owner-occupied.
 - c.** The proposed method of water supply and sewage disposal for the residential second unit.
- 2.** In addition to the information required under Section 35-172.6 (Conditional Use Permit - Contents of

Application), the following information shall also be submitted in conjunction with an application for a detached residential second unit that is proposed on property zoned AG-I:

- a. A floor plan drawn to scale of the principal dwelling and the residential second unit.
- b. Documentation verifying that the principal dwelling is owner occupied.
- c. The proposed method of water supply and sewage disposal for the residential second unit, including "can and will serve" letters from a public sewer or water district or an existing mutual water company, where appropriate.

Section 35-142.4 Exclusion Areas.

1. Because of the adverse impacts on the public health, safety, and welfare, residential second units shall not be permitted in Special Problem Areas designated by the Board of Supervisors except as provided in Sections 35-142.4.2 or 35-142.4.3 below, or Section 35-142.11 (Gaviota Coast Plan area land use incentive program), below, based upon the finding that Special Problem Areas by definition are areas "having present or anticipated flooding, drainage, grading, soils, geology, road width, access, sewage disposal, water supply, location or elevation problems."
2. ~~Notwithstanding the above, an attached residential second unit may be approved within a designated Special Problems Area where Planning and Development can make all of the following findings:~~
Within a designated Special Problem Area, an attached residential second unit may be approved, and, within the Gaviota Coast Plan area an attached and/or detached residential second unit may be approved, if the Director can first make all of the following findings:
 - a. The project application involves two contiguous legal lots under one-ownership, at least one of which is vacant.
 - b. The owner has submitted an offer to dedicate a covenant of easement pursuant to Article VII (Covenants of Easement) of Chapter 35 of the County Code over the vacant lot for so long as a residential second unit is maintained on the developed lot.
 - c. The vacant lot is determined to be residentially developable pursuant to the following criteria:
 - 1) The lot was legally created, it is not a fraction lot, and the documents reflecting its creation do not preclude the lot from being used for residential purposes or designate the lot for a non-residential purpose including but not limited to well sites, reservoirs and roads.
 - 2) The lot has adequate water resources to serve the estimated interior and exterior needs for residential development as evidenced by a) a letter of service from the appropriate district or company that documents that adequate water service is available to the lot and that such service is in compliance with the Company's Domestic Water Supply Permit or b) the owner demonstrates that the lot could be served by an on-site or off-site well or shared water system that meets the applicable water well requirements of the Environmental Health Services Division of the Public Health Department.
 - 3) The lot a) is served by a public sewer system and a letter of available service can be obtained from the appropriate public sewer district or b) the lot can be served by an onsite wastewater treatment system that meets all septic system requirements of the Public Health Department.
 - 4) The lot a) is currently served by an existing private road that meets all applicable fire agency roadway standards that connects to a public road or right-of-way easement or b) can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.
 - 5) The Special Problems Committee has reviewed the lot and has determined that the site conditions would not cause the Committee to recommend denial of development of the site for residential purposes.
3. ~~Planning and Development~~ The Director may approve a residential second unit within a designated Special Problems Area where all of the development standards in Section 35-142.6 and applicable

provisions and policies of this Article and the Coastal Land Use Plan can be met and the project has been reviewed by the Special Problems Committee.

Section 35-142.5 Density/Lot Size.

1. Attached Residential Second Units.

- a. The minimum net lot size on which an attached residential second unit may be located shall be 7,000 square feet, except that for ~~parcels~~ lots legally created prior to June 2, 1966, the minimum net lot size on which attached residential second units may be located shall be 6,000 square feet.
- b. Except for lots located within the Montecito Planning Area, the maximum residential second unit size shall not exceed the following standards for the specified ranges in lot sizes.

Lot Size Area (net lot area)	Maximum 2 nd Unit Size (gross floor area)
6,000 - 9,999 sq. ft.	600 sq. ft.
10,000 - 19,999 sq. ft.	800 sq. ft.
20,000 sq. ft. or more	1,200 sq. ft.

- c. For lots located within the Montecito Planning Area, the maximum residential second unit size shall not exceed the following standards for the specified ranges in lot sizes.

Lot Size (net lot area)	Maximum 2 nd Unit Size (gross floor area)
6,000 - 9,999 sq. ft.	400 sq. ft.
10,000 - 19,999 sq. ft.	600 sq. ft.
20,000 - 1 acre	800 sq. ft.
Over one acre	1,000 sq. ft.

2. Detached Residential Second Units.

- a. The minimum net lot size on which a detached residential second unit may be located shall be 10,000 square feet except that within the Montecito Planning Area the minimum lot size on which a detached residential second unit may be located shall have a gross lot area of be five acres.
- b. Except for lots located in the Montecito Planning Area and as allowed in compliance with Section 35-142.11 (Gaviota Coast Plan area land use incentive program), below, the maximum residential second unit size shall not exceed the following standards for the specified ranges in lot sizes.

Lot Size (net lot area)	Maximum 2 nd Unit Size (gross floor area)
10,000 - 19,999 sq. ft.	800 sq. ft.
20,000 or more sq. ft.	1,200 sq. ft.

- c. The maximum size of a detached second unit located within the Montecito Planning Area shall not exceed 1,000 square feet (gross floor area).

- 3. ~~No more than one attached or detached residential second unit shall be permitted on any one lot. If a residential second unit exists or has current approval on a parcel, a second residential second unit may not also be approved.~~

Except as allowed in compliance with Section 35-142.11 (Gaviota Coast Plan area land use incentive program), below, a lot may contain only one attached residential second unit or one detached residential second unit.

Section 35-142.6 Development Standards.

The following standards shall apply to all residential second units.

1. Pursuant to Government Code, Section 65852.2(b)(5), the County finds that residential second units are consistent with the allowable density and with the general plan and zoning designation provided the units are located on properties with R-1/E-1, EX-1, RR, AG-I-5, AG-I-10, or AG-I-20 zoning designations.
2. Residential second units shall be consistent with the provisions of the applicable zoning district and the policies and development standards of the certified Local Coastal Program.
3. The lot shall contain an existing single family dwelling at the time an application for a residential second unit is submitted, or the application for the residential second unit shall be submitted in conjunction with the application for the principal dwelling.
4. The owner of the lot shall reside on said lot, either in the principal structure or in ~~the~~ a residential second unit except when a) disability or infirmity require institutionalization of the owner, or b) ~~Planning the~~ Director or Director's designee approves in writing owner's written request for a temporary absence due to illness, temporary employment relocation, sabbatical, extended travels, or other good cause. Prior to the issuance of a Coastal Development Permit, the owner-occupant shall sign and record an agreement with the County of Santa Barbara requiring that the owner reside on the property. Upon ~~resale~~ or transfer of ownership of the property, the new owner shall reside on the property or the use of ~~the~~ a structure or portion thereof as a residential second unit shall be discontinued and the structure shall be a) if attached to the principal dwelling, be converted into a portion of the principal dwelling; or, b) if it is a detached residential second unit, the residential second unit shall be removed or converted into a legal accessory structure. This requirement for owner-occupancy is not required for consistency with the Coastal Act or Coastal Land Use Plan; however, it is included by the County pursuant to state housing law.
5. An attached residential second unit shall be located within the living area of the principal dwelling, or if an increase in floor area is requested, the increase in floor area shall not exceed 30 percent of the existing living area. The floor area of a garage attached to the principal dwelling may be included in the calculation of existing living area provided the garage is to be converted to living area as part of the same permit to allow the attached residential second unit.
6. The gross floor area of a residential second unit shall be a minimum of 300 square feet and shall not exceed 1,200 square feet unless the residential second unit is located in the Montecito Planning Area in which case the gross floor area shall not exceed 1,000 square feet. Gross floor area includes only the residential second unit and its directly accessible appurtenant interior spaces, and shall not be considered to include any existing floor area not contained within the second unit, not shall it include the floor area of storage or other accessory structures or spaces not directly accessible from the living area of the second unit.
7. The total gross floor area of all covered structures, including ~~the~~ residential second units, shall not exceed 40 percent of the gross lot area of the lot on which a residential second unit is located.
8. **Height limit:**
 - a. An attached residential second unit shall not exceed a height of 16 feet as measured from the lowest finished floor of the residential second unit to the bottom of the support system of the floor above, or, if there is no floor above, to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof that covers the residential second unit. An exception to this height limit may be granted when the portion of a proposed residential second unit that would exceed this height limit is wholly contained within an existing structure.
 - b. A detached residential second unit that is not connected by any means to another structure shall not exceed a building height of 16 feet. A detached residential second unit connected to a detached accessory structure may be permitted provided:
 - 1) The height of the residential second unit shall not exceed a height of 16 feet as measured from the lowest finished floor of the residential second unit to the bottom of the support system of the floor above, or, if there is no floor above, to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof of the roof that covers the residential second unit, and

- 2) The height of the entire structure does not exceed 25 feet.
9. An attached residential second unit shall have a separate entrance. Any entrance to an attached residential second unit shall be structurally shielded so that the entrance is not visible when viewed from any street abutting the lot that the residential second unit is located on. This standard may be waived by the Director of Planning and Development if it would prohibit the construction of an attached residential second unit on the lot.
10. ~~A residential second unit shall not be permitted on a lot in addition to:~~
 - ~~a) A guest house.~~
 - ~~b) Dwellings other than the principal dwelling that are determined to be nonconforming as to use.~~
 - ~~c) A farm employee dwelling unless the lot is zoned AG-I in which case the residential second unit may be permitted in addition to a farm employee dwelling.~~

~~If a residential second unit exists or has been approved on a lot, a guest house or similar structure, not including farm employee dwellings on lots zoned AG-I, may not subsequently be approved unless the residential second unit is removed.~~

Except as specifically allowed in compliance with Section 35-142.11 (Gaviota Coast Plan area land use incentive program), below, a residential second unit shall not be allowed on a lot in addition to a guesthouse, dwellings other than the principal dwelling determined to be nonconforming as to use, or, on lots zoned AG-I, agricultural employee housing. If a residential second unit has been approved on a lot, a guesthouse or similar structure, not including agricultural employee dwellings on lots zoned AG-I, shall not subsequently be approved unless the residential second unit is removed.

11. The residential second unit shall contain its own kitchen and bathroom facilities.
12. A residential second unit shall comply with the setback regulations that apply to the principal dwelling as set forth in the applicable zone district.
13. In addition to the required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot that the residential second unit is located on for a) each bedroom in the residential second unit and for b) each studio unit. The additional parking shall be provided as specified in the base zone district and in DIVISION 6, PARKING REGULATIONS. The Director may grant modifications to allow the additional parking required by these provisions to be located within the setbacks based on a finding that, because of the topography of the site and the location of the principal dwelling on the site, the setback requirements cannot be met. In no case shall the number of additional parking spaces required for a residential second unit be reduced, nor shall any modification be granted to allow parking within the front setback area.
14. Where public water service is available, ~~the~~ a residential second unit shall be required to be served by the appropriate district.
 - a. If the principal dwelling is currently served by a public water district or an existing mutual water company, not subject to moratorium for new connections, then the residential second unit shall also be served by the appropriate public water district or mutual water company.
 - b. If the principal dwelling is currently served by a public water district or water company subject to a moratorium for new connections, or if the existing service is by a private well or private water company and the property is not located in an overdrafted water basin, then the residential second unit may be served by a private well or private water company subject to review and approval by the Public Health Department or State as applicable.
15. Where public sewer service is available, ~~the~~ a residential second unit shall be required to be served by the appropriate district.
 - a. For the purposes of this Subsection 15, public sewer service may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred feet from any proposed building or exterior drainage facility on

any lot or premises that abuts and is served by such public sewer. (California Plumbing Code Section 713.4)

16. A residential second unit proposed to be served by an onsite wastewater treatment system shall not be allowed in addition to a principal dwelling on a lot less than two gross acres in size if the principal dwelling is served by or is proposed to be served by an onsite wastewater treatment system.
17. Upon approval of a residential second unit on a lot, the lot shall not be subdivided unless there is adequate land area to divide the lot in compliance with:
 - a. The Coastal Land Use Plan and Comprehensive Plan including the applicable Coastal Land Use Plan designation.
 - b. This Article including Division 4 (Zoning Districts).
 - c. Subsection 16, above, if ~~the~~ a residential second unit is proposed to be served by an onsite wastewater treatment system following the subdivision.
18. ~~The~~ A residential second unit shall not be sold or financed separately from the principal dwelling.
19. Where there are conflicts between the standards set forth in this Section₂ and those set forth Section 35-119 (Accessory Structures)₂ and Division 4 Zoning Districts, the provisions of this Section shall prevail.
20. Pursuant to the provisions of ordinances and resolutions adopted by the County, the applicant will be required to pay development impact mitigation fees prior to approval of the Coastal Development Permit or prior final building permit inspection as determined by the adopted ordinances. The amount of the required fee shall be based on the fee schedules in effect when paid.
21. The development of a detached residential second unit in agricultural zone districts shall avoid or minimize significant impacts to agricultural and biological resources to the maximum extent feasible by:
 - a. Avoiding prime soils or where there are no prime soils be sited so as to minimize impacts to ongoing agriculturally-related activities.
 - b. Including buffers from sensitive areas.
 - c. Preserving natural features, landforms and native vegetation such as trees to the maximum extent feasible.
22. A detached residential second unit proposed on a lot of one acre or less in gross lot area located within a residential zoning district shall not be located closer to the principal abutting street than the principal dwelling unless (a) the detached residential second unit is to be located in a permitted structure existing on July 1, 2003 and no exterior alterations are proposed, or (b) other provisions of this Article, such as setback requirements, prohibit construction of the second unit further from the principal abutting street than the principal dwelling.
23. A detached residential second unit proposed on a lot of one acre or less in gross lot area located within a residential zoning district shall reflect the exterior appearance and architectural style of the principal dwelling and shall use the same exterior materials, roof covering, colors and design for trim, windows, roof pitch and other exterior physical features unless the proposed detached residential second unit is to be located in a permitted structure existing on July 1, 2003, and no exterior alterations are proposed.
24. In residential zone districts, except where the proposed detached residential second unit is to be located in a permitted structure existing on July 1, 2003, and no exterior alterations are proposed, the exterior appearance and architectural style of the residential second unit shall reflect that of the principal dwelling, and shall use the same exterior materials, roof covering, colors and design for trim, windows, roof pitch and other exterior physical features on ~~parcels~~ lots one acre or less in size.
25. In residential zone districts, all development associated with the construction of residential second units shall be located no less than 50 feet from the outer edge of a designated environmentally sensitive habitat area in urban areas and no less than 100 feet from the outer edge of a designated environmentally sensitive habitat area in rural areas. If the habitat area delineated on the applicable zoning maps is determined by

the County not to be located on the particular lot or lots during review of an application for a permit, this development standard shall not apply.

26. All development associated with the construction of residential second units shall be located a minimum of 100 feet from the periphery of wetlands consistent with the requirements of Section 35-97.9.
27. Residential second units shall not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.
28. Residential second units shall not obstruct public access to and along the coast, or public trails.

Section 35-142.7 Findings for Approval.

A Coastal Development Permit application for a residential second unit shall only be approved or conditionally approved if, in addition to the findings required under Section 35-169 (Coastal Development Permits), all of the following findings are made:

1. The proposal conforms to the development standards in Section 35-142.6.

In addition to the findings under DIVISION 10, Section 35-172 (Conditional Use Permits), prior to the approval of a detached residential second units located on a lot zoned AG-I-5, AG-I-10 or AG-I-20, the Zoning Administrator shall make all of the following findings:

1. The detached residential second unit is compatible with the design of the adjacent residences and the surrounding neighborhood and will not cause excessive noise, traffic, parking or other disturbance to the existing neighborhood.
2. Provisions for on-site parking are adequate for existing and proposed uses.
3. The detached residential second unit will not substantially change the character of the neighborhood in which it is located, or cause a concentration of second units sufficient to change the character of the neighborhood in which it is located.
4. The detached residential second unit does not significantly infringe on the privacy of surrounding residents.

Section 35-142.8 Noticing.

1. Notice of the application and pending decision on a Coastal Development Permits for an attached residential second units, or a detached residential second unit not located in an AG-I zone district, shall be given consistent with Section 35-181 (Noticing) requirements for discretionary decision-maker actions.
 - a. The notice shall state that the grounds for appeal of an approved or conditionally approved Coastal Development Permit are limited to the demonstration that the project is inconsistent with the standards set forth in the certified Local Coastal Program or does not conform to the public access policies set forth in the Coastal Act (Public Resources Code, Division 20).
2. Notice of projects that require a Conditional Use Permit shall be provided in a manner consistent with the requirements of Section 35-181 (Noticing).

Section 35-142.9 Appeals.

1. The decision of the ~~Director~~ decision-maker to approve, ~~or conditionally approve,~~ or deny an application for a residential second unit is final subject to appeal in compliance with Section 35-182 (Appeals).
2. The grounds for appeal or an approved or conditionally approved Coastal Development Permit are limited to the demonstration that the project is inconsistent with the applicable provisions and policies of the certified Local Coastal Program or that the development does not conform to the public access policies set forth in the Coastal Act (Public Resources Code, Division 20). ~~The decision of the Director to deny an application for a residential second unit is final subject to appeal in compliance with Section 35-182 (Appeals). The decision of the Zoning Administrator to approve, conditionally approve or deny an application for a detached residential second unit in agricultural areas is final subject to appeal in compliance with Section 35-182 (Appeals).~~

3. All decisions to approve, or conditionally approve, residential second units shall be subject to appeal to the Coastal Commission pursuant to with Section 35-182.6.d.

Section 35-142.10 Revocation.

As provided in DIVISION 11, Section 35-169.9 (Coastal Development Permits - Revocation) and Section 35-172.10 (Conditional Use Permits - Revocation).

Section 35-142.11 Gaviota Coast Plan area land use incentive program.

1. Gaviota Coast Plan area land use incentive program.

- a. **Purpose and intent.** The purpose of the Gaviota Coast Plan area land use incentive program is to allow landowners within the Gaviota Coast Plan area on property zoned AG-II to develop residential second units in exchange for taking actions that provide a demonstrated public benefit such as the provision of public trails. The intent is to implement the policies and development standards of Gaviota Coast Plan that seek to, through voluntary landowner action, provide a greater level of protection and enhancement of natural resources, support agricultural viability, and increase public access, throughout the Plan area while preserving the existing rural character of the Gaviota Coast.
- b. **Applicability.** The provisions of this Section 35-142.11 (Gaviota Coast Plan area land use incentive program) only apply to property zoned AG-II and located within the Gaviota Coast Plan area.
- c. **Actions and eligible incentives.** Table 7-1 (Actions and Eligible Incentives), below, describes the voluntary actions a landowner may take and the benefits that may be derived from taking those actions, i.e., the issuance of a permit(s) for a residential second unit (RSU).

Table 7-1 - Actions and Eligible Incentives

Category	Land Owner Action	Eligible Incentive
1	<u>Dedicate trail easement to County for the Coastal Trail primary route alignment shown on the Gaviota Coast Plan Parks, Recreation and Trails Map</u>	<u>1 attached or detached RSU & 1 attached RSU</u>
2	<u>Dedicate trail easement to County for trails shown on the Gaviota Coast Plan Parks, Recreation and Trails Map other than the Coastal Trail primary route alignment</u>	<u>1 attached or detached RSU</u>

4. Requirements and development standards.

a. General.

- (1) **Compliance with development standards.** All residential second units allowed in compliance with this Section 35-142.11 (Gaviota Coast Plan area land use incentive program) shall also comply with the standards of Section 35-142.4 through Section 35-142.6, above, unless otherwise explicitly provided in this Section, in addition to the standards of this Section.
- (2) **Maximum number of residential second units.**
 - (a) A maximum of two residential second units consisting of one attached residential second unit and one attached or detached residential second unit may be allowed on a premises that qualifies under Category 1 in Table 7-1 (Actions and Eligible Incentives), above.
 - (b) A maximum of one attached residential second unit or one detached residential second unit may be allowed on a premises that qualifies under Category 2 in Table 7-1 (Actions and Eligible Incentives), above.
- (3) **Maximum gross floor area.**
 - (a) **Attached residential second units.** The maximum gross floor area of attached residential second units shall not exceed 1,200 square feet.

- (b) **Detached residential second units.** The maximum gross floor area of detached residential second units shall not exceed the standards for the specified gross lot area shown in Table 7-2 (Maximum Gross Floor Area Gaviota Coast Plan Area) below:

Table 7-2 - Maximum Gross Floor Area Gaviota Coast Plan Area

<u>Lot Area (gross)</u>	<u>Maximum Floor Area (gross)</u>
<u>Less than 40 acres</u>	<u>1,200 square feet</u>
<u>40 acres to less than 100 acres</u>	<u>1,600 square feet</u>
<u>100 acres and above</u>	<u>2,000 square feet</u>

(4) **Existing structures.**

- (a) An existing, legally permitted agricultural employee dwelling or guesthouse may be converted to a residential second unit.
- (i) An existing, legal agricultural employee dwelling that is converted to a residential second unit may be replaced with a new agricultural employee dwelling in compliance with Section 35-144R (Agricultural Employee Dwellings).
- (ii) An existing, legal guest house that is converted to a residential second unit may be replaced with a new guest house in compliance with Section 35-120 (Guest Houses, Artist Studio, or Pool House/Cabañas) provided that there is no more than one guesthouse located on the premises.
- (iii) If the existing, legal agricultural employee dwelling or guest house that is proposed to be converted to a residential second unit is subject to a recorded Notice to Property Owner, then following the effective date of the required planning permit and prior to the use of the agricultural employee dwelling or guest house as a residential second unit the Department shall prepare and the property owner shall record a Notice to Property Owner that documents specific conditions and/or restrictions, if any, that apply to use of the structure as a residential second unit and supersedes the specific conditions and/or restrictions included in the previous Notice to Property Owner.
- (b) A detached residential second unit that results from the conversion of an existing, legal agricultural employee dwelling may exceed the applicable maximum gross floor area limit provided:
- (i) The agricultural employee dwelling was permitted prior to [effective date of this ordinance].
- (ii) No building additions or alterations shall be allowed that results in an increase in the gross floor area in excess of that which was permitted prior to [effective date of this ordinance].

(5) **Location of detached residential second units.**

- (a) Except for the conversion of agricultural employee dwellings and guest houses allowed in compliance with Section 35-142.11.4.a.(4), above, detached residential second units shall be clustered with the principal dwelling unit.
- (b) For the purposes of this Section 35-142.11 (Gaviota Coast Plan area land use incentive program), clustered means the principal dwelling unit and the detached

residential second unit, including all structures accessory thereto, shall be located within a single continuous building envelope of no more than three percent of the lot area or two acres, whichever is less.

- (c) The clustered building envelope shall minimize "barbell," "finger," and "peninsula" type configurations to ensure, to the maximum extent feasible, that the development minimizes intrusion into agricultural areas and maximizes clustering of residential and accessory structures in order to preserve productive agricultural lands.

b. Trail easements.

- (1) The easement shall be for the entire length of the trail that is located on the premises on which the residential second unit is proposed to be located.
- (2) An irrevocable offer of dedication shall be recorded by the landowner prior to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 for a Residential Second Unit that may be allowed based on the dedication of a trail easement.
- (a) Said offer shall include, at a minimum, a description of the purpose of the easement and a legal description of the proposed easement.
- (b) Said offer shall be subject to review and approval by the Department and the County Counsel.

SECTION 9:

DIVISION 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-184.2, Applicability, of Section 35-184, Board of Architectural Review, to add a new Subsection 3 to read as follows:

3. Gaviota Coast, Summerland and Toro Canyon. In addition to the items identified in Section 35-184.2.2, for sites located within the Gaviota Coast Plan, Summerland Community Plan or the Toro Canyon Area Plan areas, the provisions of this Section shall also apply to any structure, additions to a structure, or sign, except as provided below.

- a. The structure, addition to a structure, or sign is exempt from Board of Architectural Review in compliance with [Section 35-184.3 \(Exceptions\)](#).
- b. Single agricultural structures located within the Gaviota Coast Plan area that have an individual gross floor area of less than 5,000 square feet are not subject to the requirements of this Subsection 3 (Gaviota Coast, Summerland and Toro Canyon) provided:
- 1) The existing cumulative structural development located on the lot that the structure is proposed to be located on does not exceed 10,000 square feet per lot.
- 2) The structure(s) complies with the following standards:
- a) All exterior lighting is in compliance with the following:
- i) The lighting is required for safety purposes only.
- ii) Light fixtures are fully shielded (full cutoff and are directed downward to minimize impacts to the rural nighttime character.
- iii) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
- b) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual

compatibility of the development with surrounding areas.

SECTION 10:

DIVISION 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-184.6, Findings Required for Approval, of Section 35-184, Board of Architectural Review, to add a new Subsection 14 titled “Additional finding required for Design Review applications within the Gaviota Coast Plan area” and to read as follows:

- 14. Additional finding required for Design Review applications within the Gaviota Coast Plan area.**
Where Design Review is required in compliance with Subsection B.3, above, plans for new or altered residential structures and structures that are accessory to residential structures will be in compliance with the Gaviota Coast Plan Design Guidelines, as applicable. The Gaviota Coast Plan Design Guideline, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of Subsection 35-184.6.11.

SECTION 11:

ARTICLE II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Division 18 titled “Gaviota Coast Plan Overlay,” to read as follows:

DIVISION 18 GAVIOTA COAST PLAN (GAV) OVERLAY

Sections:

Section 35-400 - Purpose

Section 35-410 - Applicability and District Boundaries.

Section 35-420 - Definitions.

Section 35-430 - Allowable Development and Planning Permit Requirements

Section 35-440 - Standards for All Development and Land Uses.

Section 35-450 - Standards for Specific Land Uses

Section 35-460 - Permit Requirements and Development Standards for Specific Land Uses in the AG-II Zone

Section 35-400. Purpose.

The purpose of the Gaviota Coast Plan overlay is to implement the Gaviota Coast Plan by providing for specific land uses and development standards within the Gaviota Coast Plan area.

Section 35-410. Applicability and District Boundaries.

The provisions of this Division shall apply to all development and land uses that is located within the Gaviota Coast Plan area in addition to all other applicable requirements of this Article. If conflicts occur between the provisions and requirements of this overlay and any other provision of the County Code, the Local Coastal Program, the primary zone, and any other applicable overlay district, the provisions and requirements that are most protective of coastal resources shall control.

Section 35-420. Definitions.

The following terms are defined for the purposes of this Division.

Agricultural and Natural Resource Educational Experience. An instructional program that integrates academic and technical preparation and includes real-world relevant experiences in areas such as agricultural business, agricultural mechanics, agriscience, animal science, forestry and natural resources, ornamental horticulture, and plant and soil science. Program components may include classroom and laboratory instruction,

and supervised agricultural experience projects.

Agricultural Employee Housing. A dwelling occupied by an agricultural employee including family members.

Agricultural Product Sales. The sale of agricultural products, including flowers, fresh fruit, herbs, plants and vegetables, grown on or off the premises or other products as allowed by [Section 35-131 \(Agricultural Sales\)](#) and this Division 18 (Gaviota Coast Plan Overlay).

Agricultural Product Transportation Facility. A transportation facility required to support agriculture.

Agricultural Structural Development. Any structure that is constructed, erected, or placed with or without a foundation, the use of which requires location on the ground and is covered by a roof, the use of which is restricted to those uses that are directly accessory, ancillary and secondary to the agricultural use of the property. Dwelling units are considered agricultural structural development only if they provide housing for agricultural employees of the owner or lessee of the land.

Airstrip, Temporary. An airfield without normal airport facilities consisting of a landing strip or heliport that is not constructed of hard materials and is used for agricultural crop dusting or the personal use of the tenant or owner of the site and excluding public use and commercial operations.

Animal Keeping. The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a primary land use or subordinate to a residential use. Includes the keeping of common farm animals, apiaries, aviaries, worm farms, household pets, etc.

Artisanal Crafts. Anything handmade and designed by a person skilled in an applied art; examples include glass blowing, jewelry making, leatherworking, metalworking, pottery, and woodworking.

Aquaponics. A closed system of aquaculture in which the waste produced by farmed fish or other aquatic creatures supplies the nutrients for plants grown hydroponically which in turn purify the water in the system.

Boat Launching Facility. A facility specifically designed to assist with the ingress/egress of boats and other aquatic vehicles.

Bulk Water Importation Facility. A facility specifically designed to import bulk amounts of water including those associated with ocean going vessels, or other similar facilities.

Campground. A site for temporary occupancy by campers which may include individual campsites. May include accommodations for recreational vehicles unless prohibited within the applicable zone.

Caretaker/Manager Dwelling. A permanent residence that is secondary or accessory to the principal use of the property, and used for housing a caretaker employed on the site of any non-residential use where needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Charitable or Philanthropic Organization. An office-type facility occupied by an organization engaged in charitable or philanthropic works serving various groups or individual persons.

Composting Operation. A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.

Conference Center. A building or group of buildings with accessory land and structures, that provides conference facilities for persons assembled for study and discussion of educational, religious, economic, scientific, charitable, or governmental subjects, including music, art and drama, and shall include the necessary accessory and incidental housing, dining, classroom, and recreational facilities.

Cultivated Agriculture, Orchard, Vineyard. Commercial agricultural production field and orchard uses, including the production of the following, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site. Examples of this land use include the following:

<u>field crops</u>	<u>fruits</u>	<u>melons</u>	<u>tree nuts</u>	<u>vegetables</u>
<u>flowers and seeds</u>	<u>grains</u>	<u>ornamental crops</u>	<u>trees and sod</u>	<u>wine and table grapes</u>

Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop processing. Does not include agricultural processing or greenhouses which are separately defined. Does not include noncommercial home gardening, which is allowed as an accessory use without County approval in all zones that otherwise allow residential uses. Activities that constitute grading are separately regulated under Chapter 14 of the County Code.

1. Limited Slope. "Cultivated Agriculture, Orchard, Vineyard - Limited Slope" means new or expanded agricultural activities that occur on slopes of 30 percent or less.

Desalination Facility. A facility specifically designed to remove salts and other chemicals from sea water to render it potable.

Drainage Channel. A channel, either natural or manmade, that conveys water.

Education or Research Facility, Limited. Limited facilities or developments for educational purposes or scientific research, e.g., water quality monitoring stations, access roads, storage facilities).

Electrical Transmission Line. A line that is interconnected with other transmission lines and associated equipment for the movement or transfer of electric energy between points of supply and points at which it is transformed for delivery to customers or is delivered to other electric systems.

Equestrian Facility. A commercial facility for the boarding of horses, donkeys, and mules, and where such animals are available for hire. Examples of these facilities include:

boarding stables horse exhibition facilities riding schools and academies

Also includes barns, stables, corrals, and paddocks accessory and incidental to the above uses. Does not include rodeos (see "Rodeo"), or polo fields (see "Sports and Outdoor Recreation Facility").

Farmstand. A stand, which may be of permanent or temporary construction, that sells farm produce and other incidental items.

Firewood Processing and Sales. The conversion of raw plant material into firewood and the sale thereof.

Fishing. The activity of catching fish, either for food or as a sport.

Flood Control. The act or technique of trying to control water with dams, berms, drainage, weirs, etc, to minimize occurrence of floods.

Golf Course. A commercial or members-only facility for playing golf, with three to 18 holes, and accessory facilities and uses which may include: a clubhouse with bar and/or restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart repair, storage and sales facilities. Does not include driving ranges separate from golf courses or miniature golf courses unless specifically allowed.

Grazing. To put livestock out to feed.

1. Limited Slope. "Grazing - Limited Slope" means new or expanded grazing activities that occur on slopes of 30 percent or less.

Guest Ranch/Farmstay. A type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Such an operation may include interactive activities where guests participate in basic farm or ranch operations such as collecting eggs and feeding animals, or a work exchange agreement where the guest works a set number of hours in exchange for free or reduced rate accommodation.

Heliport. A designated, marked area on the ground or on a structure where helicopters may land at any time.

Highway. A four-lane arterial roadway with at least partial control of access which may or may not be divided or have grade separations at intersections. As a secondary type of intercity or community roadway, highways carry much of the traffic between important centers of activity and employment.

Lumber Processing, Milling. A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.

Medical Services - Animal Hospital. A facility specifically designed for the medical or surgical treatment of

animals or pets where all of the animals are taken in from off the premises and where the boarding of animals is limited to short-term care incidental to the hospital.

Meeting Facility, Public or Private. A facility for public or private meetings, including community centers, religious institutions, civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by onsite employees and clients, and occupy less floor area on the site than the offices they support. Does not include: sports or commercial facilities; theaters; or convention centers (see "Conference Center"). Related onsite facilities such as day care centers and schools are separately defined, and separately regulated.

Meeting Facility, Religious. A meeting facility for a religious institution as identified in "Meeting Facility, Public or Private," above, that is restricted to religious institutions only.

Mining. The extraction of mineral resources through surface or underground mining operations, including the following.

- 1. Surface Mining.** Excavation and quarrying operations to obtain building and construction materials including diatomaceous earth.
- 2. Underground Mining.** Mining operations where minerals are extracted using shafts and/or tunnels.

Office - Accessory. Office facilities for administration, and/or onsite business and operations management, that are incidental and accessory to another business, sales, and/or service activity that is the primary use.

Product Preparation. The preparation of agricultural and horticultural product by activities including drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain to facilitate marketing and wholesale sales.

