

ATTACHMENT 16

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, TEI-6, TEI-7 and 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>

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<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. To fulfill this requirement, 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 adherence to the guidelines for agricultural cultivation on slopes 30% or greater. In the final Plan, Action AG-3 is replaced by new Dev Std AG-3, which requires adherence to the Steep Slope Guidelines on slopes of 30% or greater.</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</p>

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	slopes and submittal of detailed drainage and erosion control plans and requires certification from a qualified engineer that erosion impacts from road construction are 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, TEI-6 and TEI-7) that protect surface and ground water quality through compliance with the County’s Local Agency Management Program (LAMP, approved by the Regional Water Quality Control Board) and Chapter 18c of the County Code, which require 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</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),</p>

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<p>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 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>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>
<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</p>

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	Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which include landscaping requirements to provide visual softening and screening.
<p>LUE Visual Resource Policy #2: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p>	<p>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 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>
Coastal Land Use Plan (CLUP)	
<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.</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, TEI-6,</p>

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<p>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 an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, ...</p>	<p>TEI-7 and) 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>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</p>	<p>Consistent. The Plan includes various policies intended to ensure that agriculture is conducted in an</p>

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<p>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>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 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</p>

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	<p>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 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>Consistent. The Plan does not include any new policies addressing seawalls and shoreline structures; and 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>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>

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<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 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</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</p>

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<p>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, 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>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 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. To fulfill this requirement, 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 adherence to the guidelines for agricultural cultivation on slopes 30% or greater. In the final Plan, Action AG-3 is replaced by new Dev Std AG-3, which requires adherence to the Steep Slope Guidelines on slopes of 30% or greater.</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</p>

Policy Requirement	Discussion
	<p>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 adequately mitigated.</p>
<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, TEI-6 and TEI-7) that protect surface and ground water quality through compliance with the County’s Local Agency Management Program (LAMP, approved by the Regional Water Quality Control Board) and Chapter 18c of the County Code, which require 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 adherence to the guidelines for agricultural cultivation on slopes 30% or greater. 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</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</p>

Policy Requirement	Discussion
to submit a landscaping plan to the County for approval.	requires adherence to the Site Design Hierarchy and Gaviota Coast Plan Design Guidelines, which include landscaping requirements to provide visual softening and screening.
<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 contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</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 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</p>	<p>Consistent. The Site Design Hierarchy and Gaviota Coast Plan Design Guidelines included in the proposed</p>

Policy Requirement	Discussion
with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.	Plan require the visibility of utilities to be eliminated or minimized from public viewing places.
<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 City of Goleta’s western limit to Highway 1.</p>
<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</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>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 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</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>

Policy Requirement	Discussion
campgrounds).	
<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>
<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-16a 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</p>	<p>Consistent. Plan Policy REC-18 replaces 7-17 with only minor, non-substantive changes.</p>

Policy Requirement	Discussion
hostels.	
<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 use shall not be encouraged. Access to the site should continue to be by way of boats.</p>	<p>Consistent. Plan Policy REC-20 replaces 7-19 without any changes.</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</p>	<p>Consistent. The Plan designates a majority of the Plan Area with an agricultural land use designation except for</p>

Policy Requirement	Discussion
<p>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>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>
<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</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</p>

Policy Requirement	Discussion
<p>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>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 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>Consistent. This policy would continue to be implemented upon review of site-specific development. Plan Policy NS-4 establishes criteria for ESH habitat 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>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 9-10: 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>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,</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>

Policy Requirement	Discussion
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<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 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>Consistent. The Plan includes Policy NS-2, which 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</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>

Policy Requirement	Discussion
<p>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 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</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</p>

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<p>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 development which could destroy or damage archaeological or cultural sites shall be prohibited.</p>	<p>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>
<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,</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</p>

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treatment, heating, etc.).	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.
Circulation Element	
<p>Circulation Element Policy A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.</p>	<p>Consistent. The proposed Plan does not include update roadway classifications, intersection levels of service, or 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>

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Environmental Resources Management Element	
<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. There are no urban areas within the Plan Area.</p>
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>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</p>

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<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>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>
<p>Housing Element</p>	
<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 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>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 preservation of agriculture.</p>
<p>Agricultural Element</p>	
<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</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</p>

Policy Requirement	Discussion
shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and Intensification shall be supported.	resources as part of a major viable production industry. Where conditions allow, taking into account environmental impacts, expansion and intensification shall be supported.”
<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 affected by and adjacent to said trail or other easement.</p>
<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>

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<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 II.A: The County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development.</p>	<p>Consistent. The Plan includes the equivalent Policy AG-2.A.</p>
<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>

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<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 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>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 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 adherence to the guidelines for agricultural cultivation on slopes 30% or greater. In the final Plan, Action AG-3 is replaced by new Dev Std AG-3, which requires adherence to the Steep Slope Guidelines on slopes of 30% or greater.</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</p>	<p>Consistent. The Plan includes the equivalent Policy</p>

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<p>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>AG-4.A.</p>
<p>Open Space Element</p>	
<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 many of the remote bluffs and natural open space areas.</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>
<p>Scenic Highways Element</p>	
<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>
<p>Seismic Safety and Safety Element</p>	
<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. In the final Plan, Action AG-3 is replaced by new Dev Std AG-3, which requires adherence to the Steep Slope Guidelines, incorporated into the Plan as Appendix D, on slopes of 30% or greater. 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-</p>

Policy Requirement	Discussion
	7 requires the County to research and respond to the impacts of climate change related hazards on the Gaviota Coast
Safety Element Supplement	
The Safety Element Supplement focuses on the role of land-use planning in reducing the risk of exposure to hazardous materials.	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.