

Attachment A

Findings and Statement of Overriding Considerations For the Santa Ynez Valley Community Plan EIR State Clearinghouse No. 2007071093

1. PROJECT DESCRIPTION

The project comprises adoption of the Santa Ynez Valley Community Plan (SYVCP) initiated for environmental review on September 26, 2006 with inclusion of the Downzone Alternative to Heritage Sites (Draft SYVCP Appendix K) by the Board of Supervisors. The Downzone Alternative is similar to the proposed SYVCP, except in lieu of the Heritage Sites (HS) Overlay District, the areas designated with this overlay are downzoned to limit further subdivision of these lots beyond what the HS Overlay would achieve. Application of the Downzone Alternative is beneficial because it protects agricultural parcels and the rural character of the Valley while helping minimize urban sprawl.

The SYVCP will be part of the Land Use Element of the County's Comprehensive General Plan. It includes maps and text consisting of goals, objectives, policies, action items and development standards, all of which are designed to implement the overall goals and objectives of the SYVCP regarding development and community character. The policies of the SYVCP are of two general types: 1) those that control, restrict, or otherwise condition future development in order to protect or respect environmental or physical constraints; and 2) those that encourage or allow certain types of land uses and development. Adoption of the SYVCP therefore entails land use designation changes, zoning changes, and amendments to County land use maps, the Land Use Element, the Noise Element, the Circulation Element, and Chapter 35 of the Santa Barbara County Land Use and Development Code.

2. PROCEDURAL HISTORY

The Board of Supervisors finds that the SYVCP was prepared pursuant to the following process:

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

Although the Blueprint was not a formal part of the SYVCP process, it played an important role in identifying planning and development issues within the Plan area. It serves as an indicator of community concerns and gave County Staff direction for

future research. Many land use issues raised in the Valley Blueprint were explored by the GPAC and VPAC, County staff and the public through the SYVCP process.

- 2) Published in March of 2001 by Planning and Development, the Santa Ynez Valley Newsletter was an informative document that provided public information on general land use issues and trends in the Santa Ynez Valley. It contained data gathered by Planning and Development and a discussion of concerns such as growth, community character, services, traffic, agricultural preservation, natural resource protection and wine industry-related issues. This document laid the foundation for future research and was the starting point for discussions on Valley land use and planning issues.
- 3) Citizen involvement in the preparation of a community plan is required by State law and is one of the cornerstones of the SYVCP process. The Santa Ynez Valley General Plan Advisory Committee (GPAC) was a diverse group of community members appointed by the Third District Supervisor. The role of the GPAC was to assist and advise the Board of Supervisors, Planning Commission and County staff in developing, adopting, monitoring and revising the Comprehensive Plan.

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

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

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

- To gather information and insight concerning the needs, visions, resources and unique nature of the community from the people most familiar with the Valley;
- To inform residents, business owners, and interested parties about the planning process;
- To give members of the community an opportunity to participate in the planning process;

- To build consensus for the approval of the Plan and strengthen the ability of community members to be involved in its implementation.

On August 10, 2004, the Board of Supervisors initiated the Draft Project Description for the SYVCP which contained the policies and corresponding maps for the Plan. On February 15, 2005, the Board of Supervisors modified and reduced the planning area boundary and reinitiated the Draft Project Description.

- 4) In early 2005, the Third District Supervisor appointed a new Valley Planning Advisory Committee (VPAC). The VPAC's role was to provide community-based feedback to the Planning Commission and Board of Supervisors on planning and development issues in the Valley. During 2005-2006, the VPAC provided input on select issues in the SYVCP attempting to clarify and augment previous input from the GPAC. Much of the VPAC's work centered on framing the parameters for environmental review and highlighting alternatives to be studied in the Environmental Impact Report (EIR) related to mixed use, design review and agricultural zoning. This culminated in the Board of Supervisors' action to reinitiate the SYVCP on September 26, 2006.
- 5) The next step after initiation was the environmental review stage of the Plan. The Draft EIR was released for public review on July 18, 2007. Public comment was received at the August 8, 2007 Scoping Hearing. P&D extended the normal 45-day public comment period to 105-days (October 3, 2007) to give the public and other agencies and departments ample opportunity to provide input on the scope of the SYVCP EIR. The EIR was revised in response to comments received for consideration and certification by the Planning Commission and Board of Supervisors.

3. PLANNING FINDINGS GENERAL

The Board of Supervisors finds that:

- 1) The SYVCP and its implementing amendments are in the interest of the general community welfare.
 - a) The Santa Barbara County Comprehensive General Plan has been amended regularly since original adoption; this is particularly true of the Land Use Element that was adopted in 1980. However, growth and development under the Plan over time, as well as the changing needs and circumstances of California, Santa Barbara County and particularly the SYVCP Area, now warrant a comprehensive review and updating of the Comprehensive Plan for the SYVCP Area through the preparation and adoption of the new SYVCP.

- b) The SYVCP has been developed in consideration of the community's circumstances, needs, and desires, including but not limited to competing factors regarding resource and open space protection, housing, economic development, and constrained service and infrastructure capacities as identified in EIR 08EIR-00000-00004. Various land use mixes and development rates have been analyzed and considered, in order to assess the relative benefits and drawbacks of a representative range of Plan alternatives. The resultant Plan reduces the development potential of some of the residential and commercial/industrial parcels throughout the Planning Area and in many cases provides for the avoidance and mitigation of adverse effects where determined to be feasible. In doing so, the Plan respects service, resource, and infrastructure capacities while accommodating development to a degree and in a manner which provides the greatest community welfare with the least public and private harm. Therefore, it is hereby found that the re-designation of parcels within the planning area is justified considering the community's resources and infrastructure constraints and that the Plan provides for and is compatible with the community's overall benefit, and is consistent with the adopted County service and resource policies, including those included within the County Land Use and Development Code.