Public Works or Private Service Facility. A base facility from which maintenance and repair services are dispatched to utility service lines and other facilities operated by the public works or private service entity. Includes equipment and materials storage, and "corporation" yards.

Recycling Facility. A center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

- 1. Small Collection Center.** A center where the public may donate, redeem or sell recyclable materials, which occupy an area of 350 square feet or less and may include a mobile unit.
- 2. Specialized Materials Collection Center.** A center that provides for the collection of non-ferrous metals, high-temperature alloys, exotic and precious metals, and other similar materials, in addition to household recyclable materials.

Repair Service - Equipment, Large Appliances, etc. A service and facility where various types of electrical, electronic, and mechanical equipment, and home and business appliances are repaired and/or maintained away from the site of the equipment owner. Does not include vehicle repair or maintenance, the repair of small home appliances and electronic equipment, maintenance and repair activities that occur on the client's site, or repair services provided on the site of a retail use that sells the products for which repair services are offered, which are incidental to the onsite sales.

Reservoir. A natural or artificial pond or lake used for the storage and regulation of water.

Rodeo. A public or private competition or exhibition in which skills such as riding and roping are displayed.

Rural Recreation. Low intensity recreational uses including campgrounds with minimum facilities, hunting clubs, retreats, and summer camps. May include accommodations for recreational vehicles unless prohibited within the applicable zone.

School. A public or private academic educational institution, examples include:

boarding school

elementary, middle, junior high, and high schools

community college, college or university military academy

Sea Wall. Structures, sand or other materials placed adjacent to the sea to reduce or eliminate upland damage from wave action or flooding during storms.

Sports and Entertainment Assembly. A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use include amphitheaters, race tracks, stadiums and coliseums.

Sports and Outdoor Recreation Facility. Public and private facilities for various outdoor sports and other types of recreation, where the facilities are oriented more toward participants than spectators. Examples include:

athletic/sport fields (e.g., baseball, football, polo, softball, soccer) swimming pools
health and athletic club outdoor facilities tennis and other sport courts (e.g., handball)
skateboard parks

Trail. A marked or beaten path, as through woods or wilderness.

Transit Station or Terminal. A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Tree Nut Hulling. Removing the soft outer hull (also known as the husk) from the nut by manual or mechanical methods.

Truck or Freight Terminal. A transportation facility furnishing services incidental to air, motor freight, and rail transportation. Examples of these facilities include:

freight forwarding services packing, crating, inspection and weighing services
freight terminal facilities postal service bulk mailing distribution centers
joint terminal and service facilities transportation arrangement services
overnight mail processing facilities trucking facilities, including transfer and storage

Utility Service Line. A line providing electricity, gas, television, and other similar utilities.

Water Diversion Project. The diversion of water from a natural channel to another location through alteration of the natural channel and/or artificial structures.

Water Extraction, Commercial. The pumping and processing of natural, carbonated or mineral water from a well for commercial purposes, including bottling, shipping, storage and trucking.

Water System. A system for the extraction and provision of water utilizing a well or wells and including any collection, treatment, storage and distribution facilities.

Winery. A bonded agricultural processing facility primarily used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the re-fermenting of still wine into sparkling wine. Processing consists of controlled fermentation combined with any of the following: crushing, blending, barrel aging, and bottling. Storage of case goods shall only occur in conjunction with processing.

Section 35-430. Allowable Development and Planning Permit Requirements.

A. Applicability. This Division applies to all property located within the Gaviota Coast Plan area and describes the land uses that are allowed in the Gaviota Coast Plan area and planning permit requirements for each use. This Division supersedes and replaces the permitted uses and conditionally permitted uses that are listed in the following sections of this Article:

1. Sections 35-69.3 (Permitted Uses), 35-69.4 (Uses Permitted With a Major Conditional Use Permit) and 35-69.5 (Uses Permitted With a Minor Conditional Use Permit) of Section 35-69 (AG-II - Agriculture II) of Division 4 (Zoning Districts).
2. Sections 35-70.3 (Permitted Uses), 35-70.4 (Uses Permitted With a Major Conditional Use Permit) and 35-70.5 (Uses Permitted With a Minor Conditional Use Permit) of Section 35-70 (RR - Rural Residential) of Division 4 (Zoning Districts).

3. Sections 35-87.3 (Permitted Uses), 35-87.3a (Other Uses that are not Coastal-Dependent Industry) and 35-87.4 (Uses Permitted With a Major Conditional Use Permit) of Section 35-87 (M-CD - Coastal Dependent Industry) of Division 4 (Zoning Districts).
4. Sections 35-89.5 (Permitted Uses), 35-89.6 (Uses Permitted With a Major Conditional Use Permit) and 35-89.7 (Uses Permitted With a Minor Conditional Use Permit) of Section 35-89 (REC - Recreation District) of Division 4 (Zoning Districts).
5. Sections 35-90.3 (Permitted Uses), 35-90.4 (Uses Permitted With a Major Conditional Use Permit) and 35-90.5 (Uses Permitted With a Minor Conditional Use Permit) of Section 35-90 (RES - Resource Management) of Division 4 (Zoning Districts).
6. Sections 35-93.3 (Permitted Uses), 35-93.4 (Uses Permitted With a Major Conditional Use Permit) and 35-93.5 (Uses Permitted With a Minor Conditional Use Permit) of Section 35-93 (TC - Transportation Corridor) of Division 4 (Zoning Districts).
7. Section 35-144J (Animal Keeping) of Division 7 (General Regulations).
8. Section 35-147 (Processing) of Division 8 (Services, Utilities and Other Related Facilities).
9. Section 35-172.4 (Minor Conditional Use Permits).
10. Section 35-172.5 (Major Conditional Use Permits).

B. Allowable land uses. The land uses allowed by this Division within the Gaviota Coast Plan area in each zone and overlay zone are listed in Subsection E (Allowed land uses), below, together with the type of planning permit required for each use.

1. **Establishment of an allowable use.** Any land use identified in Subsection E (Allowed land uses and permit requirements), below, as being allowable within a specific zone may be established on any lot within that zone, subject to the planning permit requirements of Subsection C (Permit requirements), below, and compliance with all applicable requirements of this Article.
2. **Use not listed.** A land use not shown on Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) in Subsection E (Allowed land uses and permit requirements), below, is not allowed except as otherwise provided in this Division or in compliance with Subsection B.3 (Similar and compatible uses may be allowed), below.
3. **Similar and compatible use may be allowed.** In addition to uses allowed in compliance with Subsection E (Allowed land uses and permit requirements), below, in the REC and TC zones the Commission may determine that a proposed use not listed in this Division is allowable in compliance with the following, as applicable.
 - a. **REC.** Any other use which the Commission determines to be similar in nature to the uses listed as a “P” use in Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) in Subsection E (Allowed land uses and permit requirements), below.
 - b. **TC.** Any other use which the Commission determines to be required for the purpose of operating a highway, railroad, or trail.

C. Permit requirements. Proposed development and land uses shall comply with the following permit requirements, in addition to the requirements of a Building Permit or other permit required by the County Code. Unless exempt in compliance with [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#), or [Section 35-430.D \(Exempt activities and structures\)](#), below, all development requires the issuance of a Coastal Development Permit in compliance with [Section 35-169 \(Coastal Development Permits\)](#), including development not specifically listed in Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) in Subsection E (Allowed land uses and permit requirements).

1. **General planning permit requirements.** The land uses identified in Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) provide for land

uses that are:

- a. Permitted subject to compliance with all applicable provisions of this Article, subject to first obtaining a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35-178 (Land Use Permits) as applicable and shown as "P" uses in the tables.
- b. Allowed subject to the approval of a Minor Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits) and shown as "MCUP" uses in the tables. An application for a Coastal Development Permit shall be processed concurrently and in conjunction with the application for the Minor Conditional Use Permit.
- c. Allowed subject to the approval of a Major Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits) and shown as "CUP" uses in the tables. An application for a Coastal Development Permit shall be processed concurrently and in conjunction with the application for the Major Conditional Use Permit.
- d. Allowed as an exempt use as listed in [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) or in Section 35-420.D (Exempt activities and structures). The exempt use or structure is exempt only if it is in compliance with the requirements of [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) or Section 35-420.D (Exempt activities and structures).
- e. Allowed subject to the type of County approval required by a specific provision of this Article and shown as "S" uses in the tables.
- f. Not allowed in particular zones and shown as "—" in the tables.
- g. Where the last column ("Specific Use Regulations") in Tables 18-2 through 18-5 (Allowable Land Uses and Permit Requirements for the Gaviota Coast Plan Area) includes a Section number, the referenced Section may affect whether the use requires a Coastal Development Permit, Development Plan, or Major or Minor Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.

2. Coastal Development Permit. Proposed development and land uses within the Coastal Zone portion of the Gaviota Coast Plan area shall require the issuance of a Coastal Development Permit in compliance with [Section 35-169 \(Coastal Development Permits\)](#), unless otherwise indicated in this Division or if located within the original permit jurisdiction of the Coastal Commission, in which case a Land Use Permit in compliance with Section 35-178 (Land Use Permits) is required following the issuance of a Coastal Development Permit by the Coastal Commission.

D. Exempt activities and structures. Within the Gaviota Coast Plan area, the following land uses, activities and structures are exempt from the requirements of this Article and Division to obtain a Coastal Development Permit in addition to those land uses, structures and activities enumerated in [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) provided compliance with [Section 35-57B.A \(General Requirements for Exemption\)](#) is demonstrated.

1. Animal keeping. Animal keeping when shown as an "E" in Table 18-6 (Animal Keeping in the Gaviota Coast Plan Area) in compliance with [Section 35-450.A \(Animal keeping\)](#).

E. Allowable land uses and permit requirements.

1. General permit requirements. Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area), below, identify the uses of land allowed within the Gaviota Coast Plan area and the planning permit required to establish each use, in compliance with Division 11 (Permit Procedures).

2. Requirements for certain specific land uses. Where the last column ("Specific Use Regulations") in Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) includes a section number, the referenced Section may affect whether the use requires a Coastal Development Permit or a Land Use Permit, Development Plan, Minor Conditional Use

Permit or Major Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.

- 3. Accessory structures and uses.** Each use allowed by Tables 18-2 through 18-5 (Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area) may include accessory uses and structures that are customarily incidental to the principal use.
- 4. Development Plan approval required.** Except as provided below, the approval of a Final Development Plan in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance.
 - a. AG-II zone.** Section 35-169.2.2 does not apply to development proposed on property zoned AG-II located within the Gaviota Coast Plan area and instead the approval of a Final Development Plan in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance for the following structural development that is not otherwise required by this Section to have discretionary permit approval:
 - 1) Non-agricultural structural development.** The proposed structure and use thereof does not qualify as agricultural structural development (see Section 35-58 (Definitions)) and is either 15,000 or more square feet in gross floor area or the structure is an attached or detached addition that, together with existing structures on the site that do not qualify as agricultural structural development, will total 15,000 square feet or more in gross floor area.
 - a) Floor area not included in total gross floor area.** The gross floor area of structures that are exempt from planning permit requirements in compliance with [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) is not included in the total gross floor area on the lot for the purpose of determining whether the approval of a Final Development plan is required in compliance with Subsection E.4.a.1), above.
 - 2) Agricultural structural development.** The proposed structure and use thereof do qualify as agricultural structural development and meets one or more of the following:
 - a) The proposed structure is 15,000 or more square feet in gross floor area or is an addition to an existing structure that will result in a structure of 15,000 or more square feet in gross floor area after completion of the addition.**
 - b) The proposed structure is 10,000 or more square feet in gross floor area or is an addition to an existing structure that will result in a structure of 10,000 or more square feet in gross floor area after completion of the addition, and:
 - i) A different structure that qualifies as agricultural structural development that is 10,000 or more square feet in gross floor area exists on the lot, or**
 - ii) There is an active, unexpired planning permit that allows for the construction of a different structure that qualifies as agricultural structural development that is 10,000 or more square feet in gross floor area, or**
 - iii) The application for the proposed structure is submitted either in conjunction with or subsequent to an application for a different structure that qualifies as agricultural structural development that is 10,000 or more square feet in gross floor area.****
 - c) The proposed structure(s) will result in a total gross floor area on a lot that exceeds the development plan threshold listed for the applicable lot area as shown in Table 18-1 (Development Plan Thresholds), below. Total gross floor area includes the gross floor area of agricultural development and non-agricultural structural development, both existing and proposed.**

Table 18-1 - Development Plan Thresholds

Lot Size (acres)	Threshold (sq. ft.)
Less than 40	20,000
40 to less than 100	25,000
100 to less than 200	30,000
200 to less than 320	40,000
320 or more	50,000

- d) Floor area not included in total gross floor area.** The gross floor area of the following structures is not included in the total gross floor area on the lot for the purpose of determining whether the approval of a Final Development plan is required in compliance with Subsection E.4.a.2)c), above.
- i) The gross floor area of structures that are exempt from planning permit requirements in compliance with [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#).
 - ii) A maximum of 10,000 square feet of gross floor area of structures that qualify as agricultural structural development where each structure does not exceed 3,000 square feet of gross floor area, has three or fewer walls, and at least one of the long sides of the structure is open and only utilizes posts to support the roof.
- e) Proposed structures that do not require the approval of a Final Development Plan in compliance with Subsection E.4.a.2)c) and Subsection E.4.a.2)d), above, shall comply with Subsection E.6 (Standards for agricultural structural development that does not require a Development Plan), below. Proposed structures that do not comply with Subsection E.6 (Standards for agricultural structural development that does not require a Development Plan) may be allowed in compliance with an approved Final Development Plan.
- b. M-CD zone.** On property zoned M-CD:
- 1) **Oil and gas facilities.** Development related to oil and gas facilities shall be issued in compliance with the permit requirements and development standards of Division 9 (Oil and Gas Facilities).
 - 2) **Other development.** For development other than that related to oil and gas facilities, the approval of a Final Development Plan in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance for a structure that is not otherwise required to have a discretionary permit and is 20,000 or more square feet in gross floor area, or is an attached or detached addition that, when together with existing structures on the lot will total 20,000 square feet or more of gross floor area.
- c. REC zone.** The approval of a Final Development Plan in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance for all development including grading.
- d. RES and RR zones.** The approval of a Final Development Plan in compliance with Section 35-174 (Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance for a structure that is not otherwise required to have a discretionary permit and is 20,000 or more square feet in gross floor area, or is an attached or detached addition that, when together with existing structures on the lot will total 20,000 square feet or more of gross floor area.
- e. TC zone.** The approval of a Final Development Plan in compliance with Section 35-174

(Development Plans) is required prior to the approval of a Coastal Development Permit, Land Use Permit or Zoning Clearance for all development including excavation and grading.

- 5. Design Review.** Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or alteration of an existing structure in compliance with [Section 35-184 \(Board of Architectural Review\)](#).

- 6. Standards for agricultural structural development that does not require a Development Plan.** In addition to other development standards required by this Article, above, all development associated with the construction of agricultural structural development on lots zoned AG-II that does not require the approval of a Final Development Plan in compliance with Subsection E.4 (Development Plan approval required), above, shall comply with all of the additional development standards listed below. If conflicts occur between these requirements and any other provisions of the County Code, the Local Coastal Program, the primary zone, and any applicable overlay district, the requirements that are most protective of coastal resources shall control.
 - a. The development avoids or minimizes significant impacts to agriculture to the maximum extent feasible by siting structures so as to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations.

 - b. The development is located a minimum of 100 feet from the following environmental sensitive habitat areas that are determined by a qualified professional to be intact and of high quality. This setback 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.
 - 1) Native plant communities recognized as rare by California Department of Fish and Game (2003 or as amended). Examples include Native Grasslands, Maritime chaparral, Bishop Pine Forests, and Coastal Dune Scrub.

 - 2) Native woodlands and forests.

 - 3) Nesting, roosting, and/or breeding areas for rare, endangered or threatened animal species.
 - a) Rare, endangered, or threatened species are defined as those listed by State or Federal wildlife agencies under the State or Federal Endangered Species Acts, candidates for listing, species of special concern, and species that meet the definition of “rare” in Section 15380 of California Environmental Quality Act.

 - b) A separation of greater than 100 feet may be required in order to fully protect formally listed Endangered Species (e.g., a 100 foot separation may not fully protect known breeding ponds for California Tiger Salamander).

 - 4) Plant communities known to contain rare, endangered, or threatened species.

 - 5) Streams, riparian areas, vernal pools, and wetlands.

 - 6) Any designated Environmental Sensitive Habitat Areas.

 - c. The development preserves natural features, landforms and native vegetation such as trees to the maximum extent feasible.

 - d. The development is compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not intrude into the skyline as seen from public viewing places. At a minimum, the development shall comply with the following design standards.
 - 1) Any exterior lighting is required for safety purposes only and complies with the following requirements:
 - a) Light fixtures are fully shielded (full cutoff) and directed downward to minimize impacts to the rural nighttime character.

- b) To the extent feasible, lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use.
- 2) Building materials and colors (earth tones and non-reflective paints) that are compatible with the surrounding natural environment are used to maximize the visual compatibility of the development with surrounding areas.

Table 18-2 <u>Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area</u>	P	Permitted use, Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Major Conditional Use Permit required					
	ZC	Allowed use, Zoning Clearance required					
	S	Permit determined by Specific Use Regulations					
	=	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	AG-I	M-CD(3)	REC	RES	RR	TC	

AGRICULTURAL, MINING & ENERGY FACILITIES

<u>Agricultural accessory structure</u>	P	=	=	P	P	=	35-119
<u>Agricultural processing facility</u>	S	=	=	=	=	=	35-460.D
<u>Animal keeping (except equestrian facilities - see RECREATION)</u>	S	S	S	S	S	=	35-450.B
<u>Aquaculture</u>	CUP	P	=	=	CUP	=	35-460.F
<u>Aquaponics</u>	S	=	=	=	=	=	
<u>Cultivated agriculture, orchard, vineyard</u>	P	=	=	CUP (4)	E	=	
<u>Grazing</u>	P	=	=	MCUP (5)	=	=	
<u>Greenhouse, 300 sf or less</u>	P	=	=	=	P	=	
<u>Greenhouse, more than 300 sf</u>	P	=	=	=	CUP (6)	=	
<u>Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons</u>	CUP	CUP	=	=	CUP	=	35-177
<u>Mining - Surface, less than 1,000 cubic yards</u>	P	P	=	=	P	=	35-177
<u>Mining - Surface, 1,000 cubic yards or more</u>	P	CUP	=	=	CUP	=	35-177
<u>Oil and gas uses</u>	S	S	=	S	S	=	Division 9
<u>Winery</u>	CUP	=	=	=	=	=	35-460.L

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

<u>Composting</u>	S	=	=	=	=	=	35-460.G
<u>Firewood processing and sales</u>	S	=	=	=	=	=	35-460.E
<u>Lumber processing and milling (small scale)</u>	S	=	=	=	=	=	35-460.I
<u>Recycling - Community recycling facility</u>	=	=	=	=	=	CUP	
<u>Recycling - Small collection center</u>	=	=	=	=	=	CUP	
<u>Recycling - Small collection center, non-profit</u>	=	=	=	=	=	CUP	
<u>Recycling - Specialized materials collection center</u>	=	=	=	=	=	CUP	

Key to Zone Symbols

AG-II	<u>Agriculture II</u>	REC	<u>Recreation</u>	RR	<u>Rural Residential</u>
M-CD	<u>Coastal-Dependent Industry</u>	RES	<u>Resource Management</u>	TC	<u>Transportation Corridor</u>

Notes:

- (1) See [Section 35-58 \(Definitions\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35-420.E \(Allowable land uses and permit requirements\)](#).
- (3) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (4) Must meet definition of "Cultivated agriculture, orchard, vineyard - Limited Slope."
- (5) Must meet definition of "Grazing - Limited Slope."
- (6) Greenhouses, hothouses, other plant protection structures in excess of 300 square feet and related development, e.g., packing sheds, parking, driveways, subject to the limitations provided in the AG-I District.

Table 18-3 Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area	P	Permitted use, Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Major Conditional Use Permit required					
	ZC	Allowed use, Zoning Clearance required					
	S	Permit determined by Specific Use Regulations					
	=	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	AG-II	M-CD(3)	REC	RES	RR	TC	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Education or research facility, limited	=	=	=	P	=	=	
Equestrian facility	CUP	=	CUP	=	CUP	=	
Golf course	=	=	P	=	CUP	=	
Meeting facility, religious	-(4)	=	-(4)	-(4)	CUP	=	
Rural recreation	S	=	P	CUP	=	=	35-450.C
School	CUP(5)	=	CUP	=	CUP	=	
Sport and outdoor recreation facility	=	=	CUP	=	CUP	=	
Trail for bicycles, hiking or riding	P	P	P	P	P	P	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	P	=	=	=	=	=	35-460.C
Agricultural employee housing, 5 or more employees	CUP	=	=	=	=	=	35-460.C
Artist studio	P	=	=	MCUP	P	=	35-120
Caretaker/manager dwelling	=	CUP(6)	MCUP	=	=	=	
Dwelling, one-family (7)	P	=	=	P	P	=	
Farmworker dwelling unit (7)	P	=	=	P	P	CUP(8)	
Farmworker housing complex	CUP	P	=	CUP	CUP	CUP	
Guesthouse	P	=	=	P	P	=	35-120
Home occupation	P	=	=	P	P	=	35-121
Pool house/cabaña	P	=	=	P	P	=	35-120
Residential accessory use or structure	P	=	MCUP	P	P	=	35-119
Residential second unit - attached or detached	=	=	=	=	P	=	35-142
Special care home, 7 or more clients	MCUP	=	=	MCUP	MCUP	=	35-143

RETAIL TRADE

Agricultural product sales	S(9)	P(10)	=	=	S(10)	=	
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Key to Zone Symbols

AG-II	Agriculture II	REC	Recreation	RR	Rural Residential
M-CD	Coastal-Dependent Industry	RES	Resource Management	TC	Transportation Corridor

Notes:

- (1) See [Section 35-58 \(Definitions\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35-420.E \(Allowable land uses and permit requirements\)](#).
- (3) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (4) The proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for a CUP and prohibiting such use would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. §2000cc.
- (5) See [Section 35-450.D \(School development\)](#) for specific use regulations.
- (6) May also include dwellings for the employees of the owner or lessee of the land engaged in a permitted use of the land on which the dwelling is located.
- (7) One-family dwelling may be a mobile home on a permanent foundation, see [Section 35-141 \(Mobile Homes on Foundations\)](#).
- (8) Only if single-family dwellings are allowed as a permitted use in an abutting zone district.
- (9) See [35-460.E \(Agricultural product sales\)](#) for specific use regulations.
- (10) Limited to the on-site production only; see [35-131 \(Agricultural Sales\)](#) for specific use regulations.

Table 18-4 <u>Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area</u>	P Permitted use, Coastal Permit required (2) MCUP Minor Conditional Use Permit required CUP Major Conditional Use Permit required ZC Allowed use, Zoning Clearance required S Permit determined by Specific Use Regulations = Use Not Allowed					
	PERMIT REQUIRED BY ZONE					
LAND USE (1)	AG-II	M-CD(3)	REC	RES	RR	TC

SERVICES

<u>Charitable or philanthropic organization</u>	=	=	CUP	=	CUP	=	
<u>Large family day care home</u>	P	=	P	P	P	=	35-143
<u>Small family day care home</u>	E	E	E	E	E	=	35-143
<u>Child care center, Non-residential</u>	MCUP	=	=	=	MCUP	=	
<u>Child care center, Residential</u>	MCUP	=	=	=	MCUP	=	
<u>Medical services - Animal hospital</u>	CUP	=	=	=	=	=	
<u>Office - Accessory</u>	P	P	=	=	=	=	
<u>Repair service - Equipment, large appliances, etc. - Indoor</u>	=	CUP	=	=	=	=	
<u>Repair service - Equipment, large appliances, etc. - Outdoor</u>	=	CUP	=	=	=	=	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

<u>Agricultural product transportation facility</u>	CUP	=	=	=	=	=	
<u>Airstrip, temporary</u>	CUP	CUP	CUP	CUP	CUP	CUP	
<u>Boat launching facility accessory to approved recreation use</u>	=	=	PP	=	=	=	
<u>Drainage channel, water course, storm drain less than 20,000 sf</u>	P	P	P	P	P	P	Division 8
<u>Drainage channel, water course, storm drain 20,000 sf or more</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
<u>Electrical substation - Minor (4)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
<u>Electrical transmission line (5) (6)</u>	CUP	CUP	CUP	CUP	CUP	CUP	Division 8
<u>Flood control project less than 20,000 sf total area</u>	P	P	P	P	P	P	Division 8
<u>Flood control project 20,000 sf or more total area</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
<u>Heliport</u>	CUP	CUP	CUP	CUP	CUP	CUP	
<u>Highway and related facilities</u>	=	=	=	=	=	P	
<u>Parking facility, public or private</u>	=	=	=	=	=	P (7)	
<u>Pier, dock</u>	=	P	P	=	=	=	
<u>Pipeline - Oil or gas</u>	P	P	=	=	=	=	Division 9
<u>Public utility facility</u>	=	CUP	=	=	=	=	
<u>Public works or private service facility</u>	=	MCUP	=	=	=	=	
<u>Railroad</u>	=	=	=	=	=	P	
<u>Road, street less than 20,000 sf total area</u>	P	P	P	P	P	P	Division 8
<u>Road, street 20,000 sf or more total area</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
<u>Roadside rest area operated by a governmental agency</u>	=	=	=	=	=	P	
<u>Sea wall, revetment, groin, or other shoreline structure</u>	CUP	CUP	CUP	CUP	CUP	CUP	
<u>Telecommunications facility</u>	S	S	S	S	S	S	35-144F 35-450.G
<u>Transit station or terminal</u>	=	=	=	=	=	P	
<u>Truck and freight terminal - Permanent</u>	=	=	=	=	=	P	
<u>Truck and freight terminal - Temporary</u>	=	=	=	=	=	MCUP	
<u>Utility service line with less than 5 connections (6)</u>	P	P	P	P	P	P	Division 8
<u>Utility service line with 5 or more connections (6)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
<u>Wind turbine and wind energy system</u>	=	=	=	=	=	=	

Key to Zone Symbols

AG-II	<u>Agriculture II</u>	REC	<u>Recreation</u>	RR	<u>Rural Residential</u>
M-CD	<u>Coastal-Dependent Industry</u>	RES	<u>Resource Management</u>	TC	<u>Transportation Corridor</u>

Notes:

- (1) See [Section 35-58 \(Definitions\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35-420.E \(Allowable land uses and permit requirements\)](#).
- (3) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (4) Use is subject to the standards of the PU zone.
- (5) Does not include electrical transmission lines outside the jurisdiction of the County.
- (6) Not allowed in the CVC overlay.
- (7) May include park and ride facilities.

Table 18-5 Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area	P	Permitted use, Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Major Conditional Use Permit required					
	ZC	Allowed use, Zoning Clearance required					
	S	Permit determined by Specific Use Regulations					
	=	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	AG-II	M-CD(3)	REC	RES	RR	TC	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facility	CUP	CUP	=	CUP	CUP	=	Division 8
Desalination facility, less than 15 connections	MCUP	MCUP	=	MCUP	MCUP	=	Division 8
Desalination facility, 15 to less than 200 connections	CUP	CUP	=	CUP	CUP	=	Division 8
Onsite Wastewater Treatment System, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
Onsite Wastewater Treatment System, individual, conventional	P	P	P	P	P	P	Division 8
Onsite Wastewater Treatment System, individual, supplemental	P	P	P	P	P	P	Division 8
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P	P	P	P	P	P	Division 8
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	MCUP	P	MCUP	MCUP	MCUP	MCUP	Division 8
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	P	Division 8
Reservoir, 20,000 sf and more total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
Wastewater treatment facility, less than 200 connections	CUP	=	=	CUP	CUP	=	Division 8
Water diversion project	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
Water extraction, commercial, including storage and trucking	=	CUP	=	=	CUP	=	Division 8
Water or sewer system pump or lift station	P	P	P	P	P	P	Division 8
Water system with 1 connection	P	P	P	P	P	P	Division 8
Water system with 2 or more connections	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Division 8
Water well, agricultural	P	P	=	P	P	=	

Key to Zone Symbols

AG-II	Agriculture II	REC	Recreation	RR	Rural Residential
M-CD	Coastal-Dependent Industry	RES	Resource Management	TC	Transportation Corridor

Notes:

- (1) See [Section 35-58 \(Definitions\)](#) for land use definitions.
- (2) [Development Plan approval](#) may also be required; see [Section 35-420.E \(Allowable land uses and permit requirements\)](#).
- (3) [Uses limited to those that require a site on or adjacent to the sea to be able to function at all.](#)

Section 35-440. Standards for All Development and Land Uses.

All development and land uses within the Gaviota Coast Plan area shall comply with all the following development standards in addition to all other applicable standards contained in this Article.

A. Outdoor lighting.

- 1. Purpose and intent.** The purpose of this Subsection 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 nighttime safety, utility, security, and productivity.
- 2. Applicability.** All exterior lighting installed on or after [effective date of this ordinance] within the Gaviota Coast Plan area shall comply with the following requirements.
- 3. Application requirements.** In addition to the permit application submittal requirements required in Section 35-57A (Application Preparation and Filing), any application for a permit that includes outdoor light fixtures shall include plans showing the location and lumen output of all outdoor light fixtures, both existing and proposed.
- 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.
- b. Is otherwise satisfactory and complies with the intent of this Subsection.

5. Prohibited lights and lighting.

- a. All illuminated advertising signs shall be off between 11:00 p.m. and sunrise the following day, except that on-premises signs may be illuminated while the business is open to the public.
- b. All outside illumination for aesthetic and decorative purposes that is not fully shielded (full cutoff) shall be prohibited between 9:00 p.m. and sunrise the following day.
- c. Except for fully shielded (full cut off) lights, lighting associated with an outdoor recreational facility may only be illuminated between 9:00 p.m. and sunrise the following day to complete a specific organized recreational event, in progress and under illumination in conformance with this Subsection.
- 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.
- e. Mercury vapor lights.

6. Exemptions. The following are exempt from the provisions of this Subsection.

- a. All outdoor lighting fixtures lawfully installed prior to [effective date of this ordinance] are exempt from the shielding requirements of this Subsection; however, they shall be subject to the remaining requirements of this Subsection, except that fully shielded (full cutoff) lights are not subject to a time restriction.
- b. Fossil fuel lights.
- c. Traffic control signs and devices.
- d. Street lights installed prior to [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 A.9 (Temporary exemption), below.
- j. Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.
- k. Except as provided below, security lights of any wattage that are controlled by a motion-sensor switch and which do not remain on longer than 12 minutes after activation.
 - a) Security lights are required to be fully shielded in order to be exempt in compliance with this Subsection A.6.
- l. Light fixtures shown on building permits that were approved prior to [effective date of this ordinance] are excluded from compliance with this Subsection for the initial installation only.
- m. Solar walkway lights.

7. General requirements. All non-exempt light fixtures that require a County permit prior to installation shall be subject to the following general requirements:

- a. All outdoor light fixtures installed after [effective date of this ordinance] and thereafter

maintained upon private property, public property, or within the public right-of way is fully shielded (full cutoff).

- 1) Sign illumination only illuminates the signage and does not spill into adjacent areas.
- b. All replaced or repaired lighting fixtures requiring a permit are subject to the requirements of this Subsection.
- c. Light trespass and glare is reduced to the maximum extent feasible through downward directional lighting methods.
- d. Externally illuminated signs, advertising displays, and building identification use top mounted light fixtures which shine downward and are fully shielded (full cutoff).
- e. Outdoor light fixtures used for outdoor recreational facilities are 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 are 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 are shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.
- g. All lighting fixtures is installed at the minimum height necessary to achieve the design purpose of the lighting fixture.

8. Submittal of plans and evidence of compliance. Any application for a permit that includes outdoor light fixtures (except for exempt fixtures in compliance with this Subsection) shall include evidence that the proposed outdoor lighting will comply with this Subsection.

- a. The application shall include:
 - 1) Plans showing the locations of all outdoor lighting fixtures.
 - 2) Description of the outdoor lighting fixtures, including manufacturer's catalog cuts and drawings. Description and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.
- b. The plans and descriptions required to be submitted with the application shall be sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of this Subsection have been met.

9. Temporary exemption.

- a. The Director may grant a temporary exemption, as defined herein, for such activities including circuses, fairs, carnivals, sporting events, and promotional activities, only if all of the following findings are first made:
 - 1) The activity 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 Subsection.
- 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 fixtures.

- 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.

B. Prime agricultural soils. Development, including agricultural facilities, residential structures, or greenhouses that do not rely on in-ground cultivation, within the agricultural zones shall be sited to avoid prime agricultural soils to the maximum extent feasible.

C. Signs and advertising structures.

1. Signs and advertising structures that are accessory to a use allowed in the AG-II zone may be allowed in compliance with Section 35-138 (Signs and Advertising Structures).
2. Signs are development that require the issuance of a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) except where exempt in compliance with Section 35-420.D (Exempt activities and structures).
 - a. A sign that is incidental, appropriate and subordinate to a use designated as a Principal Permitted Use shall be also be considered a Principal Permitted Use.
 - b. If the issuance of a Coastal Development Permit in compliance Section 35-169 (Coastal Development Permits) is required then a Sign Certificate of Conformance shall not be required in addition to the Coastal Development Permit.

Section 35-450. Standards for Specific Land Uses.

A. Agriculture. Agricultural activities located on slopes of 30 percent or greater on agriculturally zoned lands shall adhere to the best management practices in the Steep Slope Guidelines, Gaviota Coast Plan Appendix D, to ensure slope stabilization, soil conservation, and water quality control.

B. Animal keeping.

1. **Purpose and intent.** This Subsection identifies the locations, types, and numbers of animals that may be kept, and the methods by which animals shall be kept, raised and maintained, under the circumstances specified. The intent of this Subsection is to ensure that animal keeping does not create an adverse impact on adjacent properties (e.g., dust, fumes, insect infestations, noise, odor, pollution of streams, creeks and wetlands due to soil erosion and sedimentation, propagation of flies and other disease vectors, visual blight) by providing standards for maintaining animals.
2. **Applicability.** This Subsection applies to any keeping of animals as either an accessory and incidental use or principal use, except for animal clinics, animal hospitals and veterinarian offices. This Subsection shall not apply to animals that are less than six months in age.
3. **In general.**
 - a. Animal keeping uses shall comply with the standards in Subsection B.6 (Specific animal keeping standards), below, and other applicable standards and requirements of this Article.
 - b. Animal keeping activities are subject to the requirements of this Subsection regardless of whether a permit is required.
 - c. Additional permits may be required by other provisions of this Article for structures used to enclose or house animals.
 - d. Certain animal keeping activities may also be subject to the permit requirements of County departments other than the Department in compliance with the County Code.
4. **Types of animals, permit requirements, maximum numbers, and minimum site areas for animal keeping.** Table 18-6 (Animal Keeping in the Gaviota Coast Plan Area) identifies the type of animal or animal keeping activity allowed in the AG-II zone, the permit requirements, the

maximum allowable number of animals per lot, and the minimum required site area. Where the last column in a table (“Additional Regulations”) includes a Section number, the referenced Section may establish other requirements and standards applicable to the animal keeping activity.

- 5. Use of property for animals different in species or greater in number.** A lot may be used for the keeping of animals that are of a different species than those identified, or where the number of animals is greater than that specified, in Table 18-6 (Animal Keeping in the Gaviota Coast Plan Area) in compliance with a Minor Conditional Use Permit approved in compliance with [Section 35-172 \(Conditional Use Permits\)](#).
- 6. Specific animal keeping standards.** The following requirements apply to the keeping of animals identified in Subsection B.4 (Types of animals, permit requirements, maximum numbers, and minimum site areas for animal keeping) above, in addition to other applicable standards of this Section and this Article.
 - a. Household pets.** Where allowed in Table 18-6 (Animal Keeping in the Gaviota Coast Plan Area), household pets shall be kept in compliance with the following standards. The restrictions contained in this Subsection B.6.a shall not apply if an animal may be kept in compliance with a different “Type of Animal or Animal Keeping Activity” listed in Table 18-6 (Animal Keeping in the Gaviota Coast Plan Area) for the applicable zone.
 - 1) The keeping of household pets shall be accessory to a residential use of a dwelling located on the lot where the animal keeping occurs.
 - 2) No more than three dogs permitted on a single lot.
 - 3) Such animals are for the domestic use of the residents of the lot only and are not kept for commercial purposes.
 - 4) The keeping of such animals shall not be injurious to the health, safety or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the Public Health Department.
 - 5) Enclosures for such animals are located no closer than 25 feet to any dwelling located on another lot.
 - 6) No rooster or peacock shall be kept or raised on the lot.
 - b. Special standards and requirements for animal keeping in the RES zone.** In the RES zone, except for agricultural grazing, animal keeping shall be accessory to a residential use of a dwelling located on the lot where the animal keeping occurs and shall be limited to non-commercial uses only.
 - c. Special standards and requirements for animal keeping in the RR zones.** In the RR zone, animal keeping shall also comply with the following:
 - 1) Animal enclosures for large animals.**
 - a) No stable, barn or other enclosure for large animal (e.g., paddock, corral) shall be located on a single lot having a gross area of less than 20,000 square feet.
 - b) No portion of a stable, barn or other large animal enclosure shall be located closer than:
 - i) 40 feet to any dwelling located on another lot.
 - ii) 70 feet to any street centerline and 20 feet to any street right-of-way.
 - iii) 15 feet from the rear property line.
 - iv) 10 feet from the side property lines.
 - v) 10 feet from the property lines of an interior lot.
 - 2) Limitation on dogs.** No more than three dogs shall be allowed on a lot unless a Major

Conditional Use Permit for a commercial kennel, or a Minor Conditional Use Permit for a non-commercial kennel, is first obtained in compliance with [Section 35-172 \(Conditional Use Permits\)](#).

- 3) Small non-hoofed animals.** Small non-hoofed animals (e.g., bees, chickens, birds, ducks, rabbits) may be allowed provided that:

 - a) The keeping of such animals is not injurious to the health, safety or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the Public Health Department.
 - b) Enclosures for such animals are located no closer than 25 feet to any dwelling located on another lot.
 - c) No rooster or peacock shall be kept or raised in a residential zone except on a lot of one acre (gross) or more where all adjoining lots are of equivalent size or larger.
- 4) Odor and vector control.** Animal enclosures shall be maintained free from litter, garbage and the accumulation of manure, in order to discourage the proliferation of flies, other disease vectors, and offensive odors. Sites shall be maintained in a neat and sanitary manner.
- 5) Storage and disposal of animal waste.** Animal waste shall be removed and disposed of or stored in a manner that prevents unsanitary conditions and breeding of flies. Manure shall not be allowed to accumulate so as to cause a hazard to the health, welfare, or safety of humans and animals, or to contaminate surface or subsurface water quality.
- 6) Erosion and sedimentation control.** In no case shall an animal keeping operation be managed or maintained so as to produce sedimentation on any public road, adjoining property, or in any drainage channel. In the event such sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a nuisance and may be subject to abatement in compliance with [Chapter 35-185 \(Enforcement, Legal Procedures, and Penalties\)](#).
- 7) Drainage.** Where livestock are kept in enclosed corrals or barns, provisions shall be made for proper drainage and control of runoff to prevent stagnant, standing water, or the flow of contaminated water in surface or subsurface water supplies.
- d. Wildlife species rehabilitation.** The rehabilitation of wildlife species that commonly occur within Santa Barbara County shall be in compliance with [Section 35-144H \(Wildlife Species Rehabilitation\)](#).
- 7. Multiple animal types.** More than one species of animals allowed in compliance with Subsection B.4 may be kept on a single lot provided that:

 - a. The requirements of Subsections B.4 (Types of animals, permit requirements, maximum numbers, and minimum site areas for animal keeping) and B.5 (Use of property for animals different in species or greater in number) and all other applicable provisions of this Subsection A (Animal keeping) are satisfied for each species.
 - b. Where multiple proposed animal species have equivalent animal density requirements (maximum number of animals per lot) established by Subsection B.4 (Types of animals, permit requirements, maximum numbers, and minimum site areas for animal keeping), the total number of animals shall not exceed the density requirement (e.g., in the RR zone, cattle and horses are both limited to a density of one animal per 20,000 square feet of lot area. A lot with two acres could have as many as four horses or cows, or any combination of horses and cows, as long as the total did not exceed four.)

Table 18-6		<u>E</u>	Allowed use, no permit required (Exempt) (1)
Animal Keeping in the Gaviota Coast Plan Area		<u>P</u>	Permitted use, Coastal Permit required
		<u>MCUP</u>	Minor Conditional Use Permit
		<u>CUP</u>	Major Conditional Use Permit required
		<u>S</u>	Permit requirement set by Specific Use Regulations
		<u>—</u>	Use not allowed
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone		Maximum Number of Animals per Lot (2)
			Additional Regulations
<u>Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches, not including a commercial livestock feed or sales yard</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>P (3)</u>	None
	<u>RR</u>	<u>P (3)</u>	1 animal per 20,000 sf of lot area
	<u>TC</u>	<u>—</u>	
<u>Commercial boarding and raising of animals for members of the public</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>—</u>	
	<u>RR</u>	<u>MCUP</u>	None
	<u>TC</u>	<u>—</u>	
<u>Dairy</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>—</u>	
	<u>RR</u>	<u>—</u>	
	<u>TC</u>	<u>—</u>	
<u>Dogs (3)</u>	<u>AG-II</u>	<u>P</u>	3
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>P</u>	3
	<u>RR</u>	<u>P</u>	3
	<u>TC</u>	<u>—</u>	
<u>Goats and sheep (3)</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>P</u>	None
	<u>RR</u>	<u>P</u>	3 animals per 20,000 sf of lot area
	<u>TC</u>	<u>—</u>	
<u>Hogs and swine (3)</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>MCUP</u>	None
	<u>RR</u>	<u>P</u>	3 animals per 20,000 sf of lot area; maximum 3 per lot
	<u>TC</u>	<u>—</u>	
<u>Hog ranch (3)</u>	<u>AG-II</u>	<u>P</u>	None
	<u>M-CD</u>	<u>—</u>	
	<u>REC</u>	<u>—</u>	
	<u>RES</u>	<u>—</u>	
	<u>RR</u>	<u>—</u>	
	<u>TC</u>	<u>—</u>	

Notes:

- (1) Exempt only when in compliance with [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) and [Section 35-420.D \(Exempt activities and structures\)](#).
- (2) See [Section 35-450.B.7 \(Multiple animal types\)](#).
- (3) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

Table 18-6 (Continued)		<u>E</u>	Allowed use, no permit required (Exempt) (1)	
Animal Keeping in the Gaviota Coast Plan Area		<u>P</u>	Permitted use, Coastal Permit required	
		<u>MCUP</u>	Minor Conditional Use Permit	
		<u>CUP</u>	Major Conditional Use Permit required	
		<u>S</u>	Permit requirement set by Specific Use Regulations	
		<u>—</u>	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (1)		Maximum Number of Animals per Lot (2)	
			Additional Regulations	
<u>Household pets</u>	<u>AG-II</u>	<u>E</u>	35-440.A.6.a)	35-450.B.6.a
	<u>M-CD</u>	<u>E</u>		
	<u>REC</u>	<u>E</u>		
	<u>RES</u>	<u>E</u>		
	<u>RR</u>	<u>E</u>		
	<u>TC</u>	<u>—</u>		
<u>Kenel, commercial</u>	<u>AG-II</u>	<u>P</u>	None	35-450.B.6.c
	<u>M-CD</u>	<u>—</u>		
	<u>REC</u>	<u>—</u>		
	<u>RES</u>	<u>—</u>		
	<u>RR</u>	<u>CUP</u>	None	
	<u>TC</u>	<u>—</u>		
<u>Kenel, non commercial (3)</u>	<u>AG-II</u>	<u>P</u>	None	35-450.B.6.b 35-450.B.6.c
	<u>M-CD</u>	<u>—</u>		
	<u>REC</u>	<u>—</u>		
	<u>RES</u>	<u>P</u>	None	
	<u>RR</u>	<u>MCUP</u>	None	
	<u>TC</u>	<u>—</u>		
<u>Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (3)</u>	<u>AG-II</u>	<u>P</u>	None	35-450.B.6.b 35-450.B.6.c
	<u>M-CD</u>	<u>—</u>		
	<u>REC</u>	<u>—</u>		
	<u>RES</u>	<u>P</u>	None	
	<u>RR</u>	<u>P</u>	None	
	<u>TC</u>	<u>—</u>		
<u>Wildlife species rehabilitation</u>	<u>AG-II</u>	<u>P</u>	None	35-144H
	<u>M-CD</u>	<u>P</u>		
	<u>REC</u>	<u>P</u>		
	<u>RES</u>	<u>P</u>		
	<u>RR</u>	<u>P</u>		
	<u>TC</u>	<u>P</u>		

Notes:

- (1) Exempt only when in compliance with [Section 35-57B \(Exemptions from Planning Permit Requirements\)](#) and [Section 35-420.D \(Exempt activities and structures\)](#).
- (2) See [Section 35-450.B.7 \(Multiple animal types\)](#).
- (3) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

C. Rural recreation. The following standards shall apply to rural recreation land uses allowed in compliance with [Section 35-460.J \(Rural recreation\)](#) in addition to any other applicable standards contained in this Article.

1. Allowed rural recreation uses by zone.

- a. Within the AG-II, REC and RES zone the following rural recreational uses may allowed in compliance with [Section 35-430.E \(Allowable land uses and permit requirements\)](#):
 - 1) **AG-II.** Those uses allowed in compliance with [Section 35-460.J \(Rural recreation\)](#).
 - 2) **REC.** Outdoor public and/or private recreational uses, e.g., campgrounds, parks, recreational vehicle accommodations, which may include structures and facilities that are required to support the allowed recreational uses, including:
 - a) Boat launching facilities.

- b) Corrals and stables.
- c) Lifeguard and ranger stations.
- d) Limited concession facilities.
- e) Parking areas.

3) RES. Low intensity recreational uses that include the following provided that recreational vehicle accommodations are not provided:

- a) Campgrounds with minimum facilities including summer camps.
- b) Dude ranches.
- c) Group retreat facilities.
- d) Hunting clubs.

2. Recreational facility development. Development of recreational facilities shall:

- a. Conform with the Gaviota Coast Plan area visual policies.
- b. Minimize grading, removal of vegetation, and paving.
- c. Be compatible with the rural character of the area.
- d. Preserve existing natural features in an undisturbed state to the maximum extent feasible.
- e. Incorporate landscaping that consists of drought-tolerant species.

3. Setback and location requirements.

- a. Campgrounds and ancillary facilities located south of Highway 101 shall be sited as far as feasible from the beach in order to reserve near-shore areas for day use.
- b. Where feasible, new recreational facility development, particularly campgrounds and parking lots (except trailhead parking lots), shall be located north of Highway 101.

4. Protection of vegetation. The vegetation in the small canyons at the mouths of Cañada San Onofre and Cañada del Molino shall not be disturbed by recreational development or use.

5. New facility priorities. Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, the future development of low-intensive campgrounds or day use areas shall be given a higher priority over other recreational development or uses.

D. School development in the AG-II zone.

1. Schools allowed by a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) in the AG-II zone are limited to:

- a. The expansion of lawful, existing facilities, including the development of new facilities located on a lot that is both adjacent to and under the same ownership as the lot on which the lawful, existing facility is located.
- b. The re-establishment of a school in facilities that were formerly occupied by the school. This may include the development of new facilities on a lot that is both adjacent to the lot on which the school facility is located and is owned by the school.
 - 1) Specific to the Vista del Mar School District, this allows the development of new school facilities on property known as Assessor's Parcel Nos. 081-130-058 and 081-130-059 that are owned by the school district prior to November 18, 2010.

2. Lawful, existing school facilities are considered to be conforming development and are not subject to the restrictions of Division 10 (Nonconforming Structures and Uses).

3. Within this Subsection D (School development in the AG-II zone), adjacent includes lots that are

separated by a street that is not a freeway or highway or the frontage road of a freeway or highway.

Section 35-460 Permit Requirements and Development Standards for Specific Land Uses in the AG-II Zone.

- A. Purpose and intent.** This Section determines the type of planning permit required for the specific land uses listed below, and provides development standards and structure size limitations related to the intensity of the land use. The intent is to provide for flexibility in the development of uses that are individually and cumulatively accessory to, supportive of, and subordinate to the primary agricultural use of the property while promoting orderly development of these uses within the Gaviota Coast Plan area, and to ensure their compatibility with surrounding land uses in order to protect the public health and safety, and prevent impacts to natural, cultural, and visual resources. The cumulative uses on any premises shall be incidental and subordinate to the agriculture activity located on the premises.
- B. Applicability.** The requirements of this Section 35-460 (Permit Requirements and Development Standards for Specific Uses in the AG-II Zone) apply to applications for development of land uses that are that are proposed to be located on property zoned Agricultural II (AG-II) within the Gaviota Coast Plan area.
- C. Agricultural employee housing.** Additional dwellings providing housing for agricultural employees may be allowed in compliance with Section 35-144R (Agricultural Employee Dwellings).
- D. Agricultural processing facilities.** The processing of agricultural and horticultural products as provided below may be allowed in compliance with the following permit requirements and development standards.
- 1. Cleaning, freezing, packing, storage, and sorting facilities.** Facilities for the cleaning, freezing, packing storage, and sorting of agricultural and horticultural products (other than animals) grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the facility complies the following development standards:
- a.** The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County).
 - b.** The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale.
 - c.** The products are determined by the Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands.
 - d.** The facility also processes products grown on the premises or on other local agricultural lands.
- 2. Product preparation.** Agricultural and horticultural product preparation includes drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain.
- a.** A Product preparation operation may be allowed in compliance with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards.
 - 1)** All of the agricultural and horticultural products used in the operation originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - 2)** Agricultural and horticultural products used in the operation that do not originate from the premises are limited to no more than 49 percent of the total volume of products prepared on the premises on which the operation is located.
 - 3)** The lot on which the operation occurs is planted with the agricultural or horticultural

product used in the operation prior to the commencement of any preparation allowed in compliance with this Subsection D.2 (Product preparation).

- 4) The preparation facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the gross area of the premises, or one acre, whichever is less.
 - 5) Any new structure proposed as part of the operation is less than 3,000 square feet in net floor area.
 - 6) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - 7) The operation is in compliance Section 35-102G (CVC - Critical Viewshed Corridor Overlay District), if applicable.
- b. A Product preparation operation that may not be allowed in compliance with Subsections D.2.a, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- 1) The operation will not result in significant adverse impacts to visual resources.
 - 2) The operation will not include a new at-grade crossing of Highway 101.

3. Small-scale processing (beyond the raw state).

- a. A Small scale processing operation may be allowed in compliance with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
- 1) The activity is incidental to agricultural operations located on the same lot.
 - 2) All of the agricultural and horticultural products used in the operation originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - 3) Agricultural and horticultural products used in the operation that do not originate from the premises are limited to no more than 49 percent of the total volume of products prepared on the premises on which the operation is located.
 - 4) The lot on which the operation occurs is planted with the agricultural or horticultural product used in the operation prior to the commencement of any processing allowed in compliance with this Subsection D.3 (Processing (beyond the raw state)).
 - 5) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the gross lot area, or one acre, whichever is less.
 - 6) Any new structure proposed as part of the operation is less than 3,000 square feet in net floor area.
 - 7) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - 8) The operation is in compliance Section 35-102G (CVC - Critical Viewshed Corridor Overlay District), if applicable.
- b. A Small scale processing operation that may not be allowed in compliance with Subsections D.3.a, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- 1) The operation will not result in significant adverse impacts to visual resources.
 - 2) The operation does not include a new at-grade access to Highway 101.

4. Tree nut hulling.

- a. A Tree nut hulling operation may be allowed in compliance with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
- 1) All of the agricultural and horticultural products used in the operation originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - 2) Agricultural and horticultural products used in the operation that do not originate from the premises are limited to no more than 49 percent of the total volume of products prepared on the premises on which the operation is located.
 - 3) The lot on which the operation occurs is planted with the agricultural or horticultural product used in the operation prior to the commencement of any processing allowed in compliance with this Subsection D.4 (Tree nut hulling).
 - 4) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is less.
 - 5) Any new structure proposed as part of the operation is less than 3,000 square feet in net floor area.
 - 6) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - 7) The operation is in compliance Section 35-102G (CVC - Critical Viewshed Corridor Overlay District), if applicable.
- b. A Tree nut hulling operation that may not be allowed in compliance with Subsections D.4.a, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- 1) The operation will not result in significant adverse impacts to visual resources.
 - 2) The operation does not include a new at-grade access to Highway 101.

E. Agricultural product sales. Agricultural sales allowed in compliance with Section 35-131 (Agricultural Sales) are not allowed on AG-II zoned property located within the Gaviota Coast Plan area and instead the following commercial facilities for the retail sale of commodities may be allowed subject to compliance with the applicable permit requirements and development standards

1. Farmstands.

- a. A Farmstand operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation is incidental to agricultural operations located on the same premises and complies with the following development standards:
- 1) **Access.**
 - a) Ingress and egress to the agricultural sales area is clearly visible, and turning movements into the premises from adjacent road rights-of-way do not create congestion or cause unnecessary slowing at access points.
 - b) Direct access to farmstand sales area from an at-grade access with Highway 101 is prohibited.
 - 2) **Allowed retail sales.** Retail sales of the following products directly to members of the public are allowed provided the applicable development standards are complied with.
 - a) **Agricultural products.** The sale of agricultural products, including facilities

where have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms) provided:

- i) The operation is operated by a single proprietor.
 - ii) The agricultural products offered for sale are either grown on the premises, or on other property located within the County that is either owned or leased by the same owner or lessee of the lot on which the sales occur, or on other property within a 25-mile radius of the lot on which the sales occur.
- b) Artisanal crafts.** The sale of artisanal crafts provided:
- i) The products are created within Santa Barbara County.
 - ii) The volume of such sales is subordinate to the total amount of sales.
 - iii) The area devoted to the sale of artisanal crafts does not exceed 20 percent of total area of the farmstand. Inventory storage may occur in a separate area that is not included within the 20 percent of the total area provided the area is neither visible nor accessible to the public.
- c) Ornamental plants, shrubs and trees.** The sale of ornamental plants, shrubs and trees that are grown in containers, including products that are imported from off-site, provided the area to which the public has access is limited to 10,000 square feet.
- i) This may also include the incidental sale of garden and landscape materials and equipment provided the area devoted to such sales is limited to a single contiguous area that does not exceed 300 square feet in area. Inventory storage may occur in a separate area that is not included with the 300 square feet provided the area is neither visible nor accessible to the public.
- d) Nonpotentially hazardous prepackaged food products.** The sale of nonpotentially hazardous prepackaged food products, including bottled water and soft drinks, produced off-site provided:
- i) The area devoted to the sale and inventory storage of such products is restricted to a single contiguous area that does not exceed 50 square feet in area.
 - ii) All products comply with the requirements of Section 47050 of the State Food and Agricultural Code and Section 114375 of the State Health and Safety Code.
- e) Vegetative holiday sales products.** Sales of vegetative holiday sales products (e.g., pumpkins, Christmas trees) grown off-site provided the area to which the public has access is limited to 10,000 square feet.
- 3) Lighting.** Exterior lighting fixtures associated with an agricultural sales area shall be:
- a) Designed to be low glare and low intensity.
 - b) Shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership.
 - c) Installed and operated in a manner that will not cast light, either reflected or directly, in an upward direction.
- 4) Parking.**
- a) Except as provided in Subsection E.1.a.4)b), below:

- i) Parking areas are constructed with an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface including pervious materials.
- ii) The use of any non-permeable surface materials (e.g., as asphalt, concrete, or chip seal) is restricted to the minimum necessary to comply with the disabled access requirements of Title 24 of the California Code of Regulations as applicable.
- b) Parking areas associated with short-term, seasonal sales may be unimproved; however, dust generation shall not be allowed to become a nuisance and shall be kept to a minimum through the periodic wetting of the surface.
- c) Parking areas shall comply with the applicable disabled access requirements of Title 24 of the California Code of Regulations.
- d) Parking is not located within any adjacent road rights-of-way or trail easements.

5) Structures.

- a) If a structure is proposed as part of the operation, then the operation shall be conducted either within:
 - i) An existing agricultural structure, or
 - ii) A separate stand that is less than or equal to 800 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
- b) A structure that is not used as part of the farmstand operation for a period of 12 months shall be removed within the three month period immediately following the 12 months of non-use unless the use of the structure is accessory to another allowed use of the lot on which the structure is located.
- b. A Development Plan approved by the Director in compliance with Section 35-174 (Development Plans) is required for the sales of ornamental trees, shrubs and plants, grown in containers, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is greater than 10,000 square feet.

F. Aquaculture.

- 1. Purpose and applicability.** This Section provides standards for aquaculture facilities located in the Gaviota Coast Plan area.
- 2. Development and operating standards.**
 - a. Aquaculture facilities shall be sited and designed to be compatible with the natural surroundings.
 - b. Structures shall be well screened and depressed below grade when feasible to minimize impacts on coastal visual resources.
 - c. Intake and outfall lines for ocean water shall be located underground unless determined by the decision-maker to be infeasible for a particular operation.
 - d. Adequate provisions for lateral beach access shall be required if above ground channels or pipes are necessary.

G. Composting.

- 1. A composting operation may be allowed in compliance with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards.
 - a. All of the feedstock for the operation originates from within Santa Barbara County.

- b. No new structure(s) that would require a planning permit or new water or wastewater permit issued by the County are proposed.
 - c. There is no more than 500 cubic yards of compost on-site at any one time.
 - d. No more than 1,000 cubic yards of compost sold or given away annually.
 - e. The feedstock material may also include up to 10 percent food matter.
 - f. Compost piles do not exceed 12 feet in height.
 - g. The operator of the operation shall maintain and follow an odor abatement plan in compliance with Santa Barbara County Air Pollution Control District recommendations.
 - h. The operation is in compliance Section 35-102G. (CVC - Critical Viewshed Corridor Overlay District), if applicable.
 - i. The location of the operation is at least 200 feet from any adjacent lots.
2. A composting operation that may not be allowed in compliance with Subsection H.1, above, may be allowed in compliance with a Minor Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided:
- a. **Development standards.** The operation complies with the following development standards:
 - 1) **Applicable State law.** The facility shall at all times comply with the applicable requirements of California Code of Regulations, Title 14, Division 7.
 - 2) **Structure for sale of composting product.** If a structure is required for the sale of a product, the sale is conducted either within an existing accessory structure or from a single, separate stand not to exceed 600 square feet of sales and storage area.
 - 3) **Parking.** A minimum of two permanently maintained parking spaces are:
 - a) Located on the lot where the composting operation occurs.
 - b) Not located within 20 feet of the right-of-way line of any street.
 - 4) **Permit requirements.** All other permits required by County Departments for a facility, except those permits required by the Division of Building and Safety, shall be obtained before issuance of a Land Use Permit in compliance with Section 35-178 (Land Use Permits) or issuance of a Zoning Clearance in compliance with Section 35-179A (Zoning Clearances) as applicable.
 - 5) **Reporting requirements.** Tonnage reports showing the amount of materials used in the composting operation shall be provided to the Department of Public Works, Solid Waste Division, and the Public Health Department, Environmental Health Services Division, on a quarterly basis.
 - b. **Additional findings.** Prior to the approval of a Minor Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) the following additional findings are first made:
 - 1) The operation will not result in significant adverse impacts to visual resources.
 - 2) The operation will not include a new at-grade crossing of Highway 101.

H. Firewood processing and sales.

- 1. A Firewood processing and sales operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards.
 - a. Firewood from offsite sources shall be limited to no more than 49 percent of the total volume of firewood processed on the facility premises.

- b. The premises where the operation occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this Subsection I (Firewood processing and sales).
 - c. The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - d. The operation does not include the removal of any tree which is located in a County street right-of-way, or located within 50 feet of any major or minor stream except when such trees are removed in order to prepare the area for an agricultural use, or any oak trees, or any trees which are used as a habitat by the Monarch Butterflies unless the Department determines that:
 - 1) The trees are dead.
 - 2) The trees prevent the construction of a project for which a Coastal Development Permit has been issued and project redesign is not feasible.
 - 3) The trees are diseased and pose a danger to healthy trees in the immediate vicinity, providing a certificate attesting to such fact is filed with the Planning and Development Department by a licensed tree surgeon.
 - 4) The trees are so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.
 - e. The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - f. The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.
 - g. The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
2. A firewood processing and sales operation that may not be allowed in compliance with Subsection I.1, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- a. The operation will not result in significant adverse impacts to visual resources.
 - b. The operation will not include a new at-grade crossing of Highway 101.

I. Lumber processing and milling (small scale).

1. A lumber processing and milling operation may be allowed in compliance with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
- a. All of the material used in the operation originates within Santa Barbara County.
 - b. Lumber from offsite sources shall be limited to no more than 49 percent of the total volume of lumber processed on the facility premises.
 - c. The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this Subsection J (Lumber processing and milling).
 - d. The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - e. The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.

f. The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.

2. A lumber processing and milling operation that may not be allowed in compliance with Subsection J.1, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:

a. The operation will not result in significant adverse impacts to visual resources.

b. The operation will not include a new at-grade crossing of Highway 101.

J. Rural recreation. The following allowable uses, permit requirement and development standards shall apply to projects located in the Gaviota Coast Plan area on property zoned AG-II. See Subsection 35-450.C (Rural Recreational) for additional development standards that apply to the following uses.

1. Campgrounds.

a. A Campground operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:

1) The project does not include any of the following:

a) New grading or structures that would require a grading or planning permit.

b) Electrical hookups.

c) New impervious surfaces.

2) The project is not located on property zoned with the Critical Viewshed Corridor Overlay.

3) There are 15 or fewer campsites, and each campsite can accommodate no more than two motorized or recreational vehicles per site.

4) Stays are limited to a maximum of 14 days per person per year.

5) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).

b. A Campground operation that may not be allowed in compliance with Subsection K.1.a, above, may be allowed with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:

1) The operation will not result in significant adverse impacts to visual resources.

2) The operation will not include a new at-grade crossing of Highway 101.

2. Fishing operation.

a. A fishing operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:

1) The operation is limited to 20 participants daily.

2) The floor area (gross) of any new structure is less than 600 square feet.

3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).

b. A fishing operation that may not be allowed in compliance with Subsections K.2.a, above, may be allowed with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:

- 1) The operation will not result in significant adverse impacts to visual resources.
- 2) The operation will not include a new at-grade crossing of Highway 101.

3. Guest ranch/Farmstay.

- a. A Guest ranch/farmstay operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
 - 1) The operation is located on a single lot of 40 acres or greater and the entire lot is located in the AG-II zone. Only one Guest ranch/farmstay operation may be allowed on a lot.
 - 2) The operation is housed in a single existing permitted or nonconforming habitable residential structure.
 - 3) The maximum number of guests that can be accommodated shall be 15 per night and they shall be accommodated in no more than six bedrooms.
 - 4) The operation shall be consistent with the compatibility guidelines set forth in Uniform Rule Two (Compatible Uses within Agricultural Preserves) of the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - a) If a Guest ranch/farmstay operation is proposed on a lot not subject to a contract executed in accordance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones, then the applicable review authority shall determine of the operation will be consistent with the compatibility guidelines.
 - 5) Food service is only available to registered guests of the operation, and the cost of any food service is included in the total price for accommodation and not be charged separately.
 - 6) The operation is located on, and be part of, a farm or ranch operation that produces agricultural products, and the Guest ranch/farmstay operation does not constitute the principal land use of the premises.
 - 7) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot or adjacent lot(s).
- b. A Guest ranch/farmstay operation that may not be allowed in compliance with Subsection K.3.a, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
 - 1) The operation will not result in significant adverse impacts to visual resources.
 - 2) The operation will not include a new at-grade crossing of Highway 101.

4. Horseback riding.

- a. A horseback riding operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
 - 1) The operation is limited to 20 participants daily.
 - 2) The floor area (gross) of any new structure associated with the operation is less than 1,200 square feet.
 - 3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- b. A horseback riding operation that may not be allowed in compliance with Subsections K.4.a. or K.4.b., above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the

following additional findings are first made:

- 1) The operation will not result in significant adverse impacts to visual resources.
- 2) The operation will not include a new at-grade crossing of Highway 101.

5. Other-low intensity recreational development. In addition to recreation uses allowed in compliance with Subsections K.1 through K.4, above, low-intensity recreational development such as hiking trails, public riding stables, recreational camps, and retreats may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the operation complies with the following development standards:

- a. The activity is in character with the rural setting.
- b. The activity does not interfere with agricultural production on or adjacent to the lot on which it is located.
- c. The activity does not include commercial facilities open to the general public who are not using the recreational facility.
- d. The activity does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.

L. Wineries. Wineries, including processing, distribution, and sale of wine grapes and wine grape products grown off the premises that comply with all of the following standards may be allowed subject to the approval of a Major Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits).

- a. The winery is located on premises used for vineyard purposes.
- b. The winery is operated in connection with the processing of wine grapes grown on the premises.
- c. Retail sales of wine grape products shall be limited to those processed on the premises.

SECTION 12:

All existing indices, section references, and figure and table numbers contained in Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 13:

Except as amended by this Ordinance, Divisions 1, 2, 5, 7, 11 and 12 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 14:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara,
State of California, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Attachment D-6

Board of Supervisors Ordinance Amendment

Coastal Maps

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ATTACHMENT D-6: COASTAL ZONING ORDINANCE REZONE ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY REPEALING AND RETIRING THE GAVIOTA COAST RURAL REGION ZONING MAP, THE NORTH GAVIOTA COAST RURAL REGION ZONING MAP, THE GAVIOTA COAST COASTAL PLAN ZONING OVERLAY MAP, AND THE POINT CONCEPTION COASTAL PLAN ZONING OVERLAY MAP, AND AMENDING THE LOMPOC VALLEY RURAL REGION ZONING MAP, AND ADOPTING NEW GAVIOTA COAST PLAN ZONING MAPS, NEW GAVIOTA COAST PLAN ZONING OVERLAY MAPS, AND NEW GAVIOTA COAST PLAN ENVIRONMENTALLY SENSITIVE HABITAT OVERLAY MAPS.

Case No. 13RZN-00000-00003

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, as shown on the existing Gaviota Coast Rural Region Zoning Map, are hereby repealed and this map is hereby retired.

SECTION 2:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, as shown on the existing North Gaviota Coast Rural Region Zoning Map, are hereby repealed and this map is hereby retired.

SECTION 3:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, as shown on the existing Gaviota Coast Coastal Plan Zoning Overlay Map, are hereby repealed and this map is hereby retired.