 - c) The County requires project-specific mitigation of school impacts to the fullest legal extent as demonstrated by Board of Supervisors Resolution 92-700. The County considers adequate public school services to be of high community priority. The Plan considers the community's needs, services and resources, and state law. Student enrollment as a result of development under the SYVCP could increase such that it may require new or physically altered facilities in the future. The SYVCP does not include plans for additional public schools. Although development of new schools could result in environmental impacts associated with ground disturbance (e.g., cultural resources, biological resources, etc.) and/or noise and traffic, a precise evaluation of environmental impacts would be speculative because the location and timing of such facilities is not known at this time. Future facilities that would need to be constructed as a result of the SYVCP would be subject to subsequent environmental review.
- 2) The SYVCP has been prepared pursuant to good land use planning and zoning practice, and is consistent with the requirements of State planning and zoning law, the County of Santa Barbara Comprehensive General Plan and all of its elements, and the Land Use and Development Code.
- a) The SYVCP is broad and comprehensive in scope, covering and complementing topics addressed by the previously adopted Elements of the Comprehensive Plan, including but not limited to the Land Use, Conservation, Circulation, Seismic Safety and Safety, Open Space, Housing, Scenic Highways, Agriculture, and Noise Elements. The EIR identified no potential inconsistencies between the draft Plan and other adopted Comprehensive General Plan policies.

- b) The Board of Supervisors finds that the final Plan is consistent with the Housing Element because it recognizes and encourages the provision of affordable housing in the Plan area through the Mixed Use Overlay and approval of Residential Second Units and farm employee housing pursuant to applicable existing regulations. The Board of Supervisors finds that additional opportunities for moderate, low, and very low income housing exist through other previously adopted programs of the Housing Element including, but not limited to, Density Bonus, Inclusionary Affordable Units, the Homebuyer Assistance Program, and other County financial assistance programs.

4. CEQA FINDINGS GENERAL

- 1) The Environmental Impact Report (EIR) for this project has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. The degree of specificity in the EIR corresponds to the specificity of the general or program level policies of the Plan and to the effects that may be expected to follow from the adoption of the Plan. The EIR is not as detailed as an EIR on specific development projects or implementation programs that might follow. Affordable housing sites have been analyzed at a level of detail that is sufficient to make site-specific findings for significant adverse impacts; however specific development projects on these sites may be subject to additional environmental review.
- 2) The California Environmental Quality Act (CEQA) requires analysis not only of potential direct or primary impacts, but also of potential indirect or secondary effects which may be caused by a proposed project and may be reasonably foreseen, even though later in time or farther removed in distance. In light of these principles, the EIR discusses and classifies the potential indirect, secondary effects arising from the project specifically and from cumulative development, which may subsequently occur under the Plan.
- 3) The project mitigates the environmental impacts to the maximum extent feasible as discussed in the findings made below. Where feasible, changes and alterations have been incorporated into the project, which are intended to avoid or substantially lessen the significant environmental effects identified in the EIR. Revisions to the Proposed Final EIR resulting from implementation of the Downzone without AHOD Alternative through adoption of this alternative would not otherwise result in a change in the levels of impact identified in the existing analysis contained in 08EIR-00000-00004. As such, the revisions to that analysis incorporated into the EIR by the EIR Revision Letter dated September 2, 2009 (Attachment A) may be used to fulfill the environmental review requirements for the current project and the information contained herein does not require recirculation pursuant to CEQA Guidelines Section 15088.5.

- 4) The EIR identified numerous mitigation measures designed to reduce potentially significant impacts which might occur from development under the Plan. During the process of incorporating these mitigation measures in the Plan, some changes have been made to them. The changes made fall into four basic categories:
 - a) The mitigation measure has been directly represented by a policy, goal, action or development standard within the Plan (often with slight alterations to the wording, keeping the intent intact);
 - b) The mitigation measure was already covered by existing County policy;
 - c) The intent of the mitigation measure was already covered by existing County policy;
 - d) The mitigation measure was not included in the Plan because it was considered to be infeasible, unworkable, or of little value in achieving the goals of the plan.
- 5) The Board of Supervisors of the County of Santa Barbara has examined the EIR dated March 27, 2009 for the SYVCP and finds that those documents have been prepared in compliance with the requirements of CEQA and hereby certifies that these documents together constitute a complete, accurate, adequate, and good faith effort at full disclosure under CEQA and reflect the independent judgment of the Board of Supervisors.
- 6) A mitigation monitoring and reporting plan for the SYVCP is adopted pursuant to the requirements of Public Resource Code Section 21081.6, to ensure implementation of the adopted mitigation measures to reduce significant effects on the environment.

5. FINDINGS THAT CLASS I SIGNIFICANT UNAVOIDABLE IMPACTS ARE MITIGATED TO THE EXTENT FEASIBLE

The EIR for this project identifies numerous potentially significant environmental impacts, which cannot be fully mitigated and are therefore considered unavoidable. Such impacts are related to: Land Use, Public Services, Biological Resources, Noise, Water/Wastewater, Cultural Resources, Visual and Aesthetic Resources, and Agricultural Resources. Partial mitigation measures exist for these impacts and have been incorporated into the Project, as explained below. To the extent that these impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical and other considerations set forth in the Statement of Overriding Considerations, included as Section VIII of these findings.

Each of the “Class I” impacts identified in the EIR is discussed below, along with the appropriate findings per CEQA Guidelines Section 15091.

A. Land Use

Impacts: The EIR identified two significant Airport-Related Compatibility Conflicts on Affordable Housing Overlay Sites A and B (Impact LU-2(A) and LU-2(B)).

The adopted project description has been amended to not include AHOD Sites A and B; therefore, related impacts will not occur and related EIR mitigation measures are not implemented in the SYVCP.