SECTION 4:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, as shown on the existing Point Conception Area Coastal Plan Zoning Overlay Map, are hereby repealed and this map is hereby retired.

SECTION 5:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts new zoning maps titled “Gaviota Coast Plan Zoning - West” (Exhibit 1-A), Exhibit 1-B Gaviota Coast Plan Zoning - East (Exhibit 1-B), and Gaviota Coast Plan Zoning - Coastal Strip Detail (Exhibit 1-C) which adopt zoning designations for the coastal zone portion of the area described on Exhibits 1-A, 1-B and 1-C attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning maps were specifically and fully set out and described therein, as exhibited in Exhibits 1-A, 1-B and 1-C, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning maps were specifically and fully set out and described therein.

SECTION 6:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts new zoning maps titled Gaviota Coast Plan Zoning Overlay - West (Exhibit 2-A), Gaviota Coast Plan Zoning Overlay - East (Exhibit 2-B), and Gaviota Coast Plan Zoning - Coastal Strip Detail (Exhibit 2-C) which adopt zoning overlay designations for the coastal zone portion of the area described on Exhibits 2-A, 2-B and 2-C attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibits 2-A, 2-B and 2-C, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning maps were specifically and fully set out and described therein.

SECTION 7:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts new zoning maps titled Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays -West (Exhibit 3-A) and Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays - East (Exhibit 3-B) which adopt zoning overlay designations for the coastal zone portion of the area described on Exhibit 3-A and 3-B attached hereto and which are made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning maps were specifically and fully set out and described therein, as exhibited in Exhibit 3-A and 3-B, and which are made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 8:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, as shown on the Lompoc Valley Rural Region Zoning Map, are hereby repealed as they relate to the area located within the coastal portion of the new zoning map “Gaviota Coast Plan Zoning - West” (Exhibit 1-A).

SECTION 9:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibits 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A and 3-B to show that said exhibit maps have been adopted by this Board.

SECTION 10:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____

Deputy County Counsel

Exhibits:

- Exhibit 1-A Gaviota Coast Plan Zoning - West
- Exhibit 1-B Gaviota Coast Plan Zoning - East
- Exhibit 1-C Gaviota Coast Plan Zoning - Coastal Strip Detail
- Exhibit 2-A Gaviota Coast Plan Zoning Overlay - West
- Exhibit 2-B Gaviota Coast Plan Zoning Overlay - East
- Exhibit 2-C Gaviota Coast Plan Zoning - Coastal Strip Detail
- Exhibit 3-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays -
West
- Exhibit 3-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays -
East

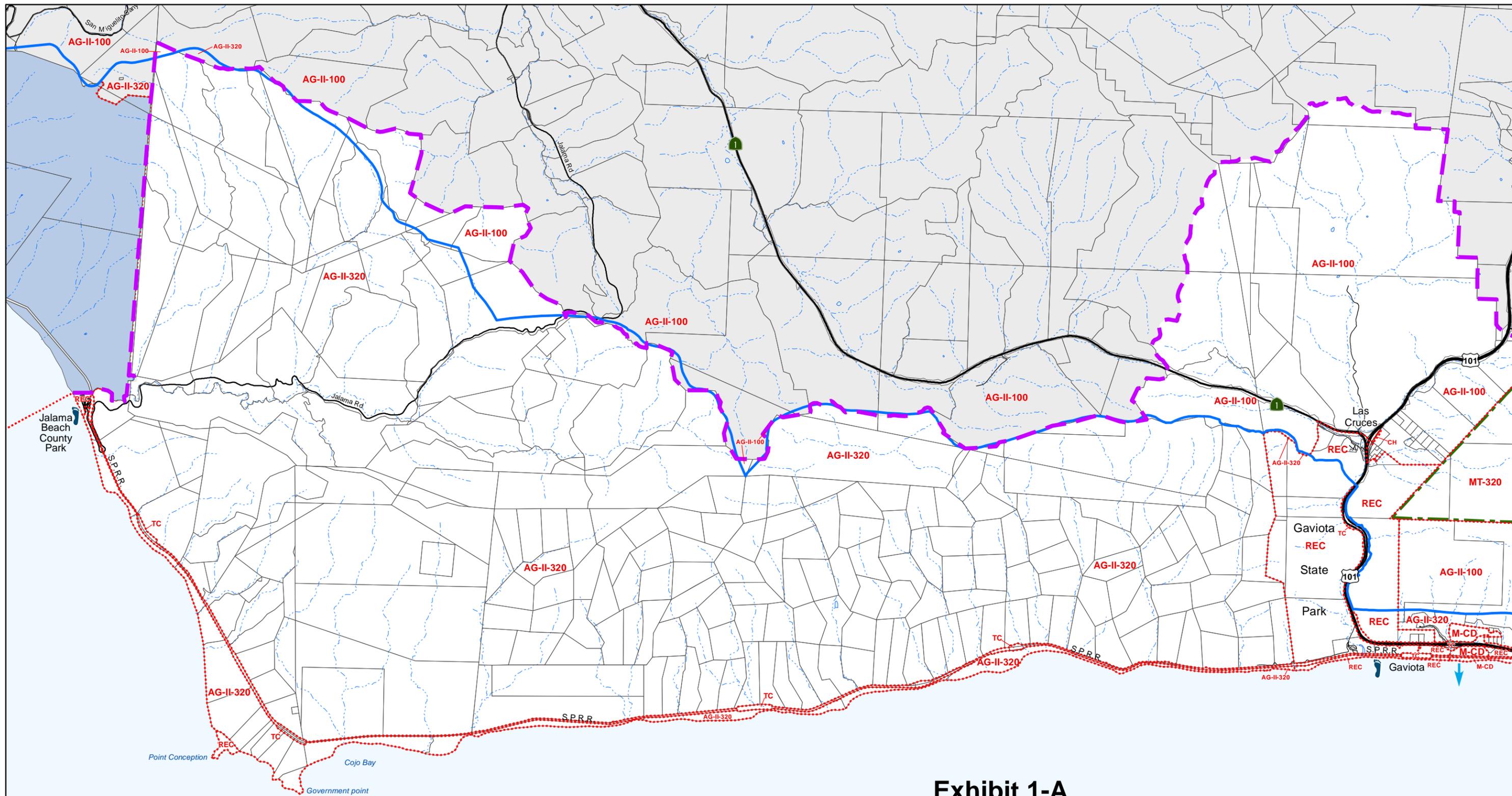


Exhibit 1-A Gaviota Coast Plan Zoning - West



Scale: 1" = 6,000 Feet

..... Zoning Boundary

— Coastal Zone Boundary

— Gaviota Coast Plan Boundary

↓ Proposed Beach Access

Existing Beach Access (Adopted by Coastal Plan)

Proposed Beach Access (Adopted by Coastal Plan)

— Los Padres National Forest Boundary

Vandenberg Air Force Base

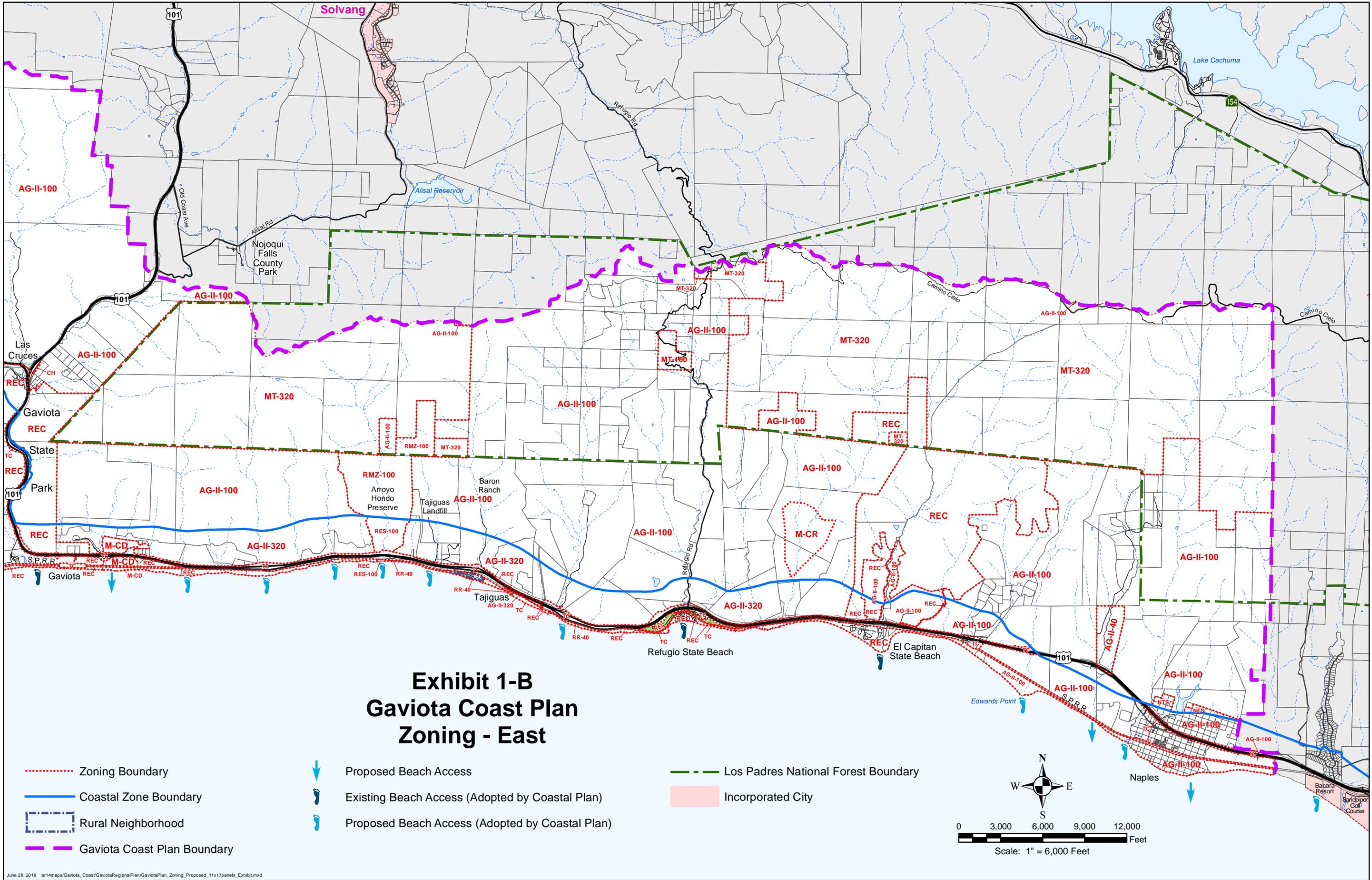
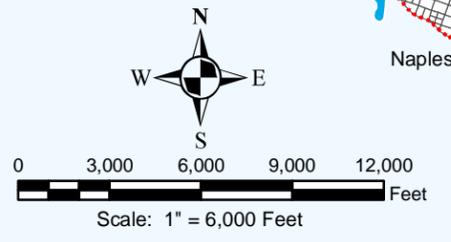
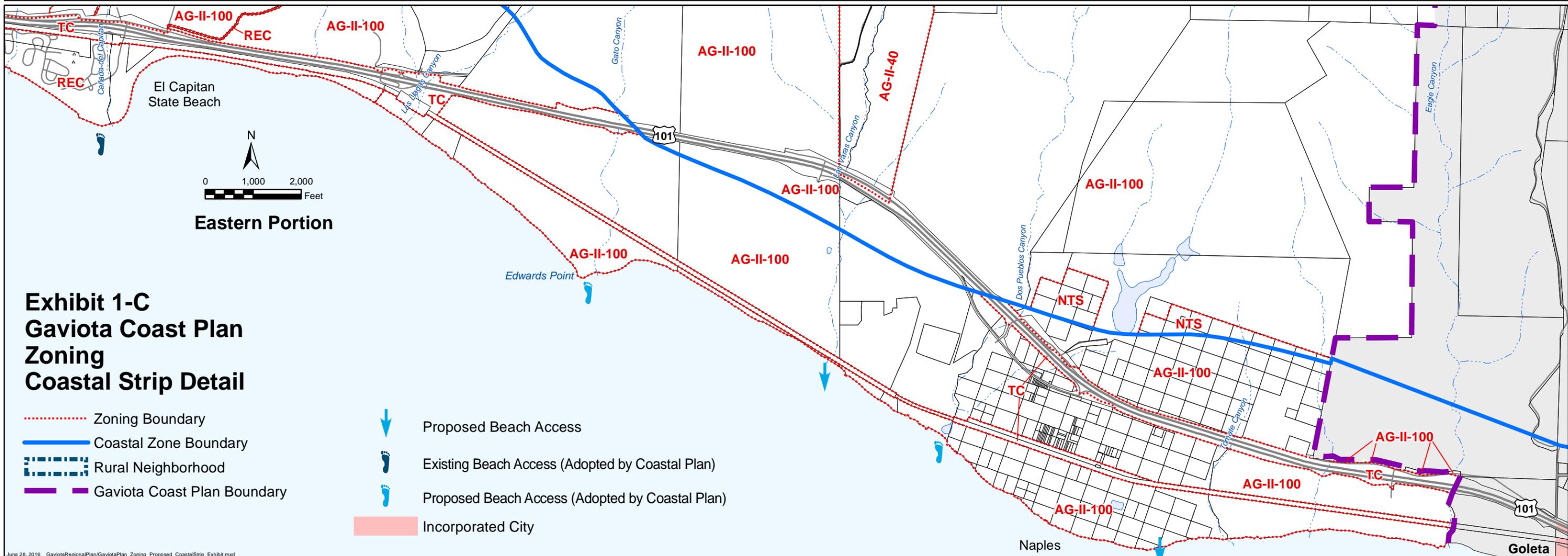
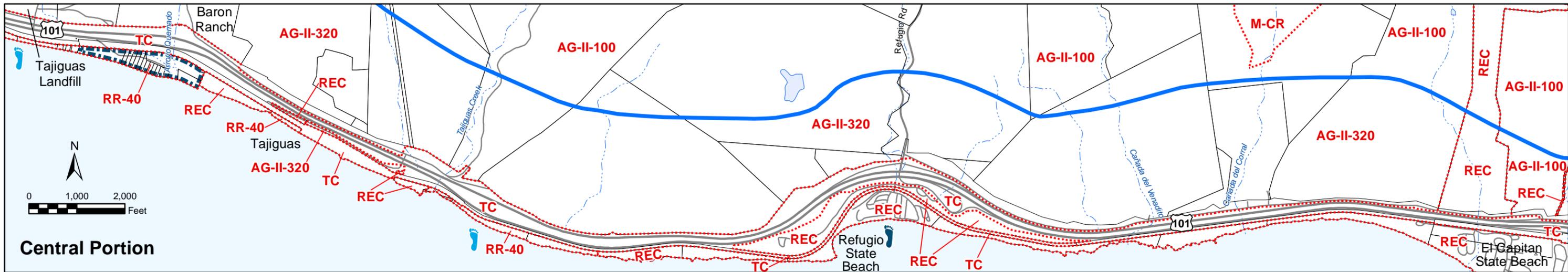


Exhibit 1-B Gaviota Coast Plan Zoning - East

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> - - - - - Zoning Boundary — Coastal Zone Boundary Rural Neighborhood - - - - - Gaviota Coast Plan Boundary | <ul style="list-style-type: none"> ↓ Proposed Beach Access ↓ Existing Beach Access (Adopted by Coastal Plan) ↓ Proposed Beach Access (Adopted by Coastal Plan) | <ul style="list-style-type: none"> - - - - - Los Padres National Forest Boundary Incorporated City |
|---|--|---|





**Exhibit 1-C
Gaviota Coast Plan
Zoning
Coastal Strip Detail**

- ⋯ Zoning Boundary
- Coastal Zone Boundary
- Rural Neighborhood
- Gaviota Coast Plan Boundary
- Incorporated City
- ↓ Proposed Beach Access
- 👣 Existing Beach Access (Adopted by Coastal Plan)
- 👣 Proposed Beach Access (Adopted by Coastal Plan)

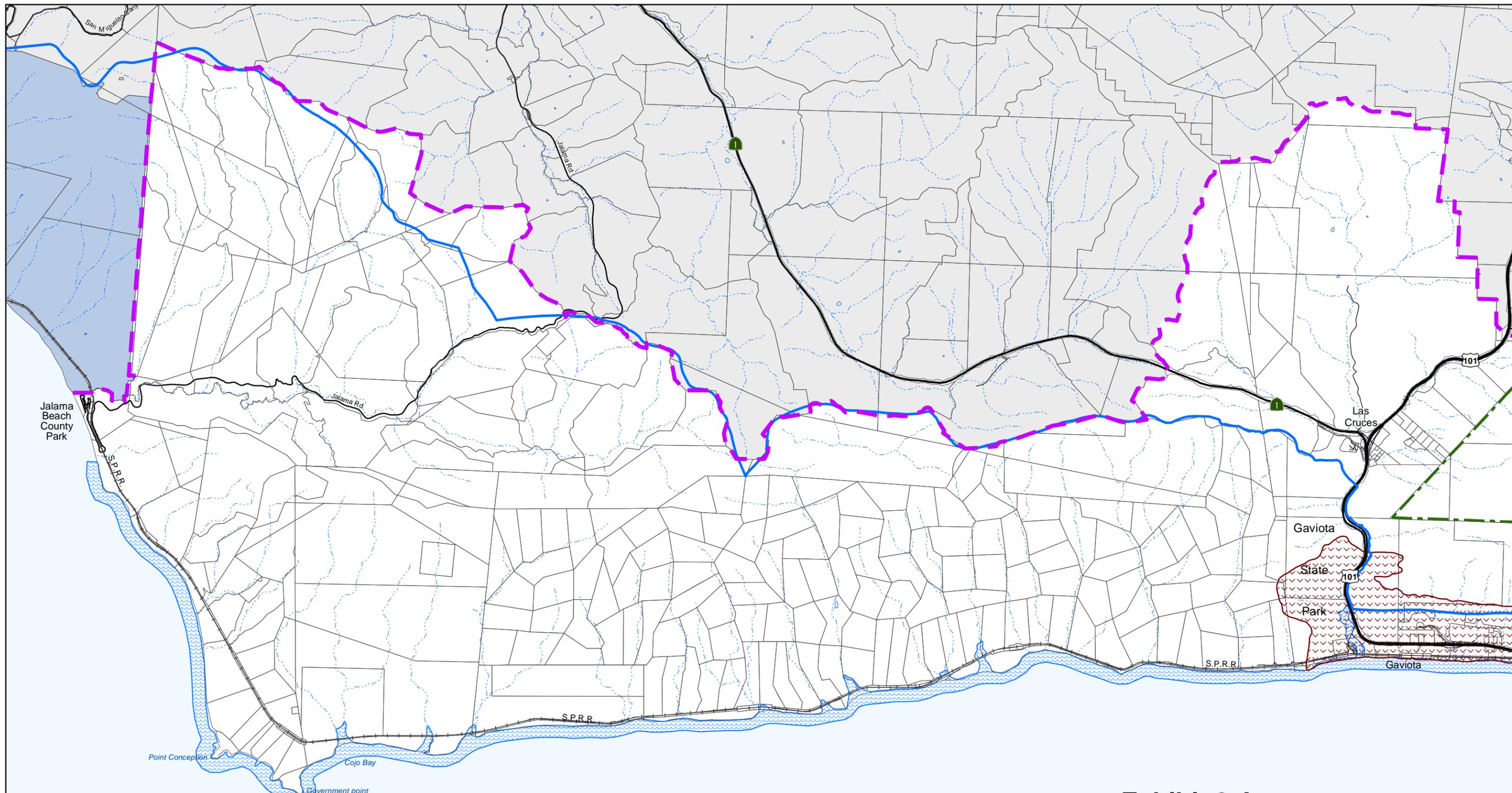


Exhibit 2-A Gaviota Coast Plan Zoning Overlay - West



Scale: 1" = 6,000 Feet

- Critical Viewshed Corridor Overlay
- Flood Hazard Overlay
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Coastal Zone Boundary
- Vandenberg Air Force Base

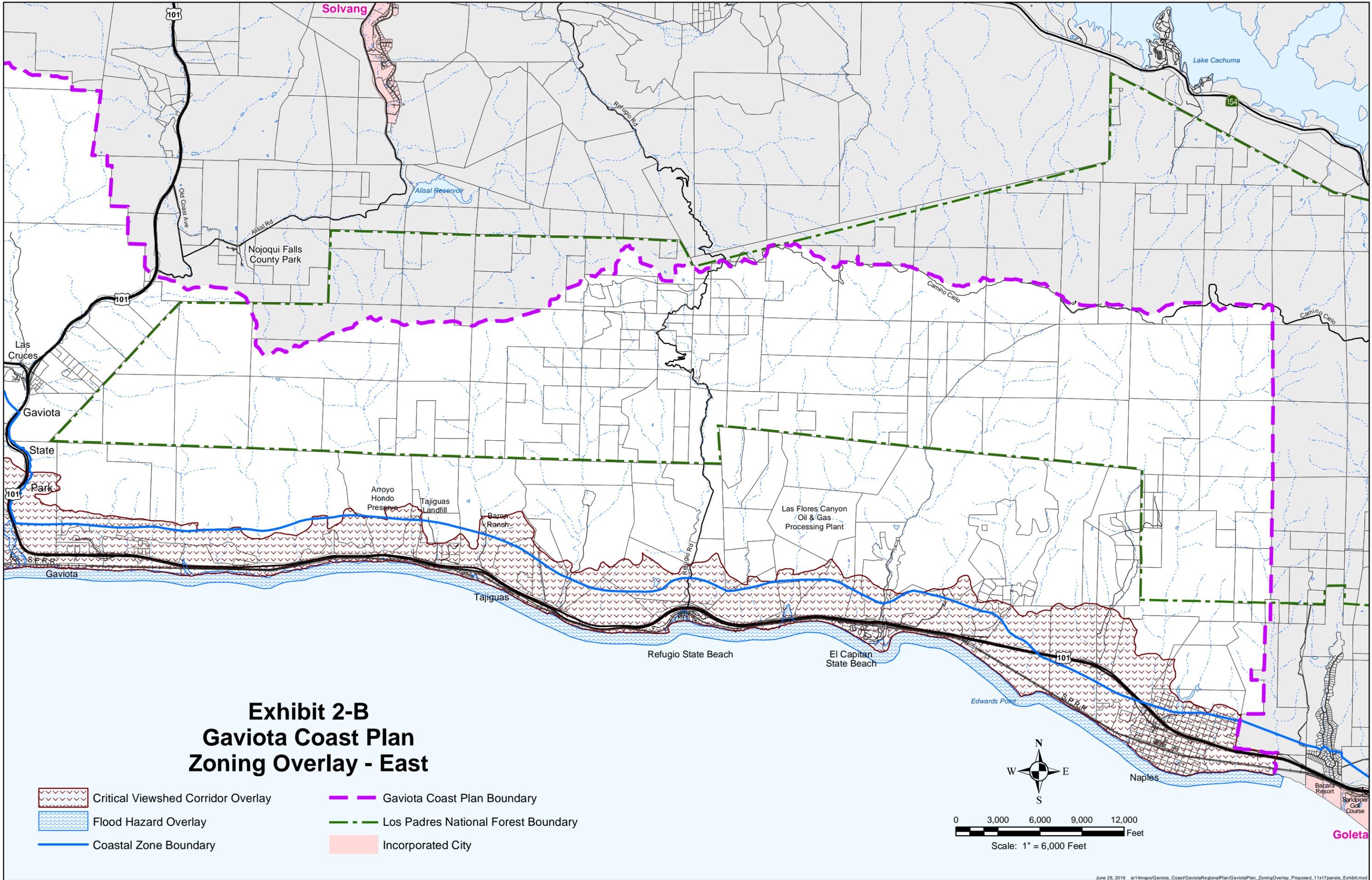
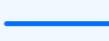
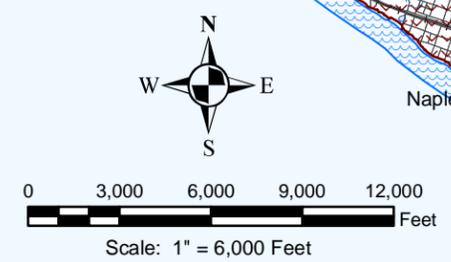
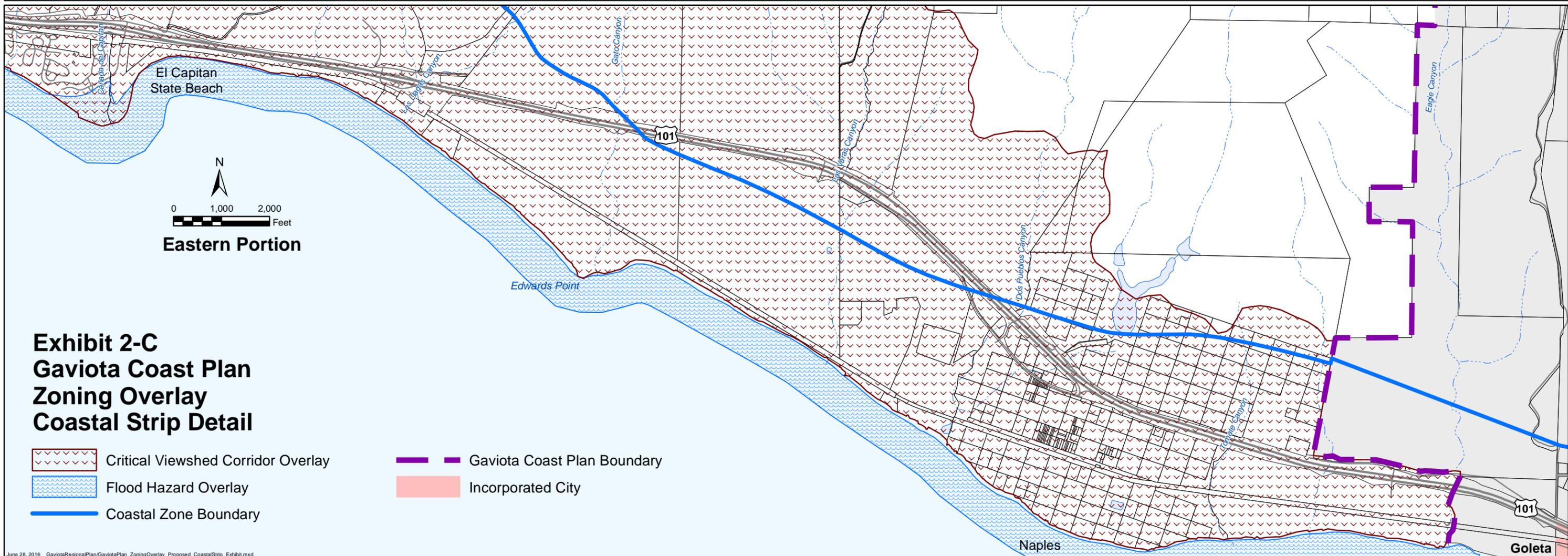
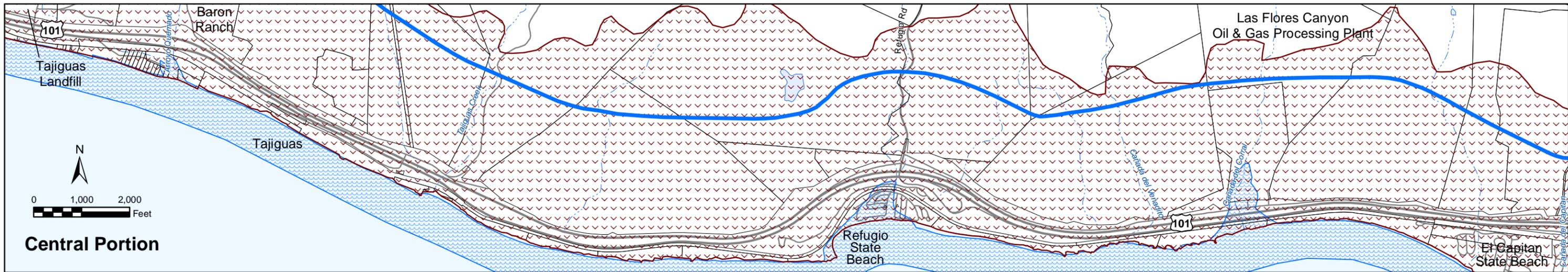
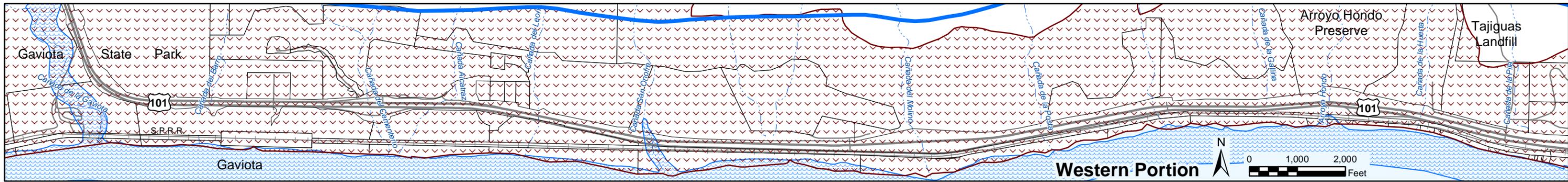


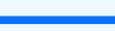
Exhibit 2-B Gaviota Coast Plan Zoning Overlay - East

- | | |
|--|---|
|  Critical Viewshed Corridor Overlay |  Gaviota Coast Plan Boundary |
|  Flood Hazard Overlay |  Los Padres National Forest Boundary |
|  Coastal Zone Boundary |  Incorporated City |





**Exhibit 2-C
Gaviota Coast Plan
Zoning Overlay
Coastal Strip Detail**

-  Critical Viewshed Corridor Overlay
-  Flood Hazard Overlay
-  Coastal Zone Boundary
-  Gaviota Coast Plan Boundary
-  Incorporated City

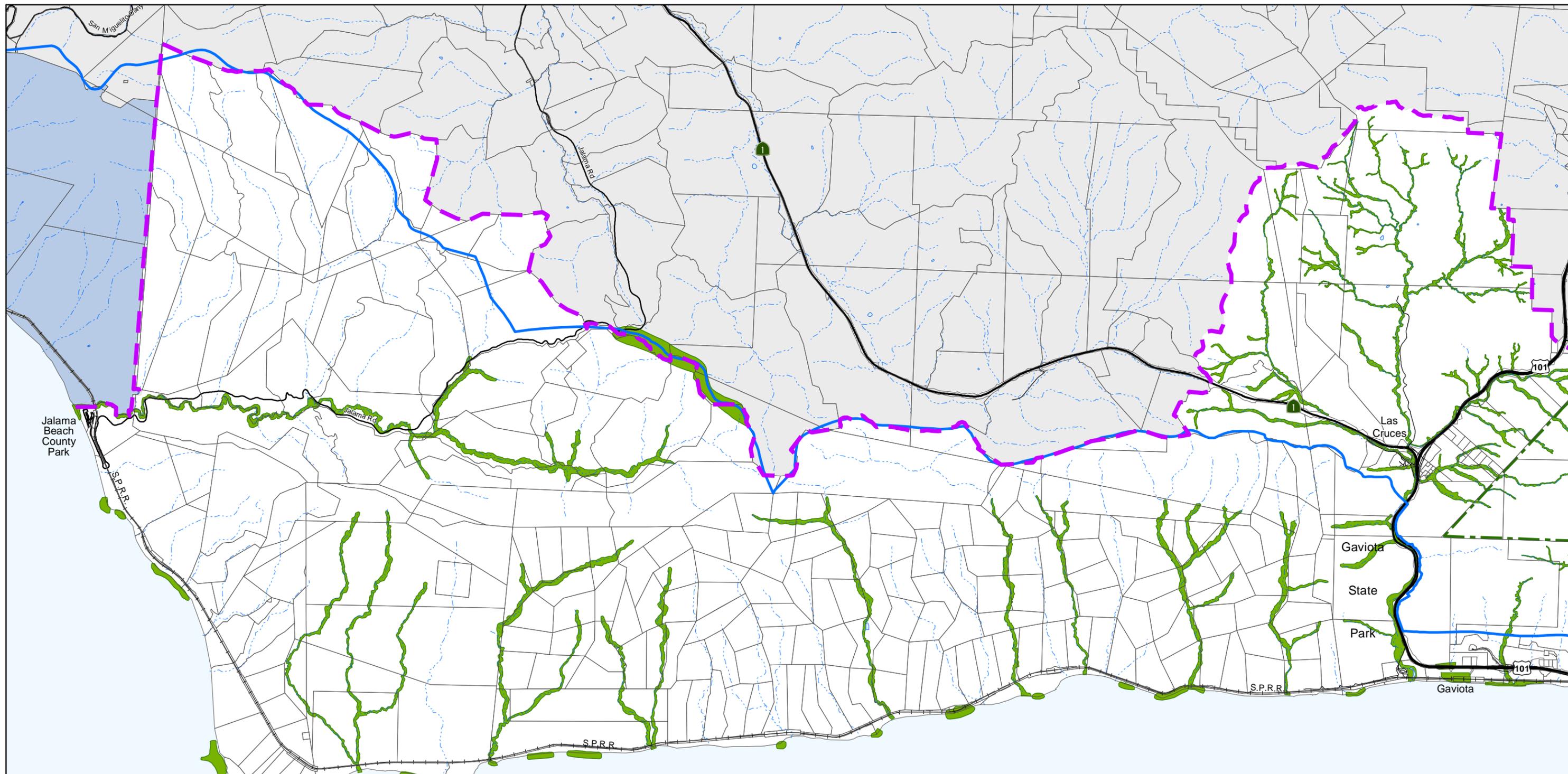


Exhibit 3-A Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays



Scale: 1" = 6,000 Feet

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Vandenberg Air Force Base

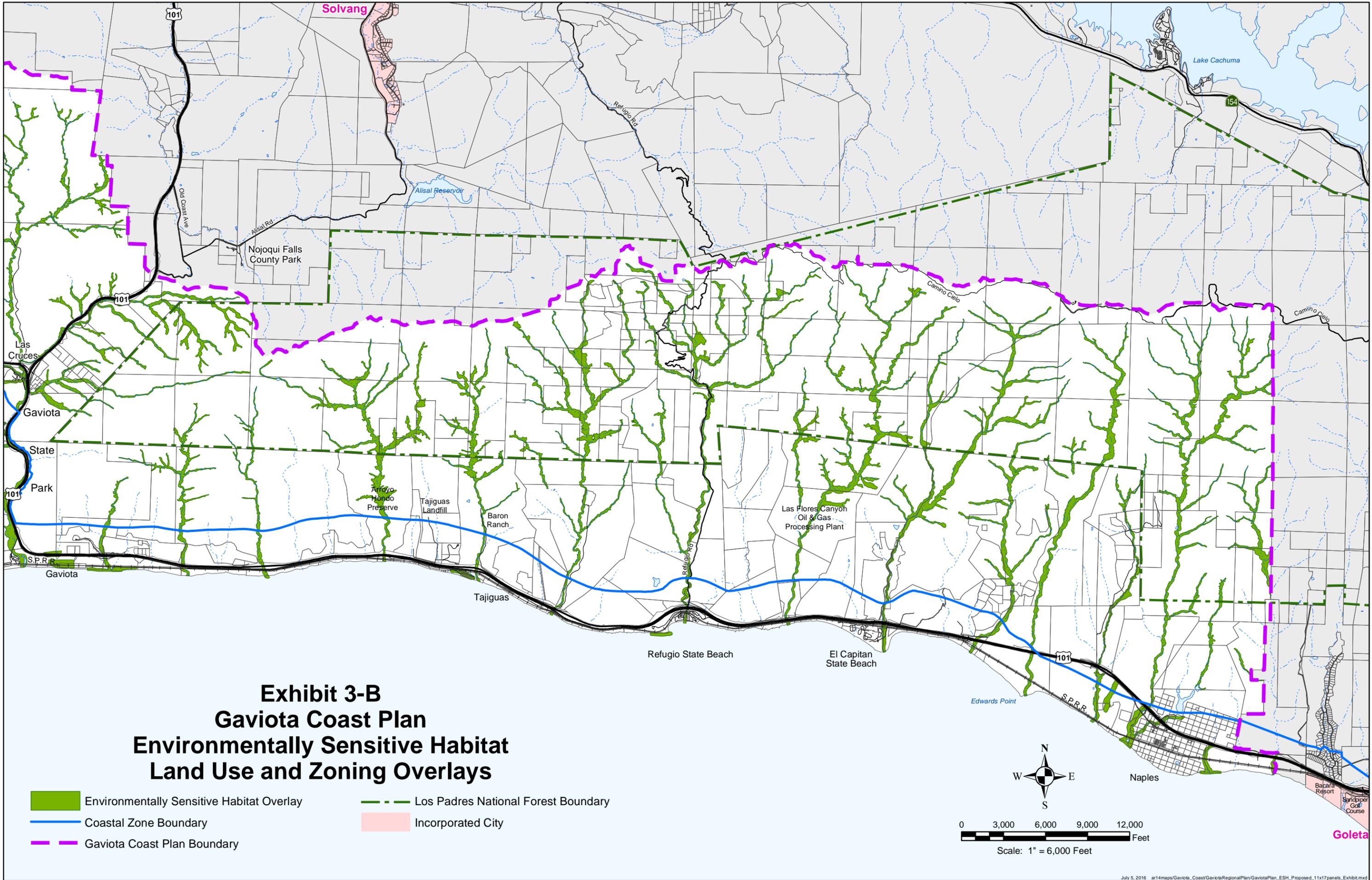


Exhibit 3-B Gaviota Coast Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays

- Environmentally Sensitive Habitat Overlay
- Coastal Zone Boundary
- Gaviota Coast Plan Boundary
- Los Padres National Forest Boundary
- Incorporated City



Scale: 1" = 6,000 Feet

Attachment D-7

Board of Supervisors Resolution
Gaviota Coast Plan Design Guidelines

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ATTACHMENT D-7: DESIGN GUIDELINES RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING THE GAVIOTA) RESOLUTION NO. 16 -_____
COAST PLAN DESIGN GUIDELINES.)

WITH REFERENCE TO THE FOLLOWING:

- A. On October 20, 2009, the Board of Supervisors adopted Resolution 09-319 approving the formation of the Gaviota Planning Advisory Committee (GavPAC) to assist staff with the development of the Gaviota Coast Plan.
- B. From November 2009 to July 2012, the GavPAC held several public meetings to advise staff with preparing draft Gaviota Coast Plan Design Guidelines.
- C. The proposed Gaviota Coast Plan Design Guidelines are consistent with the Santa Barbara County Comprehensive Plan, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- D. In 2016, a Final Environmental Impact Report for the Gaviota Coast Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- E. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of draft Gaviota Coast Design Guidelines in duly noticed public hearings and meetings.
- F. The County Planning Commission held duly noticed public hearings on the proposed Gaviota Coast Plan Design Guidelines, at which hearings the Guidelines were explained and comments invited from the persons in attendance.
- G. The Planning Commission, after holding duly noticed public hearings on the Gaviota Coast Plan Design Guidelines, endorses and transmits to the Board of Supervisors said recommended Guidelines by resolution.
- H. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing on the proposed Gaviota Coast Plan Design Guidelines at which hearing the Guidelines were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors now finds that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to adopt the Gaviota Coast Plan Design Guidelines

(Exhibit 1).

3. Inland Area: This resolution and the *Gaviota Coast Plan Design Guidelines* shall take effect and be in force 30 days from the date of its passage.
4. Coastal Zone: This resolution and the *Gaviota Coast Plan Design Guidelines* and any portion of this resolution approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibits:

Exhibit 1 Gaviota Coast Plan Design Guidelines



Draft Gaviota Coast Plan Design Guidelines

**Planning and Development Department
County of Santa Barbara**

July 2016

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Introduction

The Gaviota area is a magnificent environment within the spectacular coastal California foothills of Santa Barbara County. The Gaviota Coast Plan Design Guidelines are intended to preserve the region's natural, agricultural and scenic resources by establishing architectural and aesthetic goals for the Gaviota Coast Plan Area. To accomplish this purpose, these Guidelines are set forth to ensure all building and landscape designs are compatible with the design objectives of the Gaviota Coast Plan, the overall environment, and the specific building site.

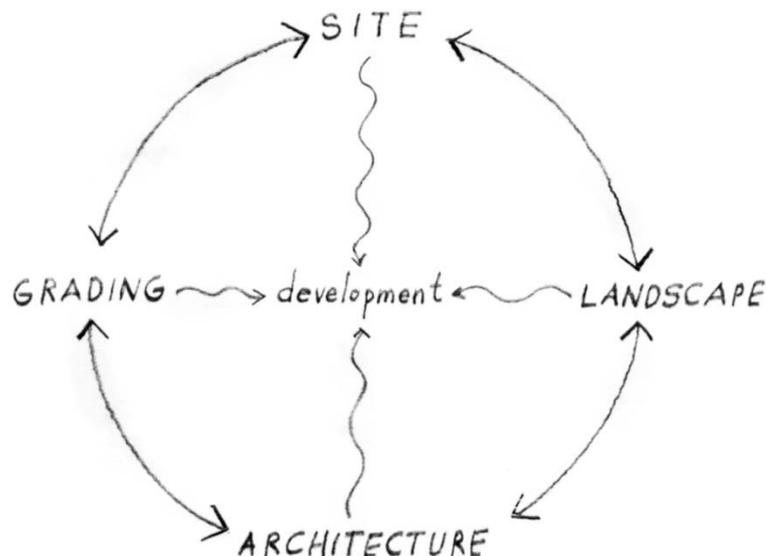
These Design Guidelines apply to:

- All residential structures and associated improvements, building additions, site work and landscaping within the Gaviota Plan area and,
- All projects within the Gaviota Coast Plan Area currently subject to Central Board of Architectural Review (~~confirm with County Planning and Development if your non-residential project is subject to this review~~).

A Critical Viewshed Corridor Overlay (CVCO) has been established in the visually dominant area along coastal Highway 101 from Goleta to the Gaviota Tunnel (see Appendix B). Development in the CVCO has a higher level of review, as outlined in these guidelines.

The Design Guidelines and all building and site improvements ~~shall~~ are to comply with all applicable Santa Barbara County Land Use codes and ordinances, including the policies of the Gaviota Coast Plan.

A holistic approach to the development process is recommended with all members of the development team involved from the initial planning stage. While a design hierarchy has been adopted with site selection of paramount importance, all aspects of the design process are interrelated and thus complement one another.



I. Site Selection

Site selection is the most important step in any successful building project. Each site environment has its own set of challenges from the interplay of the components of a specific location. Thoroughly researching and understanding the site potentials, constraints and environmental conditions of all possible sites will allow the landowner and design professional to achieve a sound, site-specific, environmentally sensitive development plan.

A. Terrain Characteristics

Canyons running perpendicular to the coastline offer varied building sites ranging from gently sloping pasture lands to hillsides and canyons, each with their own distinct flora. Each of these terrains will have different constraints and opportunities. In following sections of these guidelines, overarching goals will be provided for each terrain type. The three primary characteristic environments of the Gaviota Coast are:

- **Coastal Terrace & Grassland** – open, gently rolling to fairly flat, typically with uninterrupted open and broad views across and beyond the grassland.
- **Hillsides** – composed of potential intervals of steep slopes, open ‘grassy’ to scrubby landscape, as well as distant hillsides.
- **Canyons & Arroyos** – generally perpendicular to the coastline, this can be a landscape of varying slopes from pasture to gentle slopes and may include riparian, oak forests, grassland and habitat exposures.

B. Site Analysis

A formal site analysis is required for all projects within the CVCO to graphically identify physical constraints and site characteristics in order to properly evaluate the most feasible building sites for the proposed development, including possible alternatives.

Mapping a property’s development opportunities and constraints will help ensure that the characteristics unique to each site are identified and considered early in the design process. Constraints to be considered on all potential development sites include, but are not limited to:

1. location in the Critical Viewshed Corridor Overlay line-of-sight from Highway 101
2. structure footprint and square footage of the proposed development for the site
3. slope assessment
4. geologic constraints
5. public view corridors
6. environmentally sensitive areas, riparian and/or wildlife corridors (~~provided by SB County~~)
7. existing landscape, including specimen trees
8. existing and/or proposed access road
9. easements
10. setbacks

11. solar orientation
12. prevailing winds
13. existing structures and utilities
14. water availability, including quality and quantity

C. Development Review

Once the site analysis information has been compiled, formal development reviews, including site visits, are conducted by County Planning & Development staff, and the County's Central Coast Board of Architectural Review (CBAR), ~~and, w~~ Where applicable, homeowner associations, may conduct their own design review and/or site visits. Reviews of conceptual drawings and plans provide a familiarization of the immediate development area, while site visits allow for a comprehensive understanding of the proposed development. The initial site visit, conducted during the conceptual design review phase, fosters discussions that can provide early input and potentially simplify the review process. Property developers are advised to schedule site visits during the conceptual phase according to the following:

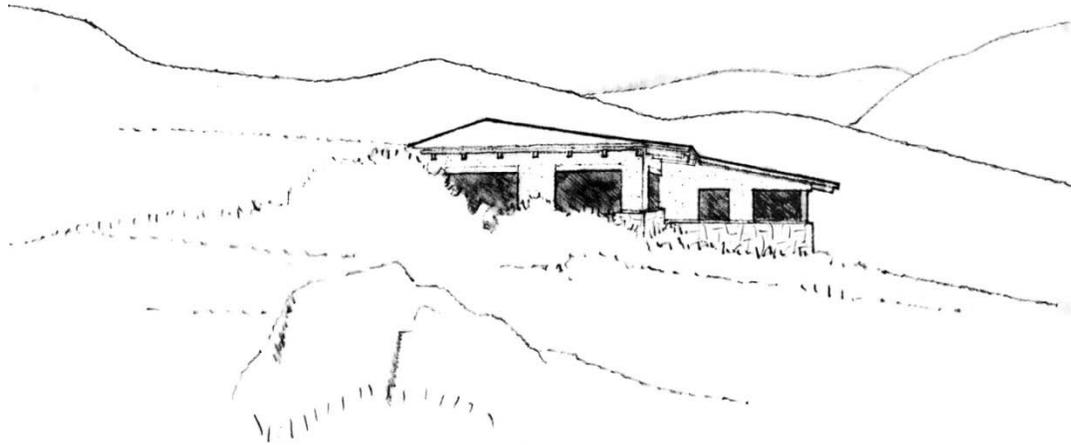
- All projects subject to a CBAR review that are within the CVCO are *required* to have a site visit with the CBAR during the conceptual phase. The required Site Analysis shall also be provided during the conceptual stage, preferably at the initial site visit.
- It is *recommended* that all other projects obtain a conceptual phase site review.
- It is *recommended* that all site visits are coordinated with the site analysis and initial project proposal review with the County Planning & Development staff in order to gain efficiencies and reduce costs.

II. Visibility

Site selection is the primary tool for minimizing the visibility of development. Successful site selection can eliminate or substantially reduce the visibility of the proposed development from public viewing places, and be respectful of the visual impact from private viewing places, including views from the hillsides to the ocean and from the lower elevations to the hillsides and ridges beyond.

Development within the Gaviota Coast Plan Area shall be subordinate to the setting, as seen from public viewing places, visually compatible with and complementary to the environment, and an integral part of the existing landscape.

Consistent with existing County policies, and to the maximum extent possible, landowners and developers shall eliminate or reduce the visibility of development on the skyline as well as lesser or subordinate public viewshed ridgelines. Siting structures on the highest ridgelines of the property shall be avoided.



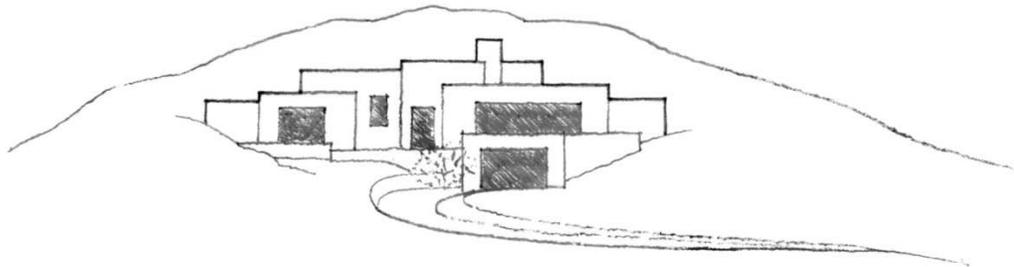
House sited below ridgeline to avoid skylining. Roof slopes mimic natural contours of site.

Critical Viewshed Corridor Overlay (CVCO) In addition, proposed development in the CVCO shall be designed to protect ocean and mountain views from Highway 101. Development within the CVCO shall be concealed to the maximum extent feasible as seen from public viewing places. To the maximum extent feasible, development in this corridor shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and, development shall be clustered. Building profiles should not silhouette against the ocean backdrop. Building height south of Highway 101 shall not exceed one story or 15 feet above existing grade.

A. Topography

The natural topography of the site shall be utilized to the fullest extent possible to reduce the visibility of the proposed development, including all associated infrastructure. Building massing shall be stepped or sloped to follow the natural contours of the site.

Structures shall be subordinate to the natural terrain. Building sites with 'existing' slopes greater than 10% shall be required to incorporate stepped floor levels to help integrate the structure with the natural contours and reduce massing.



House designed to be 'of' the hill, not 'on' the hill, by integrating with natural topography and avoiding skylining.

B. Accessibility

Driveways, utility access roads, and all other development involving grading or paving (e.g., sports courts, motor courts, and parking areas) have a significant impact on visual quality, water permeability, agricultural operations, and wildlife corridors. All else being equal, development that minimizes the need for new access is preferred to development that requires significant new access roads or utilities. Shale and permeable base roads compatible with wildlife corridors and animal husbandry should be given priority.

1. All new roads or driveways shall follow the natural contours of the site, adapting to, and negotiating around and between the existing trees and rock outcroppings. Long, straight roads shall be avoided. Roads shall be non-linear, organic, and integrated with natural backdrop. Where feasible, necessary roads and driveways shall be incorporated into fuel management zone buffers. Roads shall be sited outside of public view corridors whenever feasible. Road surfaces shall be dark, textured, visibly unobtrusive and non-reflective (see colors discussion in section III.D, page 10). Non-agricultural outdoor parking shall be concealed from view.



Shale and permeable base roads are encouraged as they are compatible with wildlife corridors and animal husbandry, and are visually unobtrusive as in this case. Roads located in natural draws are encouraged.

C. Resource Sensitivity

County policy requires that development avoid environmentally sensitive habitat areas (ESHA) including riparian and wildlife corridors. Development plans shall be consistent with existing County policy in this regard.

In evaluating home sites, driveway locations, and/or other improvements, priority should be given to those sites that minimize the disturbance or removal of native vegetation, especially trees, and avoid 'species of concern' in proximity to the site.

D. Consideration of Agriculture

All proposed development shall avoid or minimize adverse impacts to agriculture to the maximum extent feasible by siting structures to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations. Clustering of development should be utilized to reduce visual impacts as well as impacts to agriculture.

Agricultural structures shall be visually integrated and architecturally consistent with the historically rural vernacular of the Gaviota Coast and adhere to the color restrictions in section III.D, page 10.

E. Fire and Hazard Protection

Site selection shall include an assessment of the visual impact from public view corridors of fire safety clearing requirements. Locate development to reduce the visual impact of required fire turnaround access and vegetation clearance requirements. Preserve as much of the natural environment as possible with an organic approach of pruning up native trees and any required clearing of chaparral done in a mosaic pattern. Proposed landscaping plans shall incorporate a fuel ~~management~~abatement program.

III. Architecture

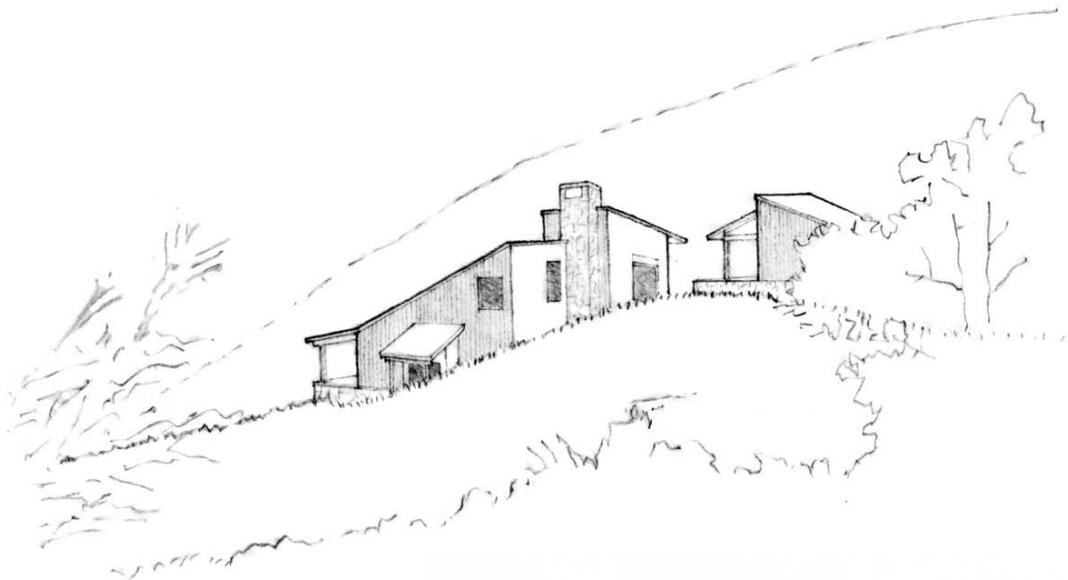
The magnificent natural environment of the Gaviota Coast Plan Area demands architecture of the highest standard. The unique landforms, temperate climate, spectacular light, and a strong cultural heritage of the area combine to form a rich backdrop of unparalleled beauty. Development proposed within the Gaviota area need not subscribe to a particular architectural typology. Rather, the key to a successful design in this area is to blend the building(s) with the natural environment by employing creative and responsive building forms, natural materials, and earthen colors that, together, strive to integrate seamlessly with the immediate natural surroundings.

Buildings shall be sited and designed with restraint. They shall be subordinate to and complement the natural features of the site. Avoid placing building sites on ridgelines and within unobstructed public ocean views. Work designs with the land, not on the land. Allow the building design to emerge after careful consideration of the site's natural features, forms and biological context. All development elements should be designed in harmony with the immediate site and within the greater natural context of the Gaviota Coast. The following outlines provide basic design

guidelines when considering building proposals within the Gaviota Coast Plan area.

A. Design Buildings To Fit The Specific Site

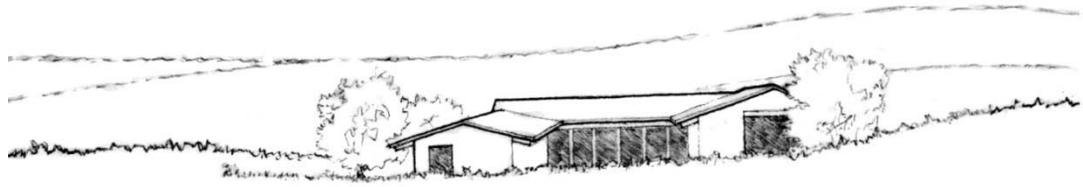
The height, scale, and design of structures shall be compatible with the character of the surrounding natural and agricultural environment. The primary architectural design objective is to integrate the structures into – and harmonize form and colors with – the site’s natural landforms and flora. While interesting architectural forms are encouraged, they should not distract from nor overpower the natural setting. Buildings shall be designed to integrate with the specific natural attributes of the chosen site. Design the building to respond “to” the site, do NOT design the site to respond to the building. For example, do not create a level building pad for a flat slab structure on a sloping and/or ridge top site.



Building forms designed to fit the site – not the site to the building.

Principal architectural goals for the three primary terrain types (see section I) are:

- **Coastal Terrace & Grassland** – On these lower sloping sites (typically 0-10%) architectural proposals shall work with, and become a part of, the visually simple, uncluttered, and open landscape. Buildings located in this terrain should have roof slopes that approximate and complete the shapes and contours of the surrounding landforms resulting in a low profile building mass which is articulated to mimic the natural topography.

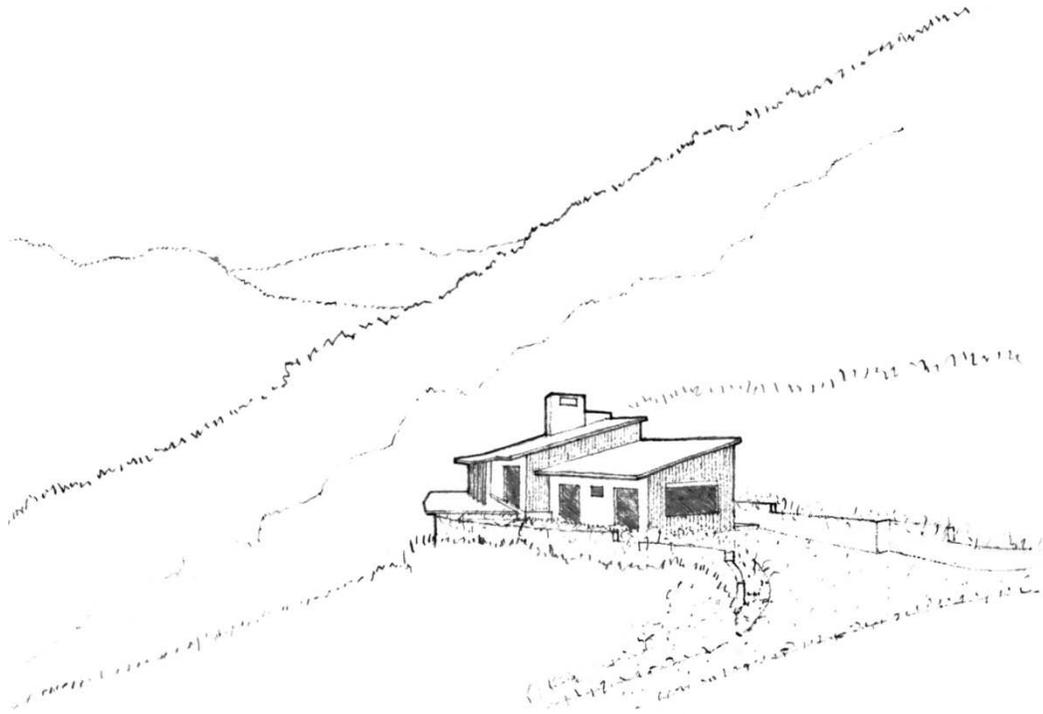


Low, horizontal forms integrate with the gently sloping topography of the coastal grasslands.

- **Hillsides** – Architectural proposals in this steeper sloping terrain (typically 10-30%) will respond to the landform by stepping, turning with topography and incorporating materials that complement and blend with the near site natural materials. Where new structures are to be located on sloping sites, split-level and stepped foundation design concepts should be used to minimize the visual disturbance of the natural contours. Depending upon the site and the specifics of the development, it may be appropriate to increase grading to preserve agriculture and habitat and reduce visibility of the development. Low-pitch roof forms, and/or stepped flat roofs following the predominate topography oriented in the same direction as the natural terrain, and staggered wall planes will aid to visually reduce the building mass. Visible exterior retaining walls should be minimized.
- **Canyons & Arroyos** – This terrain is particularly sensitive due to potential down canyon views from public view corridors and proximity to environmentally sensitive habitat areas such as wetlands and creeks. Care should be taken to use natural features as immediate backdrops for any proposed structures to avoid skylining and to visually shelter the development from view. Buildings shall be subservient to the dominant natural features of this terrain.

B. Mass, Bulk and Scale

Building masses should be interesting and articulated, allowing the forms to integrate, accommodate, and respond to the natural features of the site. Large monolithic elements shall be avoided. The building's massing and roof profile shall roughly follow the natural topography of the site to integrate with the terrain and minimize the structure's profile against the sky.



House integrates with natural site topography by utilizing fragmented building massing, stepped floors and roof elements, and roof pitches that match existing contours.

When more than one structure is proposed in proximity to others, they shall share a consistent or complementary architectural design vocabulary and shall be arranged in a harmonious grouping.

The size and scale of any structure shall be determined by the natural features of the site, the impact of the development's footprint, and the proposed structure's visibility from off site. Visibility of the development can be reduced with a lower roof pitch, below grade rooms, reducing attic space, and minimizing plate height. A detailed site analysis is required to initially assess the proposed development's size and public visibility. The size and location of the proposed development shall be carefully considered to avoid visually 'over-burdening' the site.

C. Materials and Details

Materials that are compatible and complement the surrounding area shall be used. No reflective finishes (other than window glazing, hardware fixtures, and photovoltaic panels) shall be used on exterior surfaces. Natural materials, such as stone and wood, are preferred. Natural finishes and naturally weathering metals are preferred as they tend to patina over time to integrate with the natural surroundings and minimize refinishing and/or painting. Articulated surfaces are encouraged.

In order to provide texture, consider options such as board formed, exposed aggregate, hand troweled, or rough sawn surfaces. Windows should be recessed to the greatest extent possible. Creation of shadows to break up

building massing is recommended through the use of architectural design elements.

Structures and landscape elements shall maximize the use of natural building materials and colors, such as native stone and wood, which if not of local origin are synonymous with regionally sourced material. Roof design shall incorporate simple forms with deep overhangs to provide ample shade at large window areas, entries and/or porches.



Example of design that utilizes a variety of natural materials and textures, with well articulated openings and roof overhangs.

D. Colors

Exterior colors shall blend harmoniously with the site's natural features, provide a variety of textures, and complement the subtle, natural characteristics of the site. Avoid colors that contrast sharply with their surroundings or draw attention from a distance due to their hue, tone, reflectivity or texture.

Exterior surfaces, materials and products, including siding, trim, window sash, roofing, fences, driveways, water tanks, and other painted, stained or color-treated surfaces shall have a light reflective value (LRV) of less than 30. Darker tones are highly recommended, especially for roofs and wall surfaces. White, off-white, or other light colors of similar brightness or reflectance do not blend with the environment and are not permitted.



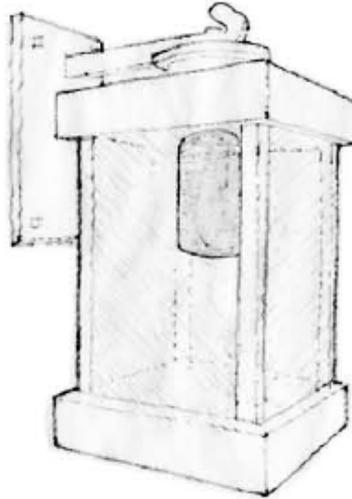
Darker, earth-tone natural colors and materials blend harmoniously with the natural surroundings.

E. Lighting

The night sky and surrounding land uses shall be protected from excessive and unnecessary light associated with development. All forms of lighting shall be carefully planned to prevent light spread.

1. Exterior lighting shall be minimized and shielded to reduce impacts on nocturnal ecosystems and night sky access. Illumination of trees, landscaping, and building facades is not permitted. Where walkway and/or driveway lighting is deemed necessary for safety reasons, zero cut-off fixtures shall be used (0% of total initial designed fixtures lumens are emitted at 90 degrees or greater from straight down). Driveway illumination, lining of driveway with light standards, and floodlight type fixtures are not permitted.

2. Interior lighting emission should be low-level and carefully planned to prevent exterior light spread and a 'lantern effect'. Avoid siting structures which allow for public viewing up and under the roof structure.



Downlight with shielded light source minimizes intrusion into night sky

F. Utility Structures and Fencing

Residential utilities and fencing will fall under the review of the CBAR to ensure that the development complies with the same standards and color requirements for exterior materials as all other development.

1. Utility Structures and Mechanical Equipment:
 - a. The visibility of utilities and associated structures shall be eliminated or minimized to the greatest extent possible from public viewing places.
 - b. Residential water tanks shall be designed and sited to blend in with natural land forms and background colors and textures.
 - c. Energy sources (e.g., wind, solar, oil and gas, and associated infrastructure) shall consider the visual requirements of development on the Gaviota Coast.
2. Fencing (including entry gates and associated structures):
 - a. Fencing should be unobtrusive, visually subordinate and comply with the same standards and color requirements for exterior materials.
 - b. Limit fencing to the immediate development envelope and agricultural operations.
 - c. Property line fencing, which has no demonstrable function other than to identify a property line, is strongly discouraged.
 - d. Agricultural fencing and fencing for cattle should be as invisible as possible, post and wire fencing, without a top rail, and of dark materials. Tee posts shall be of a dark color and should not have white tips. Pasture fencing for horses, which will often require wooden

posts and rails, is best left unpainted, or if colored, shall be in dark shades (under 30 LRV).

- e. Fencing installed through established stands of coastal shrub and/or chaparral shall be installed with minimal removal of vegetation. Fencing shall consider wildlife passage and/or corridors, and shall be sited to avoid wildlife passage and/or corridors, where appropriate and feasible.



Examples of appropriate fencing that are visually unobtrusive.

IV. Grading

The unique topographical features of the Gaviota Coast – including mountain ridges, foothills, canyons, arroyos and coastal terraces – provide a spectacular, but challenging physical environment when considering building design and the requirement to conceal development from public viewing places to the maximum extent possible. Grading design shall be harmonious with the natural surroundings, and shall holistically integrate with the building and landscape design.

Grading design shall be ‘with’ the land, with special care taken to establish new contours and landforms that complement and extend the natural shapes and features of the specific site. The goal is an integrated, restrained design that blends seamlessly into the natural fabric of the Gaviota Coast. The principal goals within the three primary terrain types are:

- **Coastal Terrace & Grassland** – Grading should preserve and integrate with the open, gently rolling to fairly flat features of this terrain. Artificial landforms shall only be utilized to help conceal development from public

view and shall conform to the surrounding, subtle forms of the natural landscape.