**Impact LU-2 (A) Airport-Related Compatibility Conflicts: AHOD Site A; and
Impact LU-2 (B) Airport-Related Compatibility Conflicts: AHOD Site B**

Programmatic Mitigation: The SYVCP contains no policies or development standards that are mitigative in nature and would minimize the impacts to Airport-Related Compatibility Conflicts on Affordable Housing Overlay Site A and B.

Proposed EIR Mitigation: In accordance with the Santa Barbara County Airport Land Use Plan, the following mitigation measures were considered to reduce potential airport safety impacts on AHOD Sites A and B to the extent feasible. The following mitigation measures will not be implemented in the Plan due to adoption of a project description that does not include AHOD sites.

~~a) Mitigation LU 2.1 Airport Safety: AHOD Sites A and B, future development proposals in the airport flight Approach Zone (Airport Safety Area 2) or in the general airport flight Approach Zone (Airport Safety Area 2) or in the general airport traffic pattern that result in large concentrations of people (e.g., high density residential) shall be subject to review and approval by the Airport Land Use Commission (ALUC).~~

~~**Mitigation LU-2.2 Avigation Easements:** For any new development on AHOD Sites A and B that is proposed within the Approach zone (Airport Safety Area 2) as defined in the Santa Barbara County ALUP, an avigation easement for noise and safety purposes shall be required.~~

~~**Mitigation LU-2.3 Airport Hazards Avoidance:** The County shall incorporate the following development standard specific to AHOD Sites A and B in to the Affordable Housing (AH) Overlay in the Santa Ynez Valley Community Plan as follows:~~

~~**Action LUT-SYV-1.4:** Development of increased densities under the Affordable Housing Overlay shall not be located in areas within the Approach Zone (Airport Safety Area 2) as defined in the Santa Barbara County Airport Land Use Plan.~~

FINDINGS: Due to adoption of a SYVCP project description with removal of all AHOD sites mitigation measures LU-2.1, LU-2.2 and LU-2.3 will not be implemented in the SYVCP to reduce potential airport-related compatibility conflicts on AHOD sites A and B. Although impacts related to Airport Hazards for AHOD sites A and B have been determined to be Class I, significant and unavoidable, a significance determination is irrelevant to adoption of the SYVCP without AHOD sites.

B. Public Services

Impacts: The EIR identified four significant impacts related to Fire Protection (Impact PS-1), Solid Waste (Impact PS-4), Cumulative Fire Protection Service (Impact PS-5) and Cumulative Solid Waste Impacts (Impact PS-8).

Impact PS-1 (Fire Protection)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP. These policies and standards are mitigative in nature and would therefore minimize the impacts to fire protection services:

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

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

Section III.E.3, page 157, add action item no. Action Fire-SYV-1.1:

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

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

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

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

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

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

Section III.E.3, page 157, add development standard no. DevStd FIRE-SYV-2.4:

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

- All proposed residential units and/or development that requires a building permit in fire hazard areas shall comply with the requirements of the California Building Code, California Fire Code, and Santa Barbara County Fire Department Development Standards.
- Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2x4's). conform to the latest building codes related to fire safety as updated from time to time. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used.
- All new power lines shall be installed underground in order to prevent fires caused by arcing wires.

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

Section III.E.3, page 157, add development standard no. DevStd FIRE-SYV-2.5:

DevStd FIRE-SYV-2.5: Future applicants for residential development within designated high fire hazard areas shall, at the direction of the Fire Department, prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to prevent fire from being carried toward the structure(s). The plan shall include:

- A copy of the site plan that indicates topographic reference lines.
- A copy of the landscape plan.
- Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees).
- A maintenance schedule for the landscape/vegetation management plan.

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

Section III.E.3, page 157, add development standard no. DevStd FIRE-SYV-2.6:

DevStd FIRE-SYV-2.6: (Definition: An access that does not serve buildings and is being provided for emergency vehicles only, such as access to wildland areas. This type of access is not intended for public use.) EVA roads shall be designed according to County Fire Department Development Standards including all weather type (per the California Fire Code). These EVA roads shall be provided at acceptable (by Fire Department standards) intervals and extend to the perimeter of the vegetation management zones. These roads may be gated with a Fire Department KNOX key (a rapid entry system that provides non-destructive emergency access to property). Fire hydrants shall be located on the street near the entrance to the EVA roads.

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

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

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

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

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would partially mitigate Impact PS-1.

Mitigation PS-1.1 (New Fire Station in Los Olivos Area): The Plan shall be revised to include the following new action:

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

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible. While a fair share of development fees could be applied toward construction of a new Fire Station, the timing of constructing a new station is uncertain, as is the economic feasibility, which contributes to the significant impact determination. However, with the mitigation measures, the project's contribution to fire protection impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact PS-4 (Solid Waste)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP. These policies and standards are mitigative in nature and would therefore minimize the solid waste generation and impacts to Tajiguas Landfill:

Policy RSW-SYV-1: Resource conservation and recovery shall be implemented in the SYVCPA to divert the waste stream from area landfills to the maximum extent

feasible. Diversion shall be maximized through source reduction, recycling and composting.

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

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

Section III.G.3, page 163, remove development standard no. DevStd RSW-SYV-1.3:

~~DevStd RSW-SYV-1.3: All multi-family residential areas and commercial/industrial projects shall establish a recyclable material pickup area (i.e. recycling bins, loading dock) where collection of currently accepted recyclable materials could be accommodated.~~

Section III.G.3, page 163, remove development standard no. DevStd RSW-SYV-1.4:

~~DevStd RSW-SYV-1.4: Developers shall provide recycling bins at all construction sites to facilitate the recovery of all currently accepted recyclable construction materials.~~

Action RSW-SYV-1.53: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics to the greatest extent feasible.