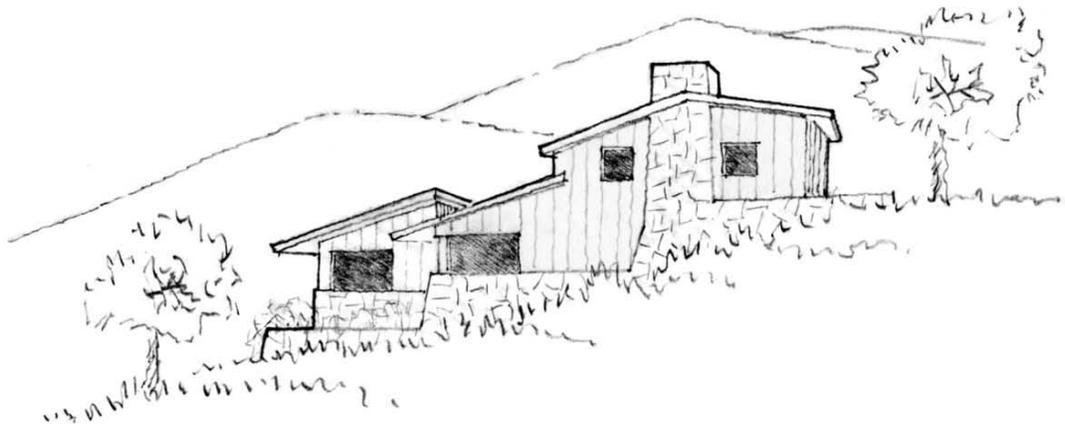
- **Hillsides** – Integrate grading and building design to blend harmoniously with the natural contours of the predominantly sloping sites of this terrain. Design grading to keep building profiles low by settling development ‘into’ the hillside, not upon it.
- **Canyons & Arroyos** – This terrain type may limit building sites to steeper slopes due to potential proximity to environmentally sensitive habitat areas, such as wetlands and riparian corridors. Creative grading design is necessary to conceal development from down canyon public view corridors and preserve dominant natural features.

A. Excavation

Site selection that minimizes significant grading is generally preferable. However, significant grading may be advantageous if the bulk of the excavation is under the building and it results in partially undergrounded structures that reduce visibility and/or creates stepped building massing that allows for better architectural integration with the natural topographical features. For example, increased grading or cuts can be used to minimize skylining by siting structures into an adjacent, higher landform.

B. Stepped Floor Levels/Below Grade Rooms

On building sites with existing slopes greater than 10%, stepped floor levels and/or below grade rooms shall be utilized to decrease the overall footprint and help integrate the building massing with the natural topography and features of the site. Stepping the floor levels to follow the existing contours can also facilitate the fragmenting and stepping of roof lines, providing a means to break down building massing, provide visual interest and shadow, and further integrate the building forms with the natural, organic forms of the immediate surroundings.



Stepped floor levels required when existing grade exceeds 10%.

C. Retaining Walls

On building sites with existing slopes of greater than 10%, retaining walls shall be utilized to the greatest extent possible to integrate the structure with the natural contours of the site. Retaining walls shall have a shape which complements the natural contours and be composed of and/or compatible with, the natural materials and colors on the site.

Materials and plantings shall be used to screen and integrate the wall with the existing environment. Gravity walls, rock walls, or wall materials that have a natural and/or rustic appearance are preferred.

D. Berming

Berming to visually conceal a structure is discouraged. Berms should only be used as a screening method if other methods have been fully exhausted, and the shape and configuration of the berm reflects a continuation of, or conforms to, the existing landforms.

V. Landscape

Design traditions evolve in response to the specific climate, in this case coastal California, and readily available indigenous materials. Supporting and blending agricultural and 'natural' landscapes, for example grazing rangeland uses and grassland communities of native grasses, is the goal of landscape design in the Gaviota Coast Plan Area. As with architectural design, landscape design shall explore the subtle nuances of fitting in – by helping structures to blend into the existing environmental setting and the context. Landscape design in the Gaviota Coast Plan Area is to be designed in a site-responsive and environmentally sensitive manner, while simultaneously producing a unified and harmonious community.

As arrived at through the analysis of the entire property and evaluation of potential building sites, the selected building site is to have a landscape design that responds to the setting (grassland, hillside, or canyon/riparian, for example) by utilizing plant and materials selections, individual form, and overall massing that will complement the setting and minimize impacts to the land. Use of endemic plants and other local materials in conjunction with the agriculturally derived landscape is fostered by this plan.

A. Landscape Terrain Characteristics

The Gaviota Coast comprises several visually distinct terrain types (see section I). Each of these has several unique characteristics leading to their diversity and their different landscape challenges. The principal goals within the primary terrain types are:

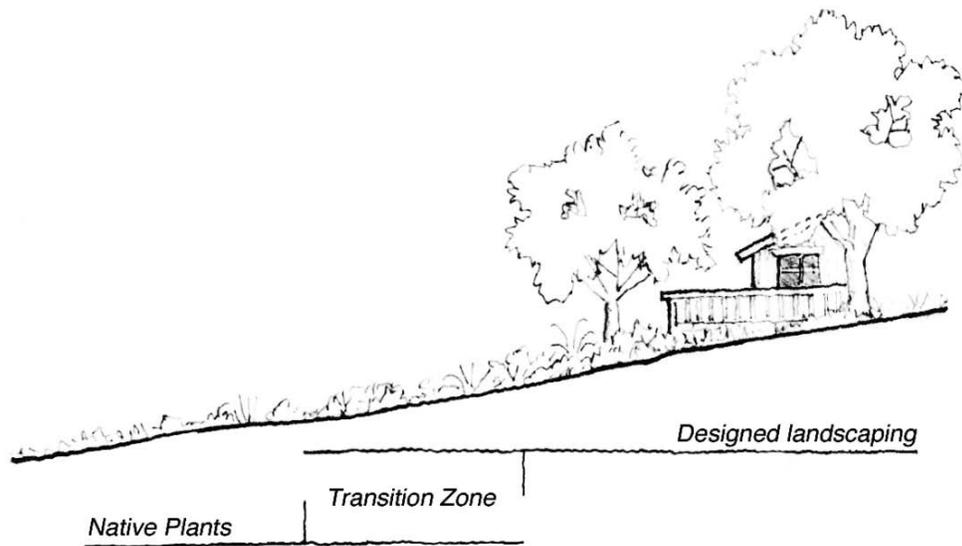
- **Coastal Terrace & Grassland** – characterized by open, gently rolling to fairly flat, typically with open and broad views across and beyond the grassland, landscape proposals here will work with and become a part of the visually simple, uncluttered, and open landscape.

- **Hillsides** – Landscape materials (organic and inorganic) will settle structures into the hillside, working with extant plant communities, and supplementing those native communities as appropriate.
- **Canyons & Arroyos** – This terrain is particularly sensitive due to potential down canyon views from public view corridors and proximity to environmentally sensitive habitat areas such as wetlands and creeks. Care should be taken to use and preserve existing native flora as immediate backdrops for any proposed structures to avoid skylining and to visually shelter from view. Buildings shall be subservient to the dominant natural features of this terrain.

B. Landscape Design

Landscape design shall facilitate the blending of development into the natural surroundings. Utilize the following concepts in landscape design on the Gaviota Coast.

1. Incorporate unique solutions that are responsive to the individual characteristics of the specific site and sensitive to the California coastal environment. Designs that recede into the surrounding landscape rather than attract attention are encouraged.
2. Avoid landscape designs that outline areas such as driveways, streets, property lines, structures, etc. with trees or shrubs, or that place planting in straight lines as these design concepts would not visually integrate into the surrounding landscape.
3. Maximize the use of natural and indigenous materials for all landscape and site improvements, including retaining structures, walls, and outdoor living areas. These materials are to complement the environment as well as the site's buildings.
4. Integrate natural/existing landscape features, rock outcroppings, vegetation and topography with site design to soften the demarcation between indoor and outdoor spaces.
5. Develop outdoor areas that take advantage of views, provide wind protection, capture sun, and respond to the sheltering/shading function of surrounding landforms and trees.
6. New trees should be located to mimic the naturally occurring distribution pattern that exists in the immediate surroundings or terrain conditions characteristic of the site.
7. In coastal grassland areas, large and distinct groupings of trees should be avoided.
8. Landscaping should show a gradual transition from designed landscape areas in and around development to the indigenous landscape. This strengthens and integrates the connection between the home space and the natural space.



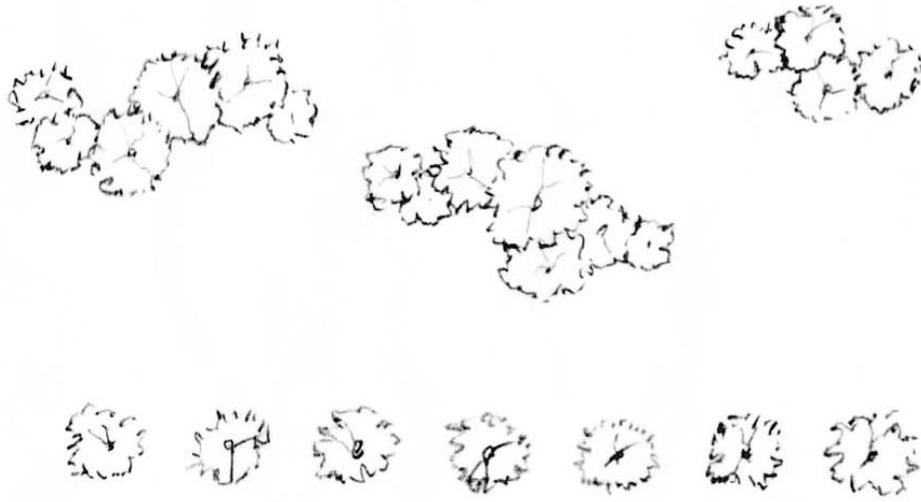
9. Cultivated landscaping, with the exception of agricultural plantings, should be in proximity to the development with larger areas of land remaining undisturbed (with the exception of S.B. County Fire Department clearing requirements). Creative landscape design is necessary to accommodate required brush clearances and still maintain an organic, integrated natural appearance.
10. Design landscaping with the recognition that water is a limited resource. Plants with higher water usage should be placed in close proximity to the development footprint to create a microclimate and thus reduce irrigation needs as well as create a moisture buffer in the event of wildfire. Strive to minimize landscape irrigation as landscaping becomes established.

C. Landscaping for Visual Softening and Screening

Landscaping should compliment and be an integral part of the architecture of a building, and not used in place of good siting or design. Where landscaping is providing a visual softening or screening function, particularly within the CVCO, apply the following concepts:

1. Landscaping used primarily to visually 'screen' a structure is discouraged.
2. Landscaping is not permanent and shall not be relied upon for permanent reduction of visual impacts.
3. Landscaping shall be used with restraint because too much landscaping can visually increase the bulk and mass of the development it is meant to screen.

4. For screening or windbreaks, trees and shrubs shall be planted in small groupings slowly decreasing in density and size with distance from the structure(s) to avoid an unnatural appearance.



Clusters of plant material blend with the organic, informal natural landscape where lineal, formal arrangements do not.

5. Utilize materials consistent with the surroundings and the intended screening function, prioritizing the use of endemic natives, ahead of adaptive non-native plants.
6. Non-agricultural landscaping, when mature, shall not obstruct public ocean views, or mountain views from Highway 101.

D. Landscape Plant Palette

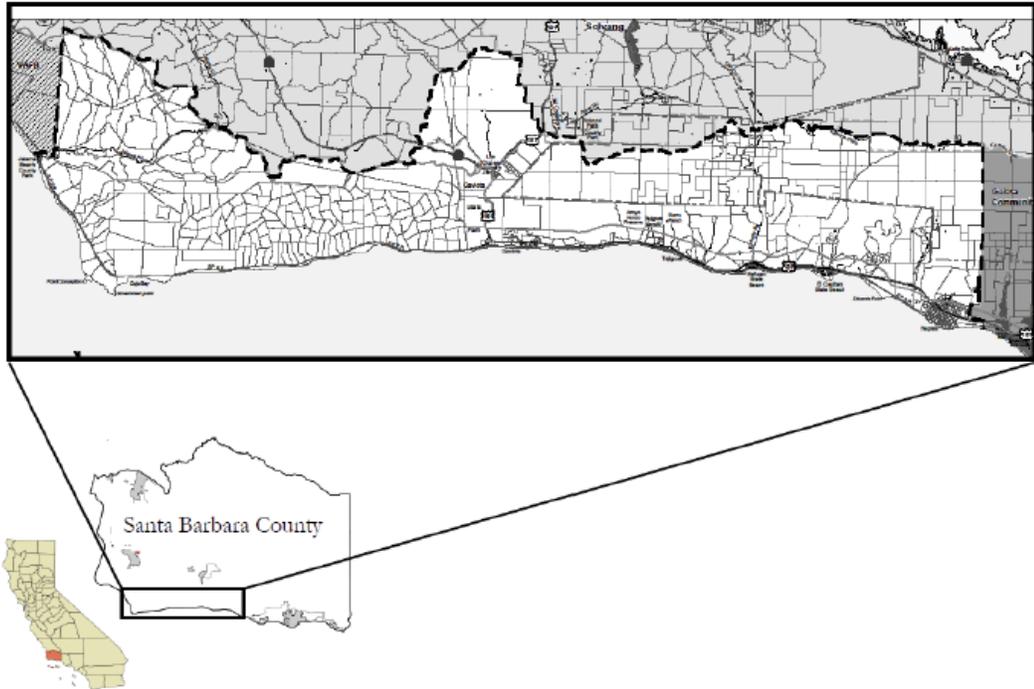
1. Encourage the use of native plants in the plant palette before considering non-native plants. When considering non-native plant materials, increase the success of landscape plantings with the selection of locally proven, adaptive, drought tolerant, and/or fire resistant plant materials that when properly placed and maintained will not spread into the natural environment. Including plants that support pollinators, intercropping, and plants for habitat buffers is encouraged.
2. Non-native trees shall be similar to native species in size, shape, and color.
3. Landscape plans and palettes shall exclude plants considered invasive by the California Invasive Plant Council (Cal-IPC) and plants that are considered noxious according to the California Code of Regulations, Title 3, Section 4500.

VI. Summary

The primary goal of these guidelines is to protect the visual resources of the Gaviota Coast. These guidelines are further designed to direct the applicants' development proposal and assist with Santa Barbara County's review of the proposed development. The guidelines are intended to be used throughout the design process and to incorporate the interconnection of the various design disciplines including Site Selection, Architecture, Grading and Landscape. Development proposals which successfully incorporate these concepts should result in designs that are more compatible with the sensitive character of the Gaviota Coast, and should result in a more expeditious and efficient review process.

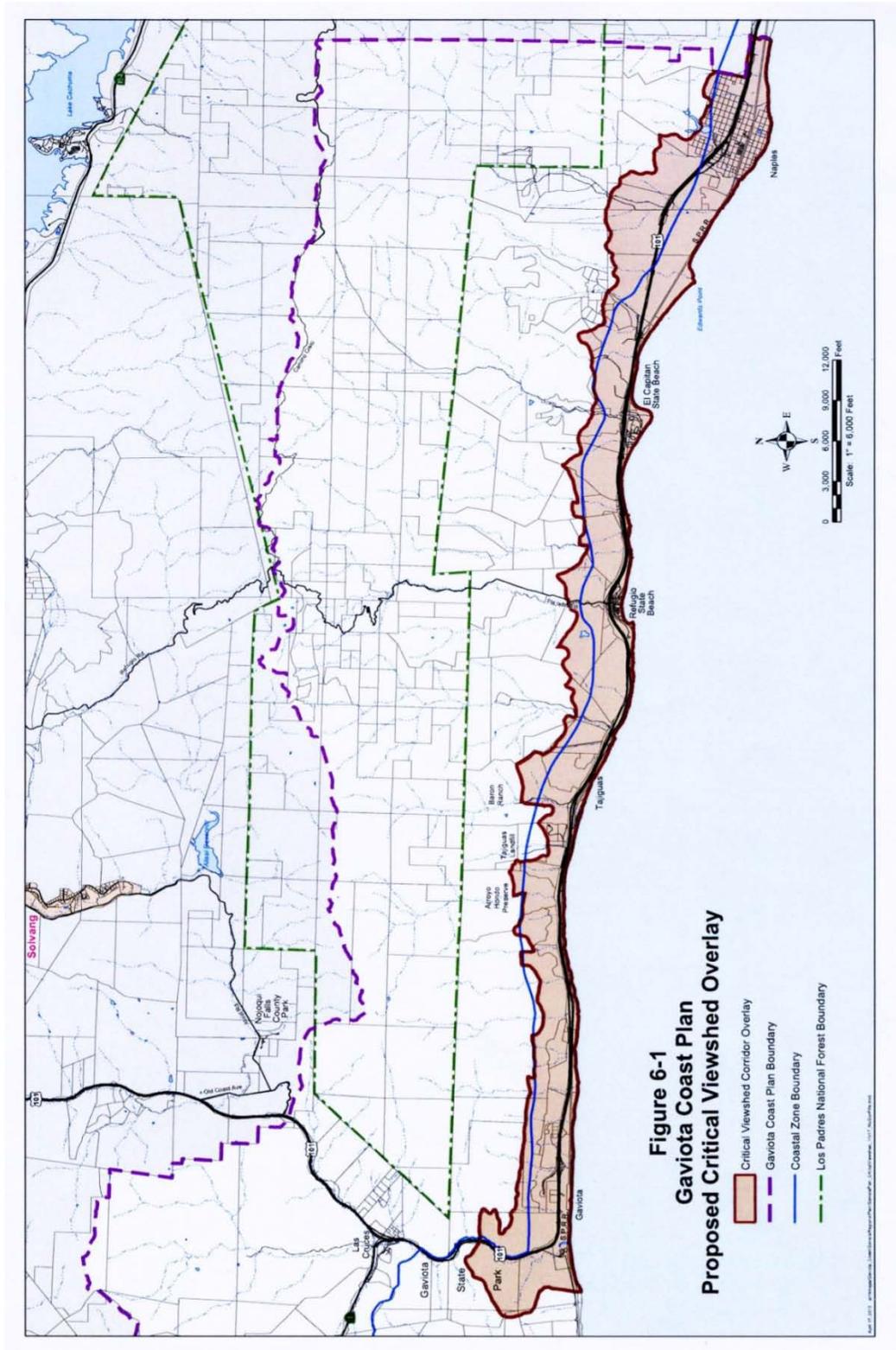
Appendix A

Plan Area



Appendix B

Critical Viewshed Corridor Overlay (CVCO)



Appendix C

Gaviota Critical Viewshed Corridor Overlay (CVCO) Development Application Submittal Requirements

(Required in CVCO, Recommended for Development in Entire Gaviota Area)

- 1. Applicable site photographs, at least 3x5, to define the site.
- 2. Site Analysis Documents
 - a. Base Property Map at a scale of scale 1" = 40' (minimum) with layers showing the following. If the site is too large for this scale, then provide an overall site plan that will fit on one sheet to provide the appropriate context.
 - topography showing contours and shading slopes of 20-30% and >30%,
 - geologic constraints
 - public view corridors
 - existing and/or proposed access roads
 - easements and setbacks
 - existing development (structures, driveways, infrastructure and fencing)
 - existing landscape, including specimen trees
 - environmentally sensitive areas, riparian and/or wildlife corridor
 - b. Proposed Development Map (the Base Map with proposed development overlaid on top).
 - Proposed and all alternate site(s)
 - Building footprints and square footage
 - Proposed private driveways
 - Utility Easements, if any.
- 3. Copies of all available biological, geological, hydrological and wildlife reports affecting the property.

Attachment E
Policy Consistency Analysis

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ATTACHMENT E

Policy Consistency Analysis

Policy Requirement	Discussion
Land Use Element (LUE)	
<p>LUE Land Use Development Policy #3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</p>	<p>Consistent. The Gaviota Coast Plan Area is located entirely within a rural area of the County and does not abut the Urban-Rural Boundary. One existing rural neighborhood at Arroyo Quemado is being designated as a Rural Neighborhood, as defined in the Coastal Land Use Plan (CLUP), such that these higher density residential developments do not expand into the surrounding Rural Area. The Plan includes Policy LU-1, which incorporates all pertinent Comprehensive Plan policies and prohibits alteration of the Plan boundary except as part of a County-initiated update of the proposed Plan. Limiting alteration of the Plan boundary except as part of a County-initiated update of the proposed Plan would prevent potential encroachment of urban uses within the Plan Area.</p>
<p>LUE Land Use Development Policy #4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</p> <p>Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, ...</p>	<p>Consistent. The Plan incorporates Policy TEI-17, which restricts annexations to water or sanitary districts or extensions of sewer lines unless required to prevent adverse impacts on an environmentally sensitive habitat, or to protect public health. Existing policies would continue to be implemented upon review of site-specific development. A finding that adequate services are available for each future project must be made on a case-by-case basis, especially as most development within the Plan Area will rely on private services. The Plan also includes several development standards (Dev Std TEI-2 through TEI-8 that ensure private sewage disposal systems (septic systems) are adequate. There are no Affordable Housing Overlays within the Gaviota Coast Program. Due to its rural location and lack of adequate services for high density, urban, residential development, affordable housing programs are not considered for the Plan Area.</p>
<p>LUE Hillside and Watershed Protection Policy #1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p>LUE Hillside and Watershed Protection Policy #2: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent</p>	<p>Consistent. The Plan's Natural Resource and Stewardship policies call for a watershed-based approach for land use and development and contain policies intended to minimize environmental impacts of land development. Existing LUE Hillside and Watershed Protection policies would continue to be implemented upon review of site-specific development. Additional Plan policies and actions will also ensure that future development be located, designed and constructed in a manner that would ensure consistency with these Hillside and Watershed Protection policies, as provided below.</p> <p>The Plan incorporates a systematic hierarchy of site</p>

Policy Requirement	Discussion
<p>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>LUE Hillside and Watershed Protection Policy #3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p> <p>LUE Hillside and Watershed Protection Policy #4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</p> <p>LUE Hillside and Watershed Protection Policy #5: Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been distributed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</p> <p>LUE Hillside and Watershed Protection Policy #6: 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 conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p>	<p>design and treatment issues to ensure a consistent approach to implementing visual resources protection on the Gaviota Coast. The Site Design Hierarchy establishes a priority ranking of preferred site design components to avoid or lessen visual impacts; siting development to minimize grading as it relates to visual impacts is consistent with policies to minimize grading in general. Policy VIS-2 requires adherence to the Site Design Hierarchy.</p> <p>Policy AG-3.B requires that grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.</p> <p>Action AG-3 directs the County to prepare steep slopes development standards for agricultural development on slopes of 30 to 40 percent or greater on agriculturally-zoned land. The standards may include preparation of an erosion control plan with best management practices to ensure slope stabilization, soil conservation, and water quality control, preferred land clearing methods, and provisions for reclamation when the operation has been abandoned. The Gaviota Coast Plan incorporates Steep Slope Guidelines, developed by the Cachuma Resource Conservation District, which are consistent with the requirements of Action AG-3, as Appendix D to the Plan and zoning ordinance amendments require implementation of the guidelines for applicable projects.</p> <p>Policy REC-5 provides siting and design considerations applicable to future trails siting including a provision that proposed trail alignments avoid areas that are highly geologically unstable or especially prone to erosion.</p> <p>Policy REC-6 provides coastal trail siting and design considerations applicable to future trail siting and provides that vertical beach access should utilize natural topography.</p> <p>Policy LU-4 provides guidelines for development siting of non-agricultural development, including respect for site constraints such as steep slopes.</p> <p>Policy AG-2.A: Prevention of Flooding and Sedimentation, requires measures designed for the prevention of flooding and sedimentation resulting from urbanization, especially as such damage relates to new non-agricultural development.</p> <p>Action TEI-5 is intended to minimize private road and driveway impacts and requires appropriate planting of slopes and submittal of detailed drainage and erosion control plans and requires certification from a qualified engineer that erosion impacts from road construction are</p>

Policy Requirement	Discussion
	adequately mitigated.
<p>LUE Hillside and Watershed Protection Policy #7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p> <p>LUE Streams and Creeks Policy #1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>	<p>Consistent. Policy TEI-14 requires minimization of surface and groundwater pollution to the maximum extent practicable. The Plan includes several development standards (Dev Std TEI-2 through TEI-7) that protect surface and ground water quality by requiring leach fields to decrease the amount of nitrates filtering through soil to groundwater by requiring specified measures, locate septic systems and other sources of water pollution a minimum of 100 feet from riparian corridors, among requirements. Dev Std TEI-8 prohibits approval of septic systems where impacts to creek water quality would occur. In addition the Plan includes policies and development standards that limit development within stream corridors. Development standard Dev Std NS-2 requires mapped riparian ESH overlay areas to have a development area setback buffer of 100 feet from the edge of either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further.</p>
<p>LUE Flood Hazard Area Policy #1: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p> <p>LUE Flood Hazard Area Policy #2: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelization's, etc.</p>	<p>Consistent. Policy AG-2.A requires measures for prevention of flooding and sedimentation resulting from urbanization. The Flood Hazard Overlay is a land use and zoning overlay and is depicted on the land use overlay maps of the Plan (Figures 5-1, 5-3, and 5-5) and the land use and overlay maps attached to the LUE general plan amendment and the County Land Use and Development Code (LUDC) rezone ordinance amendment.</p>
<p>LUE Historic and Archaeological Sites Policy #1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p>LUE Historic and Archaeological Sites Policy #2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p> <p>LUE Historic and Archaeological Sites Policy #3: When sufficient planning flexibility does not permit</p>	<p>Consistent. The Plan includes a policy framework (cultural resource stewardship policies) to preserve significant cultural, archaeological, and historical resources to the maximum extent feasible. Of note, the Plan includes policies that address the importance of cultural resources and the need for avoidance, protection, or other mitigation (Policies CS-1 and CS-2), and require preparation of archaeological surveys and studies (Dev Stds CS-1 and CS-2). Implementing actions and development standards support Native American (government-to-government) consultation (Action CS-4), tribal access (Action CS-6), and protecting the confidentiality of traditional cultural,</p>

Policy Requirement	Discussion
<p>avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the California Native American Heritage Commission.</p> <p>LUE Historic and Archaeological Sites Policy #4: Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.</p>	<p>historical, and spiritual areas (Action CS-5). The Plan policy framework supports and helps to implement compliance with the Historic and Archaeological Sites policies, which will continue to apply after adoption of the Plan.</p>
<p>LUE Historic and Archaeological Sites Policy #5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>Consistent. The Plan includes Action CS-4 which requires the County to continue its government-to-government consultations with the tribes identified by the Native American Heritage Commission (NAHC) pursuant to AB 52 and SB 18 to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning. Dev Stds CS-3 and CS-4 similarly require consultation with Native Americans when development proposals could impact significant archaeological or cultural sites and requires consultation with Chumash during each stage of cultural resources review.</p>
<p>LUE Parks/Recreation Policy #1: Bikeways shall be provided where appropriate for recreational and commuting use.</p> <p>LUE Parks/Recreation Policy #3: Future development of parks should emphasize meeting the needs of the local residents.</p> <p>LUE Parks/Recreation Policy #4: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p> <p>LUE Parks/Recreation Policy #5: Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.</p>	<p>Consistent. The Plan includes a goal to protect existing public access and actively promote expansion of recreation, open space, coastal access, and trails within the Gaviota Coast (Goal REC-1). Action REC-7 would require the County to work with affected agencies to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. Numerous other policies, implementing actions and development standards are proposed to support provision of trails, including for equestrian use where appropriate (e.g., Policies REC-1 through REC-4, REC-7 through REC-11). Trail siting and design considerations (Policy REC-5) would include consideration of the potential impacts of trail development from the landowner perspective, and seek to avoid or minimize conflicts with surrounding land uses.</p>
<p>LUE Visual Resource Policy #1: All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.</p>	<p>Consistent. The Plan includes a Site Design Hierarchy (Chapter 6: Visual Resources), which provides the framework for siting and design criteria under the visual resource policies. Policy VIS-2 requires adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which include landscaping requirements to provide visual softening and screening.</p>
<p>LUE Visual Resource Policy #2: In areas designated as rural on the land use plan maps, the height, scale, and</p>	<p>Consistent. Plan Policy VIS-2 requires visually subordinate development as seen from public viewing</p>

Policy Requirement	Discussion
<p>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>places. Visually subordinate development would be achieved through adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines. Existing policies would continue to be implemented upon review of site-specific development. Policy VIS-3 requires development avoid intrusion into the skyline and Policy VIS-4 prohibits development from being sited on ridgelines to the maximum extent feasible. The Plan also includes the Critical Viewshed Corridor Overlay that applies to development within primary public views from Highway 101. These requirements further support and enhance LUE Visual Resource Policy #2.</p>
<p>LUE Visual Resource Policy #4: Signs shall be of size, location, and appearance so as not to detract from scenic areas of views from public roads and other viewing points.</p>	<p>Consistent. The Plan includes Action TEI-1 which encourages Caltrans to prepare Highway 101 Design Guidelines in coordination with the County, Coastal Commission, Santa Barbara County Association of Governments, State Department of Parks and Recreation, and local citizens. Design criteria would address signs and other highway related improvements and would ensure improvements are inconspicuous and are in harmony with the rustic natural setting of the Gaviota Coast.</p>
<p>LUE Visual Resource Policy #5: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</p>	<p>Consistent. The Site Design Hierarchy and Gaviota Coast Plan Design Guidelines included in the proposed Plan require the visibility of utilities to be eliminated or minimized from public viewing places.</p>
<p>Coastal Land Use Plan (CLUP)</p>	
<p>CLUP Policy 2-1: In order to obtain approval for a division of land, the applicant shall demonstrate that adequate water is available to serve the newly created parcels except for parcels designated as “Not a Building Site” on the recorded final or parcel map.</p> <p>CLUP Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. 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. Where</p>	<p>Consistent. The Plan incorporates Policy TEI-17, which restricts annexations to water or sanitary districts or extensions of sewer lines unless required to prevent adverse impacts on an environmentally sensitive habitat, or to protect public health. Existing policies would continue to be implemented upon review of site-specific development and land divisions. A finding that adequate services are available for each future project, including land divisions, must be made on a case-by-case basis, especially as most development within the Plan Area will rely on private services. The Plan also includes several development standards (Dev Std TEI-2 through TEI-8) that ensure private sewage disposal systems (septic systems) are adequate. There are no Affordable Housing Overlays within the Gaviota Coast Program. Due to its rural location and lack of adequate services for high density, urban, residential development, affordable housing programs are not</p>

Policy Requirement	Discussion
<p>an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, ...</p>	<p>considered for the Plan Area.</p>
<p>CLUP Policy 2-2: The long term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful parcel be denied development of one single family residence. This policy shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.</p>	<p>Consistent. A portion of the eastern area of the Gaviota Coast Plan Area (i.e., east of El Capitan State Beach) is located within, and served by the Goleta Water District. The remainder of the Plan Area is served by several small private water companies or individual private wells that rely on groundwater. No policies of the Plan would conflict with this policy or lead to increases in water use beyond safe yields. In any case, this policy would continue to apply to any future development.</p>
<p>CLUP Policy 2-3: In the furtherance of better water management, the County may require applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.</p> <p>CLUP Policy 2-5: Water-conserving devices shall be used in all new development.</p>	<p>Consistent. The Plan’s Site Design Hierarchy requires identification of water availability, including quality and quantity. The Plan also includes Action TEI-8 which requires the County to consider adopting the State’s Nonpotable Water Reuse Systems regulations. These policies would continue to be implemented upon review of site-specific development. In addition, The Gaviota Coast Plan Design Guidelines prioritize the use of native plant materials in landscaping followed by drought-tolerant, non-natives.</p>
<p>CLUP Policy 2-10: Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into 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, to protect public health, or as a logical extension of services.</p>	<p>Consistent. No new rural annexation requests in the Coastal Zone will occur as a result of the Plan. In addition, the Plan includes Policy TEI-17, which restricts annexation to water or sanitary districts or extensions of sewer lines unless required to prevent adverse impacts on an environmentally sensitive habitat, or to protect public health, consistent with CLUP Policy 2-10.</p>
<p>CLUP Policy 2-11: All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.</p>	<p>Consistent. The Plan includes various policies intended to ensure that agriculture is conducted in an environmentally sensitive manner. Policy NS-2 requires protection of ESH areas and states that ESH shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Policy NS-4 provides criteria for habitat designation as ESH and identifies</p>

Policy Requirement	Discussion
	<p>those sensitive biological resources that qualify and are designated ESH by the Plan. Policy NS-10 calls for habitat buffers and Dev Std NS-2 (COASTAL) establishes buffers for identified ESH areas consistent with other CLUP policies. Policy LU-1 reiterates CLUP Policy 1-2 that requires the policy or provision that is most protective of coastal resources shall take precedence. Finally, Goal AG-3 would encourage agricultural operations to incorporate techniques such as soil conservation and Policy AG-3.B would ensure grading and brush clearing does not cause excessive erosion or downslope damage.</p>
<p>CLUP Policy 2-13: The existing townsite of Naples is within a designated rural area and is remote from urban services. The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development. If the County determines that transferring development rights is not feasible, the land use designation of AG-II-100 should be re-evaluated.</p>	<p>Consistent. These policies apply uniquely to the Naples Townsite. The Plan does not change any land uses or policies associated with the Naples Townsite. In addition, the Plan includes a future action item, Action LU-2, to develop a transfer of development rights ordinance.</p>
<p>CLUP Policy 2-15: The County shall not issue permits for non-exempt development on the Hollister Ranch unless the Coastal Commission certifies that the requirements of PRC Section 30610.3 have been met by each applicant or that the Commission finds that access is otherwise provided in a manner consistent with the access policies of the Coastal Act.</p>	<p>Consistent. The Plan includes goals and policies to encourage and promote public coastal access. Policy REC-2 requires the County to actively promote expansion of public trails, coastal access and recreational opportunities within the Plan Area, using its regulatory authority, incentives and other tools to acquire and develop trails, coastal access and recreational facilities. For all pending private and public development projects with planned or existing recreational uses, the County shall fully explore options for new trails, coastal access and parking, and ways to promote their acquisition and development through the environmental and planning review processes. The Plan does not include revisions to the existing land use or zoning within Hollister Ranch. Existing policies will continue to be implemented upon review of site-specific development</p>
<p>CLUP Naples Townsite Policies 2-25 through 2-33</p>	<p>Consistent. These policies apply uniquely to the Naples Townsite. The Plan does not change any land uses or policies associated with the Naples Townsite and specific development proposals are not part of the Plan. These policies would be implemented upon review of site-specific development.</p>
<p>CLUP Policy 3-1: Seawalls shall not be permitted unless the County has determined that there are no other</p>	<p>Consistent. The Plan does not include any new policies addressing seawalls and shoreline structures; and</p>

Policy Requirement	Discussion
<p>less environmentally damaging alternatives reasonably available for protection of existing principal structures. ...</p> <p>CLUP Policy 3-2: Revetments, groins, cliff retaining walls, pipelines and outfalls, and other such construction that may alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline sand supply and so as not to block lateral beach access.</p> <p>CLUP Policy 3-3: To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers, or where such restriction would cause the inverse condemnation of the parcel by the County.</p>	<p>therefore, would not conflict with these CLUP policies. These policies would be implemented upon review of site-specific development.</p>
<p>CLUP Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission’s adopted Statewide Interpretive Guidelines regarding “Geologic Stability of Bluff top Development.”</p> <p>CLUP Policy 3-5: Within the required bluff top setback, drought-tolerant vegetation shall be maintained. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact bluff stability, may be permitted. Surface water shall be directed away from the top of the bluff or be handled in a manner satisfactory to prevent damage to the bluff by surface and percolating water.</p> <p>CLUP Policy 3-6: Development and activity of any kind beyond the required bluff-top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.</p> <p>CLUP Policy 3-7: No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and</p>	<p>Consistent. The proposed Plan includes Policy REC-5 which provides siting and design considerations for trails and includes consideration of bluff erosion as a siting criterion. The Plan does not encourage residential development potential near bluffs, and Dev Std LU-2 requires sea level rise and coastal hazard analyses for near-shore development, including development proposed on bluffs. Existing policies would continue to be implemented upon review of site-specific development.</p>

Policy Requirement	Discussion
<p>the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.</p>	
<p>CLUP Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.</p> <p>CLUP Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.</p>	<p>Consistent. Plan Dev Std LU-2 requires sea level rise and coastal hazard analyses for near-shore development, which would address hazards listed in CLUP Policy 3-8. Action TEI-5 requires submittal of detailed drainage and erosion control plans prior to issuance of a permit for private roads or driveways serving residential development. Existing policies would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policy 3-11: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p> <p>CLUP Policy 3-12: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.</p>	<p>Consistent. Policy AG-2.A requires measures for prevention of flooding and sedimentation resulting from urbanization. The Flood Hazard Overlay is a land use and zoning overlay and is depicted on the land use overlay maps of the Plan (Figures 5-1, 5-3, and 5-5) and the land use and overlay maps attached to the CLUP general plan amendment and the Article II Coastal Zoning Ordinance rezone ordinance amendment. Existing policies would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policy 3-13: 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>CLUP Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic,</p>	<p>Consistent. The Plan's Natural Resource and Stewardship policies call for a watershed-based approach for land use and development and contain policies intended to minimize environmental impacts of land development. Existing LUE Hillside and Watershed Protection policies would continue to be implemented upon review of site-specific development. Additional Plan policies and actions will also ensure that future development be located, designed and constructed in a manner that would ensure consistency with these Hillside and Watershed Protection policies, as provided below.</p> <p>The Plan incorporates a systematic hierarchy of site</p>

Policy Requirement	Discussion
<p>flood, erosion or other hazards shall remain in open space.</p> <p>CLUP Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p> <p>CLUP Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location</p> <p>CLUP Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.</p> <p>CLUP Policy 3-18: 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 conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.</p>	<p>design and treatment issues to ensure a consistent approach to implementing visual resources protection on the Gaviota Coast. The Site Design Hierarchy establishes a priority ranking of preferred site design components to avoid or lessen visual impacts; siting development to minimize grading as it relates to visual impacts is consistent with policies to minimize grading in general. Policy VIS-2 requires adherence to the Site Design Hierarchy.</p> <p>Policy AG-3.B requires that grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.</p> <p>Action AG-3 directs the County to prepare steep slopes development standards for agricultural development on slopes of 30 to 40 percent or greater on agriculturally-zoned land. The standards may include preparation of an erosion control plan with best management practices to ensure slope stabilization, soil conservation, and water quality control, preferred land clearing methods, and provisions for reclamation when the operation has been abandoned. The Gaviota Coast Plan incorporates Steep Slope Guidelines, developed by the Cachuma Resource Conservation District, which are consistent with the requirements of Action AG-3, as Appendix D to the Plan and zoning ordinance amendments require implementation of the guidelines for applicable projects.</p> <p>Policy REC-5 provides siting and design considerations applicable to future trails siting including a provision that proposed trail alignments avoid areas that are highly geologically unstable or especially prone to erosion.</p> <p>Policy REC-6 provides coastal trail siting and design considerations applicable to future trail siting and provides that vertical beach access should utilize natural topography.</p> <p>Policy LU-4 provides guidelines for development siting of non-agricultural development, including respect for site constraints such as steep slopes.</p> <p>Policy AG-2.A: Prevention of Flooding and Sedimentation, requires measures designed for the prevention of flooding and sedimentation resulting from urbanization, especially as such damage relates to new non-agricultural development.</p> <p>Action TEI-5 is intended to minimize private road and driveway impacts and requires appropriate planting of slopes and submittal of detailed drainage and erosion control plans and requires certification from a qualified engineer that erosion impacts from road construction are</p>

Policy Requirement	Discussion
	adequately mitigated.
<p>CLUP Hillside and Watershed Protection Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>Consistent. Policy TEI-14 requires minimization of surface and groundwater pollution to the maximum extent practicable. The Plan includes several development standards (Dev Std TEI-2 through TEI-7) that protect surface and ground water quality by requiring leach fields to decrease the amount of nitrates filtering through soil to groundwater by requiring specified measures, locate septic systems and other sources of water pollution a minimum of 100 feet from riparian corridors, among requirements. Dev Std TEI-8 prohibits approval of septic systems where impacts to creek water quality would occur. In addition the Plan includes policies and development standards that limit development within stream corridors. Development standard Dev Std NS-2 requires mapped riparian ESH overlay areas to have a development area setback buffer of 100 feet from the edge of either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further.</p>
<p>CLUP Policy 3-21: Where agricultural development will involve the construction of service roads and/or the clearance of natural vegetation for orchard development, a brush removal permit shall be required.</p> <p>CLUP Policy 3-22: Where agricultural development will involve the construction of service roads and the clearance of major vegetation for orchard development, cover cropping or any other comparable means of soil protection shall be utilized to minimize erosion until orchards are mature enough to form a vegetative canopy over the exposed earth.</p>	<p>Consistent. The Plan includes various policies intended to ensure that agriculture is conducted in an environmentally sensitive manner including Goal AG-3, Policy AG-3.B, and Policy NS-2. Existing CLUP policies would continue to be implemented upon review of site-specific development.</p> <p>In addition, Steep Slope Guidelines for orchards are incorporated into the Plan as Appendix D and ordinance amendments to the County LUDC and Article II Coastal Zoning Ordinance require compliance of new agricultural cultivation on steep slopes. These guidelines are designed to minimize and reduce erosion impacts associated with agricultural development and orchard expansion on steep slopes.</p>
<p>CLUP Policy 4-2: All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.</p>	<p>Consistent. The Plan includes a Site Design Hierarchy which provides the framework for siting and design criteria under the visual resource policies. Policy VIS-2 requires adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which include landscaping requirements to provide visual softening and screening.</p>
<p>CLUP Visual Resource Policy 4-3: 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</p>	<p>Consistent. Plan Policy VIS-2 requires visually subordinate development as seen from public viewing places. Visually subordinate development would be achieved through adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines. Existing policies would continue to be implemented upon review of site-specific development. Policy VIS-3</p>

Policy Requirement	Discussion
<p>contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p>	<p>requires development avoid intrusion into the skyline and Policy VIS-4 prohibits development from being sited on ridgelines to the maximum extent feasible. The Plan also includes the Critical Viewshed Corridor Overlay that applies to development within primary public views from Highway 101. These requirements further support and enhance LUE Visual Resource Policy #2.</p>
<p>CLUP Visual Resource Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</p> <p>CLUP Visual Resource Policy 4-5: In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.</p>	<p>Consistent. The Plan includes a Site Design Hierarchy which provides the framework for siting and design criteria under the visual resource policies. Policy VIS-2 requires adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which address site selection, architecture, grading and landscaping to ensure development is compatible with the rural character, natural environment and scale and character of the existing community, and does not adversely affect views.</p>
<p>CLUP Policy 4-6: Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.</p>	<p>Consistent. The Plan includes Action TEI-1 which encourages Caltrans to prepare Highway 101 Design Guidelines in coordination with the County, Coastal Commission, Santa Barbara County Association of Governments, State Department of Parks and Recreation, and local citizens. Design criteria would address signs and other highway related improvements and would ensure improvements are inconspicuous and are in harmony with the rustic natural setting of the Gaviota Coast.</p>
<p>CLUP Policy 4-7: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</p>	<p>Consistent. The Site Design Hierarchy and Gaviota Coast Plan Design Guidelines included in the proposed Plan require the visibility of utilities to be eliminated or minimized from public viewing places.</p>
<p>CLUP Policy 4-8: The County shall request the State of California to designate that portion of Highway 101 between Winchester Canyon and Gaviota State Park as a "Scenic Highway."</p>	<p>Consistent. The Gaviota Coast Plan includes Action VIS-3, which directs the County to apply to Caltrans for a scenic highway designation for Highway 101, from the City of Goleta to Highway 1. The County is currently moving forward with an application to Caltrans to designate Highway 101 as a Scenic Highway from the</p>

Policy Requirement	Discussion
	City of Goleta’s western limit to Highway 1.
<p>CLUP Policy 4-9: Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and shall be clustered to the maximum extent feasible.</p> <p>CLUP Policy 4-10: A landscaping plan shall be submitted to the County for approval. Landscaping when mature, shall not impede public views.</p>	<p>Consistent. The Plan includes a Site Design Hierarchy which provides the framework for siting and design criteria under the visual resource policies. Policy VIS-2 requires adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which address site selection, architecture, grading and landscaping to ensure development is compatible with the rural character, natural environment, and does not adversely affect views. The Plan includes additional standards for the highly scenic view corridor along Highway 101 from Goleta to the Gaviota Tunnel via the adoption of the new Critical Viewshed Corridor Overlay. The new overlay provides enhanced protection to ensure that development is sited and/or screened to reduce impacts to the Highway 101 viewshed.</p>
<p>CLUP Policy 4-11: Building height shall not exceed one story or 15 feet above average finished grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.</p>	<p>Consistent. Plan Policy VIS-16 establishes a height limit of one story or 15 feet above existing grade for new buildings south of Highway 101 unless an increase would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.</p>
<p>Policy 7-1: The County shall take all necessary steps to protect and defend the public’s constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include:</p> <p>Initiating legal action to acquire easements to beaches and access corridors for which prescriptive rights exist consistent with the availability of staff and funds.</p> <p>Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County’s ability to assume liability and maintenance costs.</p> <p>Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access.</p> <p>Policy 7-2: For all development between the first public road and the ocean granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:</p> <p>Another more suitable public access corridor is available or proposed by the land use plan within a reasonable distance of the site measured along the shoreline, or</p> <p>Access at the site would result in unmitigable adverse</p>	<p>Consistent. These policies of the CLUP will continue to apply to new coastal development in the Plan Area, and will be implemented upon review of site-specific development. The Plan includes many policies and actions, all of which are focused on improving recreational opportunities in the Plan Area and support and enhance the direction of these policies to protect and defend the public’s right of access to and along the shore and obtain both vertical and lateral access to and along the beach. Of note and relevant to these policies are Policies REC-1 through REC-4, REC-7 through REC-10, and REC-19, and Dev Std REC-1.</p>

Policy Requirement	Discussion
<p>impacts on areas designated as “Habitat Areas” by the land use plan, or</p> <p>Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or</p> <p>The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner. In no case, however, shall development interfere with the public’s right of access to the sea where acquired through use unless an equivalent access to the same beach area is guaranteed.</p> <p>The County may also require the applicant to improve the access corridor and provide bike racks, signs, parking, etc.</p> <p>CLUP Policy 7-3: For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. ...</p>	
<p>CLUP Policy 7-5: For areas controlled by Federal, State, County, or District agencies, in a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. However, camping facilities should be set back from the beach and bluffs and near-shore areas reserved for day use activities. Recreational activities that are not coastal dependent may be located within this 250-foot zone if the less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. ...</p> <p>CLUP Policy 7-6: Recreational uses on oceanfront lands, both public and private, that do not require extensive alteration of the natural environment (i.e., tent campgrounds) shall have priority over uses requiring substantial alteration (i.e., recreational vehicle campgrounds).</p>	<p>Consistent. The Plan includes policies that prioritize recreational uses and locations as directed by Policies 7-5 and 7-6. For example, just a few of the many Plan policies include the following. Policy REC-6 directs parking be located as close as possible to Highway 101. Policy REC-7 states the California Coastal Trail should be sited as close to the ocean as possible. Policy REC-15 directs siting of campgrounds as far from the beach as feasible to reserve near-shore areas for day use while Policy REC-18 directs future campground development prioritize low intensity camping rather than additional recreational vehicle facilities.</p>
<p>CLUP Policy 7-13: In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.</p>	<p>Consistent. Plan Policy REC-15 replaces 7-13 and has been adapted to require conformance with the Plan’s visual resource policies and minimize grading, removal of vegetation, and paving, and shall be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of native drought-tolerant species.</p>

Policy Requirement	Discussion
<p>CLUP Policy 7-14: Campgrounds and ancillary facilities sited south of U.S. 101 between Ellwood and Gaviota shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. 101.</p>	<p>Consistent. Plan Policy REC-1a replaces 7-14 with only a minor adaptation to allow trailhead parking lots south of U.S. Highway 101.</p>
<p>CLUP Policy 7-15: The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.</p>	<p>Consistent. Plan Policy REC-16b replaces 7-15 without any changes.</p>
<p>CLUP Policy 7-16: All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State’s long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall conform to the following criteria:</p> <p>Facilities for overnight use by out-of-County visitors shall be balanced with those for day use by local residents.</p> <p>Intensities and kinds of recreational uses shall be controlled so as not to exceed the environmental carrying capacity of the area.</p> <p>Alternative transportation systems to provide access to State parks (i.e., shuttle buses) shall be used where feasible.</p>	<p>Consistent. Plan Policy REC-17 replaces 7-16 with only minor, non-substantive changes.</p>
<p>CLUP Policy 7-17: Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.</p>	<p>Consistent. Plan Policy REC-18 replaces 7-17 with only minor, non-substantive changes.</p>
<p>CLUP Policy 7-18: Expanded opportunities for access and recreation shall be provided in the Gaviota Coast planning area. ...</p>	<p>Consistent. Plan Policy REC-19 replaces 7-18 with only minor, changes including the removal of references outside of the Plan Area (such as Haskell’s Beach, which is now located in the City of Goleta), and addition of new locations for maximizing access within the Plan Area.</p>
<p>CLUP Policy 7-19: In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational</p>	<p>Consistent. Plan Policy REC-20 replaces 7-19 without any changes.</p>

Policy Requirement	Discussion
<p>use shall not be encouraged. Access to the site should continue to be by way of boats.</p>	
<p>CLUP Policy 7-21: Jalama Road shall be maintained as a two-lane road with only minor realignment from the summit to the park. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall result in a minimum removal of any riparian vegetation along the creek.</p>	<p>Consistent. Plan Policy TEI-8 replaces 7-21 without any changes.</p>
<p>CLUP Policy 7-25: Easements for trails shall be required as a condition of project approval for that portion of the trail crossing the parcel upon which the project is proposed.</p>	<p>Consistent. Plan Dev Std REC-1 requires dedication of a lateral and/or vertical accessway, as a condition of development, where a nexus and rough proportionality exist between impacts of proposed development and provision of public access.</p> <p>Policy REC-1 provides additional opportunities for public trails and open space on both public and private lands. Policy REC-3 provides that public trails, access, and recreational opportunities shall be pursued as they arise on: 1) public lands, 2) private lands of willing landowners, and 3) lands exacted as a result of the discretionary development process or eminent domain, subject to state and federal law.</p> <p>Policy REC-2 promotes expansion of trails and requires that for all pending private and public development projects with planned or existing recreational uses, the County shall fully explore options for new trails, coastal access and parking, and ways to promote their acquisition and development through the environmental and planning review processes.</p>
<p>CLUP Policy 7-26: All proposed trails for the coastal zone shall be incorporated into the County’s Master Plans for hiking, biking, and equestrian trails.</p>	<p>Consistent. The Plan includes a Parks, Recreation, and Trails (PRT) map that depicts all existing and proposed locations of coastal access points and trails, including the California Coastal Trail.</p>
<p>CLUP Policy 8-1: An agricultural land use designation shall be given to any parcel in rural areas that meets one or more of the following criteria:</p> <p>Prime agricultural soils (Capability Classes I and II as determined by the U.S. Soil Conservation Service).</p> <p>Other prime agricultural lands as defined in Section 51201 of the Public Resources Code (Appendix A).</p> <p>Lands in existing agricultural use.</p> <p>Lands with agricultural potential (e.g., soil, topography, and location that will support long term agricultural use).</p>	<p>Consistent. The Plan designates a majority of the Plan Area with an agricultural land use designation except for Federal and State Park lands, conserved lands, and other areas with existing development such as rural residential, coastal dependent industry, transportation corridor, etc.). The Naples Townsite designation is retained to recognize historic development rights.</p>

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<p>CLUP Policy 8-2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion of the entire parcel would allow for another priority use under the Coastal Act, ...</p>	<p>Consistent. In the Coastal Zone, the Plan does not change any land use designations from agriculture to any other uses except for the Arroyo Hondo Preserve (to Resource Management) and small portions of State Park owned land south of Highway 101 near Refugio Road (to Recreation). Plan policies would not result in conversion of an agricultural use to non-agricultural use. This policy would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policy 8-5: All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.</p>	<p>Consistent. This policy would continue to be implemented upon review of site-specific development. The Plan includes the Critical Viewshed Corridor Overlay for property within the primary viewshed of Highway 101. Within the Critical Viewshed Corridor Overlay greenhouse development would be limited to 4,000 square feet per parcel.</p>
<p>CLUP Policy 8-8: The existing and future viability of large, non-prime agricultural operations of 10,000 acres or more for which the County of Santa Barbara has not approved land divisions in the Gaviota Coast and North Coast Planning Areas shall be protected. In order to preserve non-prime agricultural operations and avoid subdivision of large ranches down to the minimum parcel sizes specified in the land use plan, residential development at a density greater than that allowed under the specified minimum parcel size may be permitted only if clustered on no more than two percent of the gross acreage with the remaining acreage to be left in agricultural production and/or open space. The maximum density allowable under a clustered residential development shall be calculated at the rate of one dwelling unit per two acres for each acre included in the two percent area. Residential development to exceed one dwelling unit (du) per two acres in the two percent area up to a maximum of one du per acre may be permitted, provided that the County can make the finding that there is no potential for significant adverse environmental effects with respect to the findings listed below. An additional one percent of the gross area shall be dedicated for public recreation and reserved for commercial visitor-serving uses. Such developments may be considered subject to the following findings which shall be based on data contained in an Environmental Impact Report on each project.</p>	<p>Not Applicable: Plan Action LU-8 deletes CLUP Policy 8-8 and its companion Agriculture Residential Cluster (ARC) Overlay Zone in Article II, Section 35-99.</p> <p>In lieu of CLUP Policy 8-8 and the ARC Overlay Zone the Plan includes Action LU-3, which provides direction for a future Rural Clustering Ordinance including incentives to encourage clustering of development to balance potential development rights with important coastal and inland land use issues.</p> <p>A policy consistency determination to delete CLUP Policy 8-8 is not applicable since this represents a policy choice by the Board of Supervisors to develop a rural clustering tool appropriate for the Gaviota Coast Plan area. The ARC Overlay and Policy 8-8 has been in existence since the Santa Barbara County Local Coastal Program was certified in 1982. While the ARC Overlay is a voluntary tool a landowner could pursue, there has never been a development application request to apply the overlay since its inception more than 40 years ago. Since the LCP was certified, the County has adopted additional tools for the protection of agricultural resources including the County of Santa Barbara Environmental Thresholds and Guidelines Manual, Agricultural Resource Guidelines. The Agricultural Resource Guidelines are applicable during the CEQA environmental review process, and establish an agricultural viability threshold to assess impacts associated with parcelization of agricultural lands.</p>
<p>CLUP Policy 9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such</p>	<p>Consistent. This policy would continue to be implemented upon review of site-specific development. Plan Policy NS-4 establishes criteria for ESH habitat</p>

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<p>designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.</p>	<p>designation and designates identified habitats as ESH.</p>
<p>CLUP Policy 9-2: Because of their State-wide significance, coastal dune habitats shall be preserved and protected ...</p> <p>CLUP Policy 9-3: All non-authorized motor vehicles shall be banned from beach and dune areas.</p> <p>CLUP Policy 9-4: All permitted industrial and recreational uses shall be regulated both during construction and operation to protect critical bird habitats during breeding and nesting seasons. ...</p> <p>CLUP Policy 9-5: For all permitted uses, including recreation, foot traffic on vegetated dunes shall be minimized. ...</p>	<p>Consistent. These policies would continue to be implemented upon review of site-specific development. Plan Policy NS-4 identifies dunes as ESH.</p>
<p>CLUP Policy 9-6: All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607.1 of the Coastal Act. ...</p> <p>CLUP Policy 9-7: Dredge spoils shall not be deposited permanently in areas subject to tidal influence or in areas where public access would be significantly adversely affected. ...</p> <p>CLUP Policy 9-8: Boating shall be prohibited in all wetland areas except for research or maintenance purposes.</p> <p>CLUP Policy 9-9: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. ...</p> <p>CLUP Policy 9-10: Light recreation such as birdwatching or nature study and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.</p> <p>CLUP Policy 9-11: Wastewater shall not be discharged into any wetland without a permit from the Regional Water Quality Control Board finding that such discharge improves the quality of the receiving water.</p> <p>CLUP Policy 9-12: Wetland sandbars may be dredged, when permitted pursuant to Policy 9-6 above, ...</p>	<p>Consistent. These policies would continue to be implemented upon review of site-specific development. Plan Policy NS-4 identifies wetlands as ESH. Dev Std NS-2 (COASTAL) establishes a minimum buffer of 100 feet from wetlands, consistent with Policy 9-9.</p>

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<p>CLUP Policy 9-13: No unauthorized vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.</p> <p>CLUP Policy 9-14: New development adjacent to or in close proximity to wetlands shall be compatible with the continuance of the habitat area and shall not result in a reduction in the biological productivity or water quality of the wetland due to runoff (carrying additional sediment or contaminants), noise, thermal pollution, or other disturbances.</p> <p>CLUP Policy 9-15: Mosquito abatement practices shall be limited to the minimum necessary to protect health and prevent damage to natural resources. ...</p> <p>CLUP Policy 9-16a: No grazing or other agricultural uses shall be permitted in coastal wetlands.</p>	
<p>CLUP Policy 9-18: Development shall be sited and designed to protect native grassland areas.</p> <p>CLUP Policy 9-21: Development shall be sited and designed to avoid vernal pool sites as depicted on the resource maps.</p> <p>CLUP Policy 9-22: Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.</p> <p>CLUP Policy 9-23: Adjacent development shall be set back a minimum of 50 feet from the trees.</p>	<p>Consistent. Plan Policy NS-4 identifies native grasslands and butterfly trees as ESH. Dev Std NS-2 (COASTAL) establishes a minimum buffer of 100 feet from wetlands, consistent with Policy 9-23. The development contemplated in the proposed Plan would be subject to CLUP Policies 9-18 and 9-21 through 9-23. Site-specific review of development proposals would be required to be consistent with these policies and these policies would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policy 9-24: Recreational activities near or on areas used for marine mammal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.</p> <p>CLUP Policy 9-25: Marine mammal rookeries shall not be altered or disturbed by recreational, industrial, or any other uses during the times of the year when such areas are in use for reproductive activities, i.e., mating, pupping, and pup care.</p>	<p>Consistent. Plan Policy NS-4 identifies marine mammal haulouts as ESH. Policy NS-20 discourages intensive recreational uses near Naples Reef and the nearby hauling ground. These policies would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policies 9-33: Naples reef shall be maintained primarily as a site for scientific research and education. Recreational and commercial uses shall be permitted as long as such uses do not result in depletion of marine resources. If evidence of depletion is found, the County shall work with the Department of Fish and Game and sport and commercial fishing groups to assess the extent of damage and implement mitigating measures.</p>	<p>Consistent: The Plan includes Policy REC-20 which intends to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals by not encouraging intensive recreational uses. This policy would continue to be implemented upon review of site-specific development.</p>
<p>CLUP Policy 9-35: Oak trees shall be protected during</p>	<p>Consistent. The Plan includes Policy NS-2, which</p>

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<p>land use activities, including cultivated agriculture and grazing. Regeneration of oak trees on grazing lands should be encouraged.</p> <p>CLUP Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.</p>	<p>protects biological and natural resources to the maximum extent feasible. In addition, Policy NS-4 establishes criteria for ESH habitat designation and includes coast live oak, Valley oak woodlands and other rare native plant communities and vegetation. Policy LU-4 requires siting of non-agricultural development to be scaled, sited, and designed to reduce impacts to resources such as environmentally sensitive habitat.</p>
<p>CLUP Policy 9-37: The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams:</p> <ul style="list-style-type: none"> soil type and stability of stream corridors; how surface water filters into the ground; slope of the land on either side of the stream; and location of the 100-year flood plain boundary. <p>Riparian vegetation shall be protected and shall be included in the buffer. Where riparian vegetation has previously been removed, except for channelization, the buffer shall allow for the reestablishment of riparian vegetation to its prior extent to the greatest degree possible.</p> <p>CLUP Policy 9-38: No structures shall be located within the stream corridor except: public trails, dams for necessary water supply projects, flood control projects where no other method for protecting existing structures in the flood plain 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, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible.</p> <p>CLUP Policy 9-39: Dams or other structures that would prevent upstream migration of anadromous fish shall not</p>	<p>Consistent. CLUP Policies 9-37 through 9-43 would continue to be implemented upon review of site-specific development. However, the Plan includes policies that supplement these policies and enhance protection of streams and riparian ESH. First, Policy NS-4 identifies streams and riparian habitats as ESH. Dev Std NS-2 (COASTAL) establishes a buffer of 100 feet but allows the buffer to be adjusted upward or downward case-by-case, relying upon the same criteria but also requiring a demonstration of net environmental benefit and findings of consistency with the Gaviota Coast Plan and the CLUP. Policy NS-7 requires that riparian vegetation shall be protected to the maximum extent feasible and prohibits its removal except where clearing is necessary for the maintenance of existing roads and/or free flowing channel conditions, the removal of invasive exotic species, stream/creek restoration, or the provision of essential public services. The policy also directs that any necessary removal be conducted in compliance with ESH protection policies and provisions. Policy NS-9 supports natural stream channels and conditions to be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passage, and provide natural greenbelts. As noted in Policy LU-1, the policies most protective of coastal resources would take precedence and ensure consistency with the CLUP.</p>

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<p>be allowed in streams targeted by the California Department of Fish and Game unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek (Los Alamos area), Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek, and Tecolote Creek.</p> <p>CLUP Policy 9-40: All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy 9-38. When such activities require removal of riparian plant species, revegetation with local native plants shall be required except where undesirable for flood control purposes. Minor clearing of vegetation for hiking, biking, and equestrian trails shall be permitted.</p> <p>CLUP Policy 9-41: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p> <p>CLUP Policy 9-42: The following activities shall be prohibited within stream corridors: cultivated agriculture, pesticide applications, except by a mosquito abatement or flood control district, and installation of septic tanks.</p> <p>CLUP Policy 9-43: Other than projects that are currently approved and/or funded, no further concrete channelization or other major alterations of streams in the coastal zone shall be permitted unless consistent with the provisions of Section 30236 of the Coastal Act.</p>	
<p>CLUP Policy 10-1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p>CLUP Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p> <p>CLUP Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>CLUP Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than</p>	<p>Consistent. The Plan includes a policy framework (cultural resource stewardship policies) to preserve significant cultural, archaeological, and historical resources to the maximum extent feasible. Of note, the Plan includes policies that address the importance of cultural resources and the need for avoidance, protection, or other mitigation (Policies CS-1 and CS-2), and require preparation of archaeological surveys and studies (Dev Stds CS-1 and CS-2). Implementing actions and development standards support Native American (government-to-government) consultation (Action CS-4), tribal access (Action CS-6), and protecting the confidentiality of traditional cultural, historical, and spiritual areas (Action CS-5). The Plan policy framework supports and helps to implement compliance with the Historic and Archaeological Sites policies, which will continue to apply after adoption of the Plan.</p>

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development which could destroy or damage archaeological or cultural sites shall be prohibited.	
<p>CLUP Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>Consistent. The Plan includes Action CS-4 which requires the County to continue its Native American (government-to-government) consultations with the tribes identified by the Native American Heritage Commission (NAHC) pursuant to AB 52 and SB 18 to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning. Dev Stds CS-3 and CS-4 similarly require consultation with Native Americans when development proposals could impact significant archaeological or cultural sites and requires consultation with Chumash during each stage of cultural resources review.</p>
Energy Element	
<p>Energy Element Policy 3.1: Enhance opportunities for alternative transportation.</p> <p>Energy Element Policy 3.5: The County shall consider the completion of an integrated bikeway system, linking residences with commercial centers, work locations, schools, parks and mass transit facilities to be a high priority for promoting the use of the bicycle as an alternative mode of transportation.</p>	<p>Consistent. The Plan Area is rural without a significant commuting population. However, the Plan includes Action REC-5 to work with California State Parks and the California Coastal Commission to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. In addition, Policy TEI-3 encourages safety enhancements of the Pacific Coast Bike Route by: (1) establishing paths, completely separated from roadways, for the exclusive use of bicycles with cross flow by motorists minimized; (2) connecting existing bicycle paths, including linkages to and between communities and recreation areas; and (3) allowing for flexible, site specific design and routing to minimize impacts on adjacent development and fragile habitat.</p>
<p>Energy Element Goal 4: Water Use and Solid Waste: Increase the efficiency of water and resource use to reduce energy consumption associated with various phases of using resources (pumping, distribution, treatment, heating, etc.).</p>	<p>Consistent. The proposed Plan includes Policy TEI-16 regarding the Tajiguas Landfill which requires the County to pursue additional resource recovery projects/programs prior to, or concurrent with, any plan to expand municipal solid waste disposal capacity through landfilling. In addition, the proposed Plan includes Action TEI-8, which states that the County should consider adopting the State updates to Title 24, Part 5, Chapter 16A, Part I – Non-potable Water Reuse Systems and Action TEI-9 which states the County should consider alternative waste disposal and water conservation systems.</p>
Circulation Element	
<p>Circulation Element Policy A. The roadway classifications, intersection levels of service, and</p>	<p>Consistent. The proposed Plan does not include update roadway classifications, intersection levels of service, or</p>

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<p>capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.</p>	<p>capacity levels. As a result, the standards of the Circulation Element would continue to apply within the Plan Area.</p>
<p>Circulation Element Policy B. Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance.</p>	<p>Consistent. Traffic noise levels associated with the proposed Plan land use changes would be negligible, as the Plan Area does not accommodate a significant population and would not result in significant impacts from traffic noise, as specified in Section 4.10.3.2.</p>
<p>Circulation Element Policy C. The County shall continue to develop programs that encourage the use of alternative modes of transportation, including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.</p>	<p>Consistent. The proposed Plan would encourage construction of additional bicycle routes within the Plan Area. Under Action REC-7, the County would work with California State Parks and the California Coastal Commission to reopen the closed segment of the existing Class I bikeway that links El Capitan and Refugio State Beaches. Policy TEI-3 would encourage safety enhancements of the Pacific Coast Bike Route.</p>
<p>Circulation Element Policy E. A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element’s Land Use Development Policy #4 with regard to roadway and intersection capacity.</p>	<p>Consistent. Future discretionary projects within the Plan Area would be subject to the Circulation Element standards and policies and the LUE’s Land Use Development Policy #4 with regard to roadway and intersection capacity.</p>
<p>Environmental Resources Management Element</p>	
<p>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.</p>	<p>Consistent. The proposed Plan includes policies standards to maximize compatibility with open space, agricultural resources and biological resources, and to protect agricultural lands, steep slopes, floodplains, floodways, and geologic hazards. These include Policies LU-3 through LU-5, LU-7, LU-10, and LU-11; Dev Stds LU-1, LU-2, and LU-4; all of the agricultural goals and policies, Action AG-3, and Dev Std AG-3; and all of the natural resources stewardship policies, actions and development standards. In addition, floodways and floodways are mapped on the land use and overlay maps and the LUDC and Article II Coastal Zoning Ordinances include regulations under the Flood Hazard Overlay.</p>

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	There are no urban areas within the Plan Area.
Conservation Element	
<p>The Conservation Element contains numerous recommendations relating to various topics, including water resources, ecological systems, mineral resources, agricultural resources, historic sites, archaeological sites, and conservation and energy. The recommendations in the text of this Element relating to ecological systems and water resources are addressed in this discussion. Recommendations of this Element related to other subjects listed above are not cited, as policy consistency is addressed in other elements of the Comprehensive Plan.</p> <p>Stream Buffers: All streams of the County are delicate habitats because even a cursory survey indicates that their character is changed greatly, generally to a less desirable condition, by any development of the riparian land. We estimate that as little as 100 feet on either side of a stream could provide a good deal of protection to the stream, although this width would have to be increased where the slope of the land is significant. The discussion of stream setbacks also states that within the buffer strips, communities of native vegetation should be kept intact and no pesticide usage should occur on the buffer strips.</p>	<p>Consistent. The Plan includes various Natural Resources Stewardship Policies, Actions, and Development Standards that would protect natural and cultural resources of the Gaviota Coast, including environmentally sensitive habitat (Policies NS-2, NS-4, NS-11 and Dev Std NS-2), wetlands (Policy NS-5), wildlife corridors (Policy NS-6, Action NS-2, Dev Std NS-1), riparian vegetation (Policy NS-7, Action NS-3), and natural stream channels (Policy NS-9). The proposed Plan also promotes watershed protection and restoration of habitat (Policies NS-1, NS-3, NS-8, NS-11 and Actions NS-1, NS-4, NS-5). Policies CS-1 through CS-3, Actions CS-1 through CS-6 and Dev Stds CS-1 through CS-6</p>
Noise Element	
<p>Noise Policy #1: In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p> <p>Noise Policy #4: Residential use should be avoided within the 65 dB CNEL contour of any airport and under airport traffic patterns.</p>	<p>Consistent. The Plan Area includes areas located along Highway 101 and the Union Pacific Railroad that could exceed the maximum noise level allowed for sensitive land uses. However, the Plan would not increase development potential in these areas and any future discretionary development would be subject to County noise policies including the Noise Element and Noise Ordinance. Future residential development adjacent to Highway 101 and the Union Pacific Railroad would continue to be subject to these policies. The Plan Area is not located near an airport or under any airport traffic patterns.</p>
Housing Element	
<p>Housing Element Goal I: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.</p> <p>Housing Element Policy 1.1: Promote new housing opportunities adjacent to employment centers and the revitalization of existing housing to meet the needs of all economic segments of the community, including</p>	<p>Consistent. The proposed Plan provides for a range of housing types appropriate to a rural area, including farm employee dwellings. Higher urban densities are not proposed by the Plan, nor appropriate given the area's rural character and substantial constraints, including high fire hazards in the area and policies prioritizing the</p>

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<p>extremely low-income households, while bolstering the County’s rural heritage and supporting each unincorporated community’s unique character.</p> <p>Housing Element Goal 2: Promote, Encourage, and Facilitate Housing for Special Needs Groups</p> <p>Housing Element Program 2.4: Farmworker Housing. The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farmworker housing projects. Past and/or potential funding sources for farmworker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency (repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, Housing and Community Development Division). In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farmworker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.</p>	<p>preservation of agriculture.</p>
Agricultural Element	
<p>Agricultural Element Goal I: The County shall ensure and enhance the continuation of agriculture as a major viable production industry in the County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and Intensification shall be supported.</p>	<p>Consistent. The Plan includes an equivalent goal. Goal AG-1.A states, “Santa Barbara County shall protect and enhance the vitality of agricultural operations and resources as part of a major viable production industry. Where conditions allow, taking into account environmental impacts, expansion and intensification shall be supported.”</p>
<p>Agricultural Element Policy I.A: The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</p> <p>Imposition of any condition requiring an offer of dedication of a recreational trail or other recreational easement shall be discretionary (determined on a case-by-case basis), and in exercising its discretion, the County shall consider the impact of such an easement upon agricultural production of all lands affected by and adjacent to said trail or other easement.</p>	<p>Consistent. The Plan includes Policy AG-I.A, which states that land designated for agriculture shall be preserved and protected for agricultural use and the integrity of agricultural operations shall not be violated by non-compatible uses. Policy AG-1.D.1 would ensure trails are sited to minimize the impacts to prime soils, agricultural operations, public safety, and environmentally sensitive areas. Policy AG-1.D states that requirements for trail dedications shall be made on a case-by-case basis and shall consider the impact of such an easement upon agricultural production of all lands</p>

Policy Requirement	Discussion
	affected by and adjacent to said trail or other easement.
<p>Agricultural Element Policy I.B. The County shall recognize the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions. These rights and freedoms shall be conducted in a manner which is consistent with: (1) sound agricultural practices that promote the long-term viability of agriculture and (2) applicable resource protection policies and regulations.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-1.E.</p>
<p>Agricultural Element Policy I.C. To increase agricultural productivity, the County shall encourage land improvement programs.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-1.H.</p>
<p>Agricultural Element Policy I.D. The use of the Williamson Act (Agricultural Preserve Program) shall be strongly encouraged and supported. The County shall also explore and support other agricultural land protection programs.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-1.I.</p>
<p>Agricultural Element Policy I.E. The County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects.</p>	<p>Consistent. The Plan includes Dev Std AG-2, which requires a Notice to Property Owner, consistent with the County’s adopted Right to Farm Ordinance which provides notice that any inconvenience or discomfort from properly conducted agricultural operations shall be allowed consistent with the intent of the Right to Farm Ordinance. The Plan also includes Policy AG-1.E, which recognizes the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions.</p>
<p>Agricultural Element Policy I.F: The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-1.J.</p>
<p>Agricultural Element Policy I.G. Sustainable agricultural practices on agriculturally designated land should be encouraged in order to preserve the long-term health and viability of the soil.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-1.K.</p>
<p>Agricultural Element Goal II: Agricultural lands shall be protected from adverse urban influence.</p>	<p>Consistent. The Plan includes the equivalent Goal AG-2.</p>
<p>Agricultural Element Policy IIA: The County shall require measures designed for the prevention of flooding</p>	<p>Consistent. The Plan includes the equivalent Policy</p>

Policy Requirement	Discussion
and silting from urbanization, especially as such damage relates to approved development.	AG-2.A.
<p>Agricultural Element Policy II.B. Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-2.B.</p>
<p>Agricultural Element Policy II.C. Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-2.C.</p>
<p>Agricultural Element Policy II.D: Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</p> <p>Agricultural Element Goal III: Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations</p> <p>Agricultural Element Policy III.A: Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.</p>	<p>Consistent. The Plan includes Policy AG-1.C, which requires the County to develop and promote programs to preserve agriculture in the Plan Area. Policy AG-1.A would protect land designated for agriculture for agricultural use and ensure the integrity of agricultural operations is not violated by non-compatible uses. Policy AG-1.B requires the County to protect agricultural land, to the extent feasible, for continued agricultural uses would discourage conversions or other uses that are incompatible with long-term agricultural production.</p>
<p>Agricultural Element Goal IV. Recognizing that agriculture can enhance and protect natural resources, agricultural operations should be encouraged to incorporate such techniques as soil conservation and sound fire risk reduction practices.</p>	<p>Consistent. The Plan includes the equivalent Goal AG-3.</p>
<p>Agricultural Element Policy IV.A. Major wildfires cause severe erosion, property damage, and safety hazards. The County shall encourage range improvement and fire hazard reduction programs, including prescribed burning of brush and alternative non-burning techniques. Such programs shall be designed and conducted to avoid excessive erosion and other significant adverse effects on the environment for the purpose of increasing water yields, improving wildlife habitat, wildlife protection, and increasing agricultural productivity.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-3.A.</p>
<p>Agricultural Element Policy IV.B. Because of fire-risk reduction or soil instability, the use of certain slopes for agricultural production may be preferable to leaving the land in its natural state, or allowing non-agricultural development provided that adverse effects are</p>	<p>Consistent. The Plan includes Policy AG-3.B, which requires grading and brush clearing for new agricultural improvements on hillsides to not cause excessive erosion or downslope damage. Action AG-3 requires the County to develop Steep Slopes Development Standards</p>

Policy Requirement	Discussion
<p>minimized.</p> <p>Agricultural Element Policy IV.C. Grading and brush clearing for new agricultural improvements on hillsides shall not cause excessive erosion or downslope damage.</p>	<p>setting enhanced standards for agricultural development on slopes of 30 to 40 percent or greater on agriculturally-zoned land. The standards may include preparation of an erosion control plan with best management practices to ensure slope stabilization, soil conservation, water quality control, and preferred land clearing methods. Steep Slope Guidelines developed by the Cachuma Resource Conservation District are incorporated into the Plan as Appendix D and zoning ordinance amendments require compliance with these standards for applicable agricultural development.</p>
<p>Agricultural Element Goal V. 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>Agricultural Element Policy V.A. 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>Agricultural Element Policy V.B. Santa Barbara County should allow areas for supportive agricultural services within reasonable distance and access to the farm user.</p>	<p>Consistent. The Plan includes Goal AG-1.B, which allows areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm. Action AG-4, AG-5 and AG-6 would develop permit and zoning requirements to allow for agricultural processing appropriate for the Plan Area, would implement the Gaviota Agricultural Tiered Permit Structure Amendments into the LUDC and Article II, and would support agricultural tourism.</p>
<p>Agricultural Element Goal VI: The County should make effective-provision for access to agricultural areas and for the necessary movement of agricultural crops and equipment.</p>	<p>Consistent. The Plan includes the equivalent Goal AG-4.</p>
<p>Agricultural Element Policy VI.A. To the maximum extent feasible, the County Public Works Department shall design roads with the type and size of vehicles and/or equipment in mind which are used in the agricultural operations of the area.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-4.A.</p>
Open Space Element	
<p>The Open Space Element addresses open space for public health and safety, the managed production of resources, outdoor recreation and the preservation of natural resources. This Element relates closely to the Seismic/Safety Element and the Conservation Element, and they are all synthesized in the Environmental Resources Management Element. Consistency with these elements is discussed elsewhere in this section. Specific resources along the Gaviota Coast are discussed in the Element, generally addressing the undisturbed nature of the many biological and cultural resources present at</p>	<p>Consistent. The Plan Area has substantial open space areas, including agricultural and recreational lands that are addressed in the Plan, including various natural resources stewardship policies (Policies NS-1 through NS-11, Actions NS-1 through NS-7, and Dev Stds NS1 through NS-5), recreation policies (Policies REC-1 through REC-21, Dev Std REC-1, and Actions REC-1 through REC-9), and Agricultural Goals and Policies, as discussed under the Agricultural Element consistency analysis above.</p>

Policy Requirement	Discussion
many of the remote bluffs and natural open space areas.	
Scenic Highways Element	
<p>The Scenic Highways Element contains several preservation measures for scenic highways and their designation to assist in preserving and enhancing the most scenic areas along designated roadways within the County. The preservation measures within this Element include the regulation of land use to ensure that development in the scenic corridor will not conflict with the scenic objectives, a requirement for development plans for urban areas within the scenic corridors and overlays in rural areas, control of outdoor advertising, regulation of grading and landscaping, and design of structures and equipment.</p>	<p>Consistent. The coastal view corridor along Highway 101 from Goleta to the Gaviota Tunnel provides high quality views of ocean and inland public views. The Plan includes a site design hierarchy to ensure a consistent approach to implement visual resources protection on the Gaviota Coast. A Critical Viewshed Corridor Overlay is incorporated into the Plan and zoning ordinances and would require visual screening according to the site design hierarchy. Numerous visual resources policies are included in the Plan to achieve Plan Goal VIS-1: To protect and enhance the rural, scenic, and visual qualities of the Gaviota Coast. Policy VIS-3 requires development to be sited so as not to intrude into the skyline as seen from public viewing places.</p>
Seismic Safety and Safety Element	
<p>The Seismic Safety and Safety Element contains policies intended to minimize or eliminate potential fire, geological, soil or seismic hazards related to land use planning and development. The Element includes recommendations to avoid locating development in high hazard area and includes recommendations to reduce potential geological and flood hazards.</p>	<p>Consistent. The Plan includes Action AG-3, which would require the County to develop steep slopes development standards to ensure slope stabilization, soil conservation, and water quality control to minimize erosion due to agricultural development on steep slopes. Policy AG-1.A intends to prevent flooding and sedimentation. Policy AG-3.A promotes development of fire hazard reduction programs within the Inland Area of the Plan. Action LU-7 requires the County to research and respond to the impacts of climate change related hazards on the Gaviota Coast</p>
Safety Element Supplement	
<p>The Safety Element Supplement focuses on the role of land-use planning in reducing the risk of exposure to hazardous materials.</p>	<p>Consistent. Policy TEI-12 discourages the use of enhanced oil and gas recovery techniques such as hydraulic fracturing and steam injection in the Plan Area. In addition, a site design hierarchy provides a framework for siting and design criteria and considers hazards, such as fire and oil and gas pipelines.</p>

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Attachment F
Principal Changes to the Plan

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ATTACHMENT F

Principal Changes to the Plan

On December 3, 2013, the Board of Supervisors initiated environmental review for the Draft Gaviota Coast Plan (GCP). Since that time, staff prepared and circulated a Draft Environmental Impact Report (Draft EIR), reviewed public comments, drafted responses to public comments, and prepared a Draft Final EIR. As a result, staff recommends several changes to the GCP. Some of these changes implement mitigation measures identified in the Draft Final EIR or respond to public comments on the Draft EIR (see Section 1 below), while others recommend changes to incorporate various components from EIR Alternative 1, Alternative 2, and Alternative 3 (see Section 2 below). Staff recommends approval of the GCP, incorporating all of these changes.

1. EIR Mitigation Measures

All of the EIR mitigation measures have been incorporated in the proposed Gaviota Coast Plan (GCP) as revised or new policies, development standards, or actions. The revised or new policies, development standards, or actions, as incorporated into the GCP, are presented below.

Dev Std NS-2: ESH Setbacks and Buffers. (*INLAND*) Mapped riparian ESH-GAV overlay areas shall have a development area setback buffer of 100 feet from the edge of either side of the top-of-bank of creeks or the existing edge of riparian vegetation, whichever is further. Development within other ESH areas shall be required, ~~subject to the list below,~~ to include setbacks or undeveloped buffer zones from these areas as part of the proposed development, except where setbacks or buffers would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and/or buffer areas, the County's biological resources and/or vegetation maps and other available data shall be used (e.g., maps, studies, or observations). Appropriate public recreational trails may be allowed within setbacks or buffer areas.

Required buffers for ESH-GAV may be adjusted upward ~~and or~~ downward ~~in both the Coastal Zone and Inland Area~~ on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and, when appropriate, after consultation with the Department of Fish and Wildlife and Regional Water Quality Control Board, if required, in order to protect the biological productivity and water quality of streams:

- Demonstration of a net environmental benefit;
- Existing vegetation, soil type and stability of stream corridors;
- How surface water filters into the ground;
- Slope of the land on either side of the stream;

- Location of the 100 year flood plain boundary; and
- Consistency with adopted Gaviota Coast Plan, ~~Coastal Land Use Plan,~~ and Comprehensive Plan policies. (Source: EIR Mitigation Measure MM-BIO-1.1)

Dev Std NS-2: ESH Setbacks and Buffers. (COASTAL) Mapped riparian ESH overlay areas shall have a development area setback buffer of 100 feet from the edge of either side of the top-of-bank of creeks or the existing edge of riparian vegetation, whichever is further. Wetland ESH areas shall include a minimum development area setback buffer of 100 feet from the edge the wetland. Monarch butterfly trees shall include a minimum development area setback buffer of 50 feet from the edge of the trees.

Development within other ESH areas shall be required, ~~subject to the list below,~~ to include setbacks or undeveloped buffer zones from these areas as part of the proposed development, except where setbacks or buffers would preclude reasonable use of the parcel consistent with applicable law. The buffers shall be determined on a case-by-case basis and be based upon site-specific conditions such as slopes, erosion potential, biological resources, etc. In determining the location, width and extent of setbacks and/or buffer areas, the County's biological resources and/or vegetation maps and other available data shall be used (e.g., maps, studies, or observations). Appropriate public recreational trails may be allowed within setbacks or buffer areas.

Required buffers for riparian ESH may be adjusted upward and or downward ~~in both the Coastal Zone and Inland Area~~ on a case-by-case basis but shall not preclude reasonable use of a parcel consistent with applicable law. Adjustment of the riparian buffer shall be established based on an investigation of the following factors and, when appropriate, after consultation with the Department of Fish and Wildlife and Regional Water Quality Control Board, if required, in order to protect the biological productivity and water quality of streams:

- Demonstration of a net environmental benefit;
- Existing vegetation, soil type and stability of stream corridors;
- How surface water filters into the ground;
- Slope of the land on either side of the stream;
- Location of the 100 year flood plain boundary; and
- Consistency with adopted Gaviota Coast Plan, Coastal Land Use Plan, and Comprehensive Plan policies. (Source: EIR Mitigation Measure MM-BIO-1.1)

Dev Std NS-3: Rare Plants. Where appropriate and feasible, as determined by County staff, if potentially suitable habitat exists for sensitive plant species, prior to approval of Coastal Development or Land Use Permits for any projects in the Gaviota Coast Plan Area, focused rare plant surveys shall be conducted during the appropriate time of year to optimize detection of potentially occurring rare plants. Focused surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (~~County of Santa Barbara 2008~~) and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species. (Source: EIR Mitigation Measure MM-BIO-2)

Dev Std NS-4: Sensitive Wildlife Species. Where appropriate and feasible, as determined by County staff, if potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to approval of Coastal Development or Land Use Permits for any projects in the Gaviota Coast Plan Area, focused presence/absence surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (~~County of Santa Barbara 2008 and any subsequent revisions~~) to determine the potential for impacts resulting from the project on these species. (Source: EIR Mitigation Measure MM-BIO-3)

Dev Std NS-5: Wetlands. If potentially jurisdictional wetlands or waters are found on or adjacent to a project site in the Plan Area and have potential to be impacted by implementation of the project, a formal wetlands delineation of the project site shall be completed following the methods outlined in the United States Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual and the Regional Supplement to the USACE Delineation Manual for the Arid West Region (USACE 2008). A determination of the presence/absence and boundaries of any Waters of the U.S. and Waters of the State shall also be completed following the appropriate USACE guidance documents for determining Ordinary High Water Mark boundaries. The limits of any riparian habitats on-site under the sole jurisdiction of California Department of Fish and Wildlife shall also be delineated, as well as any special aquatic sites that may not be within the USACE jurisdiction under the Clean Water Act or meet federal jurisdictional criteria but are regulated by Federal Endangered Species Act, California Endangered Species Act, Regional Water Quality Control Board, and/or California Coastal Commission (CCC). In the Coastal Zone, jurisdictional waters and ESH areas as defined by CCC will also be delineated. (Source: EIR Mitigation Measure MM-BIO-4)

Mitigation for unavoidable impacts to wetlands and waters shall be based on the impacted type of wetland and project design. Mitigation should prevent any net loss of wetland functions and values of the impacted wetland. Plan Policy NS-11 requires a replacement ratio to compensate for the destruction of native habitat and biological resources that exceeds the biological value of that which is destroyed. However, the resource agencies may require higher mitigation ratios depending on the type and quality of resource impacted. Mitigation ratios for impacts to

wetlands and riparian habitat are typically around 2:1 or 3:1, but can be as high as 8:1 for especially rare or valuable wetland types such as vernal pools.

Policy CS-2: Properties of Concern. Potentially significant cultural resources including historic ~~buildings,~~ structures, rural historic landscapes, archaeological sites, traditional cultural properties, Tribal Cultural Resources, and other traditional tribal cultural places ~~and other places of concern to the Native Americans~~ shall be protected and preserved to the maximum extent feasible. (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-1: Landmarking Buildings, Structures, & Places. The County and the community should continue to work with willing landowners to identify buildings, structures, and places, including Rural Historic Landscapes, Traditional Cultural Properties, Tribal Cultural Resources, and other traditional tribal cultural places that qualify for ~~nomination to Historic listing as a County Landmark or Place of Historical Merit Status~~ and forward these ~~requests-nominations~~ to the County Historical Landmarks Advisory Commission (HLAC). (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-2: New Development and Rehabilitation Projects. Development resulting in increased building size or demolition of buildings/structures included in the list of historic resources, or buildings and structures over 50 years of age and evaluated as important at the local, state, or national level, shall be reviewed by Planning & Development for consistency with historic resource preservation policies. (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-~~32~~: Community Cultural Center. The County and Gaviota Coast residents shall investigate, consider and pursue options to develop a community cultural center and/or other community cultural research and education opportunities including Native American culture. (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-~~43~~: ~~Government-To-Government~~ Native American Consultation. The County shall continue its ~~government-to-government~~ consultations with the tribes identified by the Native American Heritage Commission (NAHC) pursuant to Assembly Bill 52 and Senate Bill 18 to ensure that ~~traditional-cultural~~ resources of concern to ~~the Chumash-Native Americans~~ are identified and taken into account in future development planning. (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-~~54~~: Confidential Site Locations. The County shall maintain as confidential information about the location of Traditional Cultural Properties, Tribal Cultural Resources, and other traditional tribal cultural places. ~~, historical, and spiritual areas as confidential.~~ (Source: *EIR Mitigation Measure MM CR-1*)

Action CS-~~65~~: Tribal Access. The County, ~~Chumash-Native American~~ representatives and willing landowners should work together to ensure appropriate tribal access to Traditional

Cultural Properties (~~TCP~~), Tribal Cultural Resources, and other traditional tribal cultural places historical, and spiritual properties while still respecting the rights and privileges of property owners. (Source: *EIR Mitigation Measure MM CR-1*)

Dev Std CS-3: Identification of Traditional Cultural, Historical, and Spiritual Sites. Native Americans shall be consulted when development proposals are submitted that impact significant archaeological or cultural sites. Cultural sites may include Traditional Cultural Properties (~~TCP~~), Tribal Cultural Resources, and other traditional tribal cultural places and cultural landscapes as identified through consultation with ~~by~~ Native Americans. (Source: *EIR Mitigation Measure MM CR-1*)

Dev Std CS-4: Native American Contact List. When existing documentation or a Phase 1 survey indicates that significant prehistoric cultural resources may be affected by a proposed project, the County shall obtain a Native American Contact List from the NAHC and consult ~~with the Chumash~~ Native Americans in accordance with Assembly Bill 52 during each stage of cultural resources review. (Source: *EIR Mitigation Measure MM CR-1*)

Dev Std CS-5: Integrity of Historic Resources. No permits shall be issued for any development or activity that would adversely affect the integrity of officially designated ~~Historic County Landmarks and Places of Historical Merit~~, historical resources eligible for the California Register of Historical Resources, or identified historical ~~districts~~ resources unless a professional evaluation of the ~~proposed~~ project has been performed by a qualified Architectural Historian pursuant to the County's most current Regulations Governing Archaeological and Historical Projects. All such professional studies shall be reviewed and approved by Planning & Development, and reviewed by the HLAC and all feasible mitigation measures shall be incorporated into any permit issued for development. (Source: *EIR Mitigation Measure MM CR-1*)

Dev Std CS-6: Historical Resources Studies. A Phase 1, and if required Phase 2, historical resources investigation and report shall be performed when identified as necessary by the Director of Planning and Development. The investigation shall include areas of the project that could result in direct or indirect impacts to historic-age buildings, structures, rural historic landscapes, or districts or that could change the integrity of the setting and context for such resources on adjacent parcels. The content, format, and length of the Phase 1, and if required Phase 2, historic report shall be consistent with the nature and size of the project and findings of the investigation. The investigation shall be performed by a qualified Architectural Historian pursuant to the County's most current regulations governing archaeological and historical projects. All such professional studies shall be reviewed and approved by the HLAC and Planning and Development. All feasible recommendations resulting from the Phase 1, and if required Phase 2, shall be incorporated into any permit approved for development. (Source: *EIR Mitigation Measure MM CR-1*)

Dev Std AG-3: Steep Slope Standards. Agricultural activities on slopes 30% or greater on agriculturally zoned lands shall adhere to the best management practices in the Steep Slope Guidelines, Gaviota Coast Plan Appendix D, to ensure slope stabilization, soil conservation, and water quality control. (Source: *EIR Mitigation Measures MM GEO-1*)

Policy LU-1: Gaviota Coast Plan Boundary. All pertinent countywide Comprehensive Plan policies apply within the Gaviota Coast Plan Boundary in addition to the specific policies and action items identified in this Plan. Countywide Coastal Land Use Plan and Coastal Zoning Ordinance provisions that are pertinent apply within the Coastal Zone area of the Gaviota Coast Plan. If any policy or provision of the Gaviota Coast Plan conflicts with any policy or provision of the Coastal Land Use Plan or Coastal Zoning Ordinance, the policy or provision that is most protective of coastal resources shall take precedence. The Gaviota Coast Plan Boundary shall not be moved except as part of a County-initiated update of the Plan. (Source: *EIR Mitigation Measure MM BIO-1*)

Dev Std LU-2: Sea Level Rise and Coastal Hazards. Sea level rise and coastal hazard analyses shall be required for near-shore development. Using best available science, the coastal hazard analysis shall consider the impacts of sea level rise on the proposed development including vulnerability assessment, and identification of adaptive measures to reduce expected risk and increase resiliency to sea level rise. Near-shore development includes sites on and along the beaches, bluffs, tidally influenced water bodies and areas potentially subject to inundation given topography and proximity to the ocean. (Source: *EIR Recommended Mitigation Measure MM FLD-1*)

Dev Std LU-3: Fire Protection. Development shall be sited to minimize exposure to fire hazards and reduce the need for grading, fuel modification (including thinning of vegetation and limbing of trees), 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. (Source: *EIR Recommended Mitigation Measure MM SERV-1*)

Dev Std LU-4: Radon. Development proposed on Rincon Formation soils or within state-mapped elevated radon hazard zones shall be avoided to the extent feasible; if infeasible, development shall be subject to an evaluation of conformance to EPA radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques, which reduce the interior radon gas concentrations to acceptable levels, shall be required. (Source: *EIR Mitigation Measure MM GEO-2*)

Dev Std LU-5: Air Quality Siting and Design. designed to minimize exposure to roadway-related pollutants, and exposure shall be mitigated to the maximum extent feasible. Design features may include but not be limited to maximizing the distance between Highway 101 and

sensitive receptors and locating air intake at the non-roadway facing sides of buildings. (Source: EIR Recommended Mitigation Measure MM AQ-1)

Dev Std LU-6: Ventilation Systems. Ventilation systems that are rated at a Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency shall be provided on all residential units located within 500 feet of Highway 101. The residents of these units shall also be provided information regarding filter maintenance/replacement. (Source: EIR Recommended Mitigation Measure MM AQ-1)

Dev Std LU-7: Air Quality Disclosure Statement. Future project applicants of residential developments within 500 feet of Highway 101 shall be required to record a “Notice to Property Owner” that provides an Air Quality Disclosure Statement to potential buyers, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of Highway 101. (Source: EIR Recommended Mitigation Measure MM AQ-1)

Policy TEI-7: U.S. Highway 101 Operational Conflict Impacts. Proposed new or expanded public or private uses, commercial uses, and visitor-serving uses may be required to submit an analysis that evaluates the anticipated operational conflicts impacts to U.S. Highway 101 operations and makes recommendations on how conflicts can be overcome or mitigated for any discretionary project. All uses for which primary property ingress and egress is either directly or indirectly through an at-grade intersection with Highway 1 or Highway 101, shall be submitted to Caltrans for comment prior to permit approval by the Planning and Development Department. Caltrans review shall be in the form of a letter commenting on the effects, if any, of the proposed highway access, and identify any recommended safety requirements applicable to the project. Confirmation of compliance with any applicable safety requirements must be verified prior to zoning clearance. (Source: EIR Recommended Mitigation Measure MM TC-2)

Action TEI-2: Comprehensive Transportation Corridor Plan. The County, in cooperation with Caltrans, SBCAG, California Department of Parks, and Union Pacific Railroad, shall seek funding for preparation of a Comprehensive Corridor Plan for the Highway 101 corridor between Gaviota Tunnel and Farren Road. The Plan shall address:

- Operational and safety improvements to Highway 101, the Union Pacific Railroad, and County roads along the Gaviota Coast;
- New Union Pacific Railroad crossing points (e.g., at grade crossings, bike lanes, bridges and tunnels);
- Adaptation planning to address Sea Level Rise impacts (including possible long-term realignment of Highway 101 and the Union Pacific Railroad) to address bluff retreat, and to avoid the need for new coastal protections structures;

- Implementation of the California Coastal Trail and Pacific Coast Bikeway; and,
- Retention and enhancement of public coastal access

~~The County shall prepare a Transportation Corridor Plan, in coordination with the Santa Barbara County Association of Governments, to govern all future improvements to U.S. Highway 101, the Union Pacific Railroad, and County roads along the Gaviota Coast, including new Union Pacific Railroad crossing points (e.g., at grade crossings, bike lanes, bridges and tunnels), long-term relocation of the Union Pacific Railroad to address bluff retreat, and to avoid the need for new coastal protections structures and improved access off of U.S. Highway 101. (Source: EIR Mitigation Measure MM TC-1)~~

2. Additional Plan Revisions

Staff incorporated several changes to policies and actions from EIR Alternatives 1, 2 and 3. The revised or new policies and actions, as incorporated into the GCP, are presented below.

Policy NS-6: Wildlife Corridors. Development shall avoid to the maximum extent feasible and otherwise minimize disruption of identified wildlife travel corridors. (Source: *Alternative 2, Table 6-2*)

Policy NS-7: Riparian Vegetation. Riparian vegetation shall be protected to the maximum extent feasible. Riparian vegetation shall not be removed except where clearing is necessary for the maintenance of existing roads and/or free flowing channel conditions, the removal of invasive exotic species, stream/creek restoration, or the provision of essential public services. Any unavoidable riparian vegetation removal conducted in compliance with the activities identified by this policy shall be conducted in compliance with the Environmentally Sensitive Habitat and resource protection policies and provisions of the Gaviota Coast Plan, the Comprehensive Plan, and the Local Coastal Program. (Source: *Response to Comment to Coastal Commission Letter 3-19 to provide clarification*)

Action NS-3: Riparian Corridors. Inland riparian corridors shall be mapped and included into the ESH-GAV Overlay. (Source: *Staff edit to provide clarification*)

Policy AG-1.H: Land Improvement Programs. (COASTAL) Land improvement programs shall be implemented in a manner consistent with the Coastal Land Use Plan. (Source: *Alternative 1*)

Action REC-8: Railroad Corridor Lateral Access and Crossings. The County shall identify locations where public lateral trails are not otherwise available and could be located safely within the Union Pacific Railroad right-of-way, including trails that would require safety improvements. The County shall identify locations where access across, over, or under the railroad is necessary

or desirable to allow for public access to the beach, along the bluff, and/or for trail connectivity. The County shall approach the Union Pacific Railroad and the Public Utilities Commission to gain authorization for formal trail segments within the right-of-way and/or where railroad crossings are necessary or desirable to allow for public access to the beach, along the bluff, and/or for trail connectivity. (Source: Alternative 2, Table 6-3)

Policy REC-16b: Small Creek Vegetation. The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use. (Source: Staff edit to incorporate Policy 7-15 from Coastal Land Use Plan (CLUP), similar to incorporation of other Gaviota Coast Planning Area recreation policies of the CLUP)

Action REC-9: Public Recreation and Open Space Protection and Conservation. The County shall identify parcels of coastal open space in the Gaviota Coast Plan Area that are suitable for conservation. The County should protect public recreation and open space, as follows:

- a. Prioritize acquisition of public-blufftop open space.
- b. Protect and expand coastal access, and acquire easements for, and develop, a nearshore California Coastal Trail.
- c. Plan for expansion of visitor serving uses, particularly campgrounds at suitable locations.
- d. Identify key properties suitable for public acquisition for recreation and protection of habitats, view corridors, and open space.
- e. Ensure habitat connectivity, and where appropriate, trail connectivity, between coastal areas and the Los Padres National Forest. (Source: Alternative 2, Table 6-3)

Action LU-5: Land Use Incentives Program – Phase I. The county shall develop ordinance language, consistent with Action LU-4, for the following initial landowner action priorities that warrant the ability to apply for a land use incentive on AG-II zoned land within the Plan area:

Action LU-5: Table 1.	
Land Owner Actions	Eligible Incentive
<u>Dedicate Trail Easement for Coastal Trail Primary Route Alignment on Adopted PRT Map</u>	<u>Residential Second Unit¹</u> <u>(attached or detached)</u> +

	<u>One (1) attached residential second unit</u>
Dedicate Trail Easement for Proposed Trail Alignment on Adopted PRT Map	Residential Second Unit
Dedicate and/or Construct Public Trailhead Parking Area	
Dedicate Permanent Agricultural, Conservation, or Scenic Viewshed Easement	
<u>Perform Habitat Restoration</u>	
<u>Restore, Maintain, and/or Landmark an Historic Structure</u>	

¹For dedication of trail easement(s) for the Coastal Trail primary route alignment, as depicted on the Gaviota Coast Plan PRT map, landowners would be eligible to apply for the principal Residential Second Unit and a second attached Residential Second Unit.

(Source: Alternative 3)

Policy VIS-6: Design Review. All permit applications for structures, additions to structures, or signage within the Gaviota Coast Plan Area shall be reviewed and considered for approval by the County Board of Architectural Review unless exempt pursuant to the County Zoning Ordinances. P&D and the Board of Architectural Review shall consider the Gaviota Coast Plan Design Guidelines in approving future development. (Source: Staff edit)