Action RSW-SYV-1.64: The County shall explore potential recycling drop-off sites that will not impact residential areas.

Action RSW-SYV-1.75: The County shall encourage the Chumash Reservation and casino to implement waste reduction and recycling programs.

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

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

Section III.G.3, page 163, add development standard no. DevStd RSW-SYV-3.1:

~~DevStd RSW-SYV-3.1: Residential and commercial development that would occur under the Community Plan shall be subject to Tajiguas landfill user fees upon adoption of~~

~~such fees. The exact fee amount shall be determined by County Board of Supervisors. The fees are intended to cover additional operational costs resulting from Community Plan development. Upon closure of Tajiguas Landfill, development fees shall be used to supplement costs of new solid waste disposal facilities (i.e., landfills), waste to energy facilities, or other newly developed technologies that are intended to reduce overall solid waste generation. The Public Works Department Resource Recovery and Waste Management Division shall recommend the amounts of the new fee. The fee shall be paid by the developer prior to building permit issuance. Upon closure of Tajiguas, the County shall determine how to allocate the developers fees towards solid waste reducing programs or facilities. Upon the adoption of developer fees, Planning Department staff shall verify payment of fees prior to the approval and issuance of a Land Use Permit for a project within the Plan Area.~~

Proposed EIR Mitigation: The EIR identified two additional mitigation measures that would partially mitigate Impact PS-4. The following mitigation measures would be incorporated into the Plan as follows:

Mitigation PS-4.1 (Solid Waste Management Plan): The measure presented in the EIR has been incorporated into the SYVCP as follows:

DevStd RSW-SYV-3.1: Applicants for individual discretionary projects in the Plan Area shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Solid Waste Division. The management plan shall include one or more of the following measures:

- Provision of space and/or bins for storage of recyclable materials within the Plan Area.
- Implementation of a curbside recycling program to serve the plan area.
- Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County sponsored programs).
- Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.
- Development of Source Reduction Measures, indicating method and amount of expected reduction.

- Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint, etc.). This could include requesting suppliers to show recycled material content.
- Implementation of a backyard composting yard waste reduction program.

Mitigation PS-4.2 (Development Fees): The measure presented in the EIR has been incorporated into the SYVCP as follows:

DevStd-RSW-3.2: Residential and commercial development that would occur under the Community Plan shall be subject to Tajiguas landfill user fees upon adoption of such fees. The exact fee amount shall be determined by County Board of Supervisors. The fees are intended to cover additional operational costs resulting from Community Plan development. Upon closure of Tajiguas Landfill, development fees shall be used to supplement costs of new solid waste disposal facilities (i.e. landfills), waste to energy facilities, or other newly developed technologies that are intended to reduce overall solid waste generation.

FINDINGS: Programmatic and plan-specific mitigation measures have been identified in the EIR and adopted here, which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to solid waste impacts would remain significant and unavoidable. The Board of Supervisors finds the residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact PS-5 (Cumulative Fire Protection Service Impacts)

Proposed EIR Mitigation: The EIR identified one mitigation measure that would partially mitigate Impact PS-5. With the incorporation of the mitigation measure PS-1.1, potential impacts to fire protection services would be mitigated to the extent feasible. The construction of a new fire station in the Los Olivos area would eliminate the existing inadequacy for response times for fire services in the Los Olivos and Ballard Areas.

As discussed above, the timing and economic feasibility of establishing a new fire station is unknown. Furthermore, the construction of a new station would have the potential for unavoidable and significant environmental impacts. Therefore, residual cumulative impacts related to provision of adequate fire protection services would remain significant and unavoidable.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative fire protection impacts would remain significant and

unavoidable. The Board of Supervisors finds the residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations portion of these Findings.

Impact PS-8 (Cumulative Solid Waste Impacts)

Mitigation Measures: Beyond the mitigative policies within the SYVCP and mitigation measures PS-1.1 and PS-1.2, no feasible mitigation measures are available to fully mitigate cumulative impacts associated with the SYVCP.

FINDINGS: The Board of Supervisors finds the residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

C. Biological Resources

Impacts: The EIR identified significant impacts related to Sensitive Habitats (Impact BIO-1), Special Status Plants (Impact BIO-2), Special Status Animals (Impact BIO-3), Wildlife Corridors (Impact BIO-4) and Cumulative Impacts to Biological Resources (Impact BIO-5).

Impact BIO-1 (Sensitive Habitats)

Programmatic Mitigation: The following goals, policies and development standards are included in the SYVCP and would decrease impacts to habitats:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section IV.A.3, page 175, make the following text modification to development standard no. DevStd BIO-3.1:

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

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

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

Section IV.A.3, page 175, make the following text modification to policy no. Policy BIO-SYV-4:

POLICY BIO-SYV-4: Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creeks, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered to be sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix F, the Santa Ynez Valley Vegetation Map; the CNDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the applicant must provide a biological survey report from a qualified biologist that

determines whether or not the project would impact sensitive biological resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures as updated from time to time.

Section IV.A.3, page 175, make the following text modification to development standard no. DevStd BIO-SYV-4.1:

DevStd BIO-SYV-4.1: Development shall include a minimum setback of 250 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank, whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis, depending upon site-specific conditions such as slopes, biological resources and erosion potential.

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

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

DevStd BIO-SYV-4.4: When activities permitted in stream corridors would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required.

Section IV.A.3, page 176, add development standard no. DevStd BIO-SYV-4.5:

DevStd BIO-SYV-4.5: To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this would preclude reasonable use of the outer edge of the habitat and can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.

Section IV.A.3, page 176, add development standard no. DevStd BIO-SYV-4.6:

DevStd BIO-SYV-4.6: To protect Valley Needlegrass Grassland, Coastal Scrub and oak woodland habitats, development shall include a minimum setback of 15 feet in the Urban and Inner-rural areas and 30 feet in the Rural areas. The setbacks can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources unless this would preclude reasonable use of property. The establishment of setbacks shall consider CalFire clearance requirements to ensure that these habitats are not disturbed as a result of clearance requirements.

Section IV.A.3, page 176, add development standard no. DevStd BIO-SYV-4.7:

DevStd BIO-SYV-4.7: When activities permitted in stream corridors or wetlands would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required. Projects resulting in impacts to stream corridors and wetland areas will be required to demonstrate compliance with the Clean Water Act and California Department of Fish and Game Code (e.g., permits or written confirmation that no permit is needed from the Corps, RWQCB and CDFG). Mitigation ratios may be set by these agencies, and where impacts to stream corridors and wetlands are not under the jurisdiction of these agencies, mitigation ratios shall be established by the County.

Section IV.A.3, page 176, add development standard no. DevStd BIO-SYV-4.8:

DevStd BIO-SYV-4.8: If the presence of Valley Needlegrass Grassland, Coastal Scrub, Live Oak Woodland, and Valley Oak Woodland and Savanna habitats are confirmed by the biological survey, prior to the issuance of a Land Use permit for discretionary projects, the applicant shall submit a restoration plan that details compensatory mitigation for any project impacts to or loss of such habitats. Compensatory mitigation will be at a ratio prescribed by the County consistent with the County's Deciduous Oak Tree Protection Ordinance, if applicable, and otherwise shall be at least 2:1 (acreage of habitat created: acreage of habitat lost). The restoration plan shall be prepared by a qualified biologist and describe on- or off-site mitigation areas, number of plants to be planted and source of planting stock, planting and maintenance schedule, and success criteria. The County shall approve the length of the performance monitoring period and methods to ensure that success criteria are met. If suitable mitigation areas are not available, the applicant may contribute funds, at an amount approved by the County, to a conservation fund such as the Oak Woodlands Conservation Fund.

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

Section IV.A.3, page 176, remove development standard no. DevStd BIO-SYV-5.1:

~~DevStd BIO-SYV-5.1: Development shall be designed to minimize the amount of polluted runoff that leaves the site by applying storm water Best Management Practices (BMPs), as appropriate to site specific conditions. Such BMPs may include the following, in order of preference:~~

- ~~• Site planning to avoid, protect, and restore sensitive areas (e.g., stream corridors, riparian habitat);~~
- ~~• Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;~~
- ~~• Vegetative treatment (e.g., bio-swales, vegetative buffers, constructed or artificial wetlands);~~
- ~~• Mechanical or structural treatment (e.g., storm drain filters and inserts).~~

~~DevStd BIO-SYV-5.21: Site drainage plans shall direct polluting drainage away from the stream channel or include appropriate filters.~~

Section IV.A.3, page 177, remove development standard no. DevStd BIO-SYV-5.3:

~~DevStd BIO-SYV-5.3: Storm water BMPs shall be implemented on construction sites as required by the Grading Ordinance drainage, erosion and sediment control plans.~~

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

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

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

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

Policy BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

Section IV.A.3, page 177, make text modifications to development standard no. DevStd BIO-SYV-8.1:

DevStd BIO-SYV-8.1: A “native protected tree” is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height) or dripline as applicable. Standards for oak tree protection in Inner-Rural and Rural areas are governed by the County’s Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX of Chapter 35 of the Santa Barbara County Code).

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

Section IV.A.3, page 178, add development standard no. DevStd BIO-SYV-8.3:

DevStd BIO-SYV-8.3: Where native protected trees are removed, they shall be replaced in a manner consistent with the County’s Deciduous Oak Tree Protection and Regeneration Ordinance or the County standard conditions for tree replacement, as applicable. The mitigation plan shall identify the planting sites, the source of container stock (locally collected stock is preferred), and a monitoring plan to ensure successful establishment.

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

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

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

DevStd BIO-SYV-10.1: Development shall avoid impacts to central coastal scrub that would isolate, interrupt or cause a break in contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to local extirpations, such as fire, flooding, disease, etc.

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

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

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

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

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

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

Section IV.A.3, page 179, add development standard no. DevStd BIO-SYV-14.1:

DevStd BIO-SYV-14.1: Efforts shall be made to avoid and preserve the habitat in which sensitive plant and animal species are located to the maximum extent feasible. A monitoring plan shall be provided that details on-site biological monitoring to be conducted during construction to ensure that these resources are not impacted during construction.

Section IV.A.3, page 179, add development standard no. DevStd BIO-SYV-14.2:

DevStd BIO-SYV-14.2: Where sensitive plant species populations cannot be avoided, the applicant shall submit to the County a compensatory mitigation plan. This plan shall include measures to establish the species to be impacted in suitable habitat on-site or at an off-site location in the project vicinity. Collection of seeds or propagules from the area to be impacted shall be conducted. Habitat enhancement of on-site areas containing these species can be used in lieu of, or in concert with, planting new areas. The plan shall contain success criteria and a monitoring plan to ensure the establishment of these species. A County-designated conservation bank may be established for projects in which compensatory mitigation cannot be performed on-site.

Section IV.A.3, page 179, add development standard no. DevStd BIO-SYV-14.3:

DevStd BIO-SYV-14.3: Areas containing sensitive plant species listed on the CNPS List 1B that will be avoided, and those areas which will be planted or enhanced, shall be protected by a minimum buffer of 25 feet unless this would preclude reasonable use of property. The applicant shall establish ecologically appropriate conservation easements and provide fencing around any preserved areas.

Section IV.A.3, page 179, add development standard no. DevStd BIO-SYV-14.4:

DevStd BIO-SYV-14.4: When special status animal species are found for discretionary projects, or if the project may affect nesting birds protected under the Migratory Bird Treaty Act (MBTA), the applicant shall submit to the County a mitigation and monitoring plan that details protections for individuals during construction and compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:

- Worker environmental training;
- On-site biological monitoring;
- Project avoidance and/or minimization measures, including work window restrictions;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Pre-construction surveys (including nesting bird surveys), and a species removal and relocation plan (compliance with the federal Endangered Species Act and California Fish and Game Code is required for the handling and relocation of listed species) or methods to avoid individuals and allow them to leave the site on their own, along with exclusionary measures to prevent individuals from returning to the work area;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and

- A compensatory mitigation (on- or off-site habitat enhancement or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

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

DevStd FLD-SYV-1.1: Development shall not be allowed within floodways except in conformance with Chapters 15A and 15B of the County Code, any other applicable statutes or ordinances, and all applicable policies of the Comprehensive General Plan, including, but not limited, to policies regarding biological resources and safety.

DevStd FLD-SYV-1.2: No development shall be permitted within the floodplains of the Santa Ynez River, Alamo Pintado Creek, and Zanja de Cota Creek unless such development would be necessary to:

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

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

DevStd FLD-SYV-2.1: Development shall incorporate sedimentation traps or other effective measures to minimize the erosion of soils into natural and manmade drainages, where feasible. Development adjacent to stream channels shall be required to install check dams or other erosion control measures deemed appropriate by County Flood Control and Planning and Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to riparian vegetation.

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

methods to prevent erosion on slopes and siltation of creek channels and other ESH areas. Such plan(s) shall be reviewed and approved by both County Flood Control and Planning & Development.

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

DevStd FLD-SYV-2.5: Excavation and grading for development shall be limited to the dry season of the year (i.e., April 15th to November 1st) unless an approved erosion and sediment control plan is in place and all measures therein are in effect, in accordance with the County Grading Ordinance.

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

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

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

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

Proposed EIR Mitigation: The EIR identified two additional mitigation measures that would partially mitigate Impact BIO-1. The following mitigation measures would be required:

Mitigation BIO-1.1 (Sensitive Habitat Avoidance and Restoration):

The Plan includes provisions for replacement of impacted riparian habitats but does not include compensatory mitigation for the other sensitive habitat types. The Plan shall be revised to include the other sensitive habitat types. The Plan shall be revised to include the other sensitive habitat types under this Policy BIO-SYV-4. The measure presented in the EIR has been incorporated into the SYVCP as follows:

POLICY BIO-SYV-4: Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creek, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix F, the Santa Ynez Valley Vegetation Map; the CNDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the applicant must provide a biological survey report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures.

To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this would preclude reasonable use of property. The setbacks shall be measured from the outer edge of the habitat and can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.

DevStd BIO-SYV-4.6: To protect Valley Needlegrass Grassland, Coastal Scrub and oak woodland habitats, development shall include a minimum setback of 15 feet in the Urban and Inner-rural areas and 30 feet in the Rural areas. The setbacks can be adjusted on a case-by-case basis depending on the quality of the

habitat and the presence of special status species or other sensitive biological resources unless this would preclude reasonable use of property. The establishment of setbacks shall consider CalFire clearance requirements to ensure that these habitats are not disturbed as a result of clearance requirements.

DevStd BIO-SYV-4.7: When activities permitted in stream corridors or wetlands would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required. Projects resulting in impacts to stream corridors and wetland areas will be required to demonstrate compliance with the Clean Water Act and California Department of Fish and Game Code (e.g., permits or written confirmation that no permit is needed from the Corps, RWQCB and CDFG). Mitigation ratios may be set by these agencies, and where impacts to stream corridors and wetlands are not under the jurisdiction of these agencies, mitigation ratios shall be established by the County.

DevStd BIO-SYV-4.8: If the presence of Valley Needlegrass Grassland, Coastal Scrub, Live Oak Woodland, and Valley Oak Woodland and Savanna habitats are confirmed by the biological survey, prior to the issuance of a Land Use permit for discretionary projects, the applicant shall submit a restoration plan that details compensatory mitigation for any project impacts to or loss of such habitats. Compensatory mitigation will be at a ratio prescribed by the County consistent with the County's Deciduous Oak Tree Protection Ordinance, if applicable, and otherwise shall be at least 2:1 (acreage of habitat created: acreage of habitat lost). The restoration plan shall be prepared by a qualified biologist and describe on- or off-site mitigation areas, number of plants to be planted and source of planting stock, planting and maintenance schedule, and success criteria. The County shall approve the length of the performance monitoring period and methods to ensure that success criteria are met. If suitable mitigation areas are not available, the applicant may contribute funds, at an amount approved by the County, to a conservation fund, such as the Oak Woodlands Conservation Fund.

FINDINGS: Programmatic and plan-specific mitigation measures have been identified in the EIR and adopted here, which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to sensitive habitat impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact BIO-2 (Special Status Plant Species)

Programmatic Mitigation: The following goals, policies and development standards are included in the SYVCP and would decrease impacts to special status plant species:

DevStd FIRE-SYV-3.2: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.2: (Text contained under Impact BIO-1.)

Action BIO-SYV-3.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-8.1: A “native protected tree” is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height).

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

POLICY BIO-SYV-14: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy, sensitive plant species are those species that appear on a list in the California Native Plant Society’s Inventory of Endangered Vascular Plants of California. Sensitive animal species are those listed as endangered, threatened or candidate species by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. (Note: This measure is revised under BIO-2.1.)

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would partially mitigate Impact BIO-2. The following mitigation measure would be required:

Mitigation BIO-2.1 (Protection of Special Status Plant Species): The Plan shall be revised to enhance protection of special status plant species. The measure presented in the EIR has been incorporated into the SYVCP as follows:

DevStd BIO-SYV-8.1: A “native protected tree” is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height) or dripline, as applicable. Standards for oak tree protection in Inner-Rural and Rural areas are governed by the County’s Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX of Chapter 35 of the Santa Barbara County Code).

DevStd BIO-SYV-8.3: Where native protected trees are removed, they shall be replaced in a manner consistent with the County’s Deciduous Oak Tree Protection and Regeneration Ordinance or the County Standard Conditions for Tree Replacement, as applicable. The mitigation plan shall identify the planting sites, the source of container stock (locally collected stock is preferred), and a monitoring plan to ensure successful establishment.

DevStd BIO-SYV-14.1: Efforts shall be made to avoid and preserve the habitat in which sensitive plant and animal species are located to the maximum extent feasible. A monitoring plan shall be provided that details on-site biological monitoring to be conducted during construction to ensure that these resources are not impacted during construction.

DevStd BIO-SYV-14.2: Where sensitive plant species populations cannot be avoided, the applicant shall submit to the County a compensatory mitigation plan. This plan shall include measures to establish the species to be impacted in suitable habitat on-site or at an off-site location in the project vicinity. Collection of seeds or propagules from the area to be impacted shall be conducted. Habitat enhancement of on-site areas containing these species can be used in lieu of, or in concert with, planting new areas. The plan shall contain success criteria and a monitoring plan to ensure the establishment of these species. A County-designated conservation bank may be established for projects in which compensatory mitigation cannot be performed on-site.

DevSTD BIO-SYV-14.3: Areas containing sensitive plant species listed on the CNPS List 1B that will be avoided, and those areas which will be planted or enhanced, shall be protected by a minimum buffer of 25 feet unless this would preclude reasonable use of property. The applicant shall establish ecologically appropriate conservation easements and provide fencing around any preserved areas.

FINDINGS: Programmatic and plan-specific mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to special status plant species impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact BIO-3 (Special Status Animal Species)

Programmatic Mitigation: The following goals, policies and development standards are included in the SYVCP and would decrease impacts to special status animal species:

POLICY WW-SYV-2: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.4: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.5: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.6: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.7: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.8: (Text contained under Impact BIO-1.)

GOAL BIO-SYV: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-3: (Text contained under Impact BIO-1.)

Action BIO-SYV-3.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-4: (Text as revised in BIO-1.1.)

DevStd BIO-SYV-4.1: (Text contained under Impact BIO-1.)

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

DevStd BIO-SYV-4.3: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-4.4: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-5: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.1: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.2: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-6: (Text contained under Impact BIO-1.)

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

DevStd BIO-SYV-7.1: (Text contained under Impact BIO-1.)

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

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

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

POLICY BIO-SYV-10: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-10.1: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-10.2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-11: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-12: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-13: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-13.1: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-14: (Text as revised in BIO-2.1.)

DevStd FLD-SYV-1.1: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-1.2: (Text as revised in BIO-1.2.)

POLICY FLD-SYV-2: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.1: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.2: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.3: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.5: (Text contained under Impact BIO-1.)

POLICY FLD-SYV-3: (Text contained under Impact BIO-1.)

POLICY FLD-SYV-4: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-4.1: (Text contained under Impact BIO-1.)

Proposed EIR Mitigation: The EIR identified two additional mitigation measures that would partially mitigate Impact BIO-3. The following mitigation measure would be required:

Mitigation BIO 3.1 (Special Status Animal Species Surveys and Mitigation): The Plan does not contain provisions for Species of Special Concern that are listed by the state. The Plan shall be revised and the following development standards added. The measure presented in the EIR has been incorporated into the SYVCP as follows:

DevStd BIO-SYV-14.1: (Text contained under BIO-2.1.)

DevStd BIO-SYV-14.4: When special status animal species are found for discretionary projects, or if the project may affect nesting birds protected under the Migratory Bird Treaty Act (MBTA), the applicant shall submit to the County a mitigation and monitoring plan that details protections for individuals during construction and compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:

- Worker environmental training;

- On-site biological monitoring;
- Project avoidance and/or minimization measures, including work window restrictions;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Pre-construction surveys (including nesting bird surveys), and a species removal and relocation plan (compliance with the federal Endangered Species Act and California Fish and Game Code is required for the handling and relocation of listed species) or methods to avoid individuals and allow them to leave the site on their own, along with exclusionary measures to prevent individuals from returning to the work area;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- A compensatory mitigation (on or off-site habitat enhancement or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

FINDINGS: Programmatic and plan-specific mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to special status plant species would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact BIO-4 (Wildlife Corridors)

Programmatic Mitigation: The following goals, policies and development standards are included in the SYVCP and would decrease impacts to wildlife corridors:

POLICY BIO-SYV-1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-3: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-3.1: Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian corridors and other natural areas that provide connections between habitat and plant communities.

Action BIO-SYV-3.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-4: (Text as revised in BIO-1.1.)

DevStd BIO-SYV-4.1: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-1.2: (Text as revised in BIO-1.2.)

Proposed EIR Mitigation: The EIR identified one mitigation measure that would partially mitigate Impact BIO-4. The following development standard is required to be revised to better ensure the protection of wildlife corridors within the Plan Area.

Mitigation Measure BIO-4.1 (Wildlife Corridors): Development Standard BIO-SYV-3.1 in the Plan shall be revised as follows:

DevStd BIO-SYV-3.1: Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian ~~corridors and other natural areas that provide connections between habitat and plant communities~~ habitats, rivers, streams and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub. Corridors shall allow for wildlife movement. Where practical, options for road under-crossings shall be explored.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to wildlife corridor impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact BIO-5 (Cumulative Impacts on Biological Resources)

Mitigation Measures: In consideration of the total impacts possible under plan buildout, no feasible additional mitigation measures are available to reduce cumulative impacts to biological resources below a level of significance.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative Biological impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in Statement of Overriding Considerations section of these Findings.

D. Air Quality

Impacts: The EIR identified significant impacts related to Clean Air Plan Consistency (Impact AQ-1).

Impact AQ-1 (Clean Air Plan Consistency)

Programmatic Mitigation: No mitigation measures would fully reduce this impact caused by populations that would temporarily exceed CAP projections. However, the Plan proposes several policies that would potentially help reduce vehicle emissions:

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

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

Policy CIRC-SYV-5: The County shall encourage development of all feasible forms of alternative transportation in the Santa Ynez Valley Community Plan Area.

Action CIRC-SYV-5.1: The County shall work with SBCAG, the cities of Solvang and Buellton, and local transit providers to improve transit service in the Santa Ynez Valley.

Action CIRC-SYV-5.2: The County shall coordinate with Caltrans to incorporate park-and-ride facilities (including bike lockers, transit stops and benches) near planned highway interchange improvement projects.

Policy CIRC-SYV-6: The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses and/or widening of existing highways and overpasses.

Action CIRC-SYV-6.2: When updating the Bike Master Plan, the County shall work with Caltrans and Public Works to improve safety on the area's highways and roadways for recreational as well as commuter bicyclists.

Action CIRC-SYV-6.3: The County shall focus attention on improving bikeways within the townships near schools and recreation areas, and consider the safety and feasibility of extending a Class II bike lane on Highway 246 east of the Santa Ynez Valley High School.

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would partially mitigate Impact AQ-1. The following mitigation measure would be required:

Mitigation AQ-1.1 (Trip Reduction Measures): The EIR identified one mitigation measure that would partially mitigate Impact AQ-1. The following Action is required to reduce trips in the Plan Area:

Action CIRC-SYV-13.2: To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to establish and maintain employee trip reduction programs that should consider the following elements:

- Install bicycle racks and/or bicycle lockers at a ratio of 1 bicycle parking space for every 10 car parking spaces for customers and employees, or at a ratio otherwise acceptable to the SBCAPD to be determined prior to occupancy clearance;
- Post carpool, vanpool and transit information in employee break/lunch areas;
- Employ or appoint an Employee Transportation Coordinator;
- Implement a Transportation Choices Program; Project applicants should work with Transportation Choices Coalition partners for free consulting services on how to start and maintain a program; Contact Traffic Solutions;

- Provide for shuttle/mini bus service;
- Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc.;
- Implement compressed work schedules;
- Implement telecommuting program;
- Implement a lunchtime shuttle to reduce single-occupant vehicle trips;
- Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;
- Provide on-site eating, refrigeration and food vending facilities to reduce employee lunchtime trips;
- Provide preferential carpool and vanpool parking spaces;
- Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees);
- Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots; and
- The specific components of a trip reduction program that will be required for a particular commercial development will be at the discretion of the Planning and Development Building Department, based on the recommendations of the APCD.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project would not be consistent with the Clean Air Plan, therefore, impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

E. Noise

Impacts: The EIR identified a significant impact associated with Cumulative Noise Impacts from Increased Traffic (Impact N-6).

Impact N-6 (Cumulative Impacts from Increased Traffic Noise)

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would partially mitigate Cumulative Impacts from Increased Traffic Noise (Impact N-6):

Mitigation Measure N-2.1 (Noise Attenuation): The SYVCP shall be revised to include the following new development standard:

DevStd CIRC-SYV-1: For any new residential development or other sensitive receptor development that would be subject to exterior noise levels exceeding 65 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 65 dBA CNEL in exterior usable spaces and 45 dBA CNEL in interior spaces. Typical design features that would be incorporated may include but are not limited to the following;

- Orientation of non-sensitive uses, such as parking/garages and roadways, closest to the noise source.
- Orientation of buildings such that the first row of buildings has 90% linear coverage parallel to the noise source. For a building of 30 feet in height, in an ambient noise environment in excess of 70 dBA, building shielding would be anticipated to provide attenuation of 20 dBA.
- Windows and sliding glass doors facing the noise source with a minimum Standard Transmission Class (STC) of 39 that are properly installed, weather stripped, and insulated.
- Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements.
- Exterior wall facing material designed for a minimum STC of 39 (this can typically be achieved by adding absorptive insulation [i.e., fiberglass batts] in the wall cavity).
- Roof or attic vents either facing away from the noise source or baffled.

- Air conditioning or a mechanical ventilation system so that windows and doors may remain closed.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative impacts from increased traffic noise would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding consideration that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these findings.

F. Water/Wastewater

Impacts: The EIR identified a significant impact associated with Increased Demand from Existing Water Sources (Impact W/WW-1), Increased Wastewater Flows (Impact W/WW-2), Cumulative Water Demand Impacts (W/WW-3) and Cumulative Wastewater Impacts (Impact W/WW-4).

Impact W/WW-1 (Increased Demand from Existing Water Sources)

Programmatic Mitigation: The following policy, action, and development standards are included in the SYVCP and would reduce buildout and policy change impacts to groundwater resources and surface water bodies in the Valley, and within individual townships to the extent feasible. These policies, actions, and development standards are mitigative in nature, and hence are discussed in this section.

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

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

DevStd WW-SYV-1.2: In cases where landscape plans are required for development, they shall include appropriate water-conserving features, such as those listed in the Water Resources section of the County's Standard Conditions of Approval and Standard Mitigation Measures.

Proposed EIR Mitigation: The EIR identified two additional mitigation measures that would partially mitigate the above-described impacts. The following mitigation measures would be required:

Mitigation W/WW-1.1 (Water Savings Measures): The SYVCP shall be revised to include the following new development standards:

DevStd WW-SYV-1.3: New construction and redevelopment projects in the Plan Area shall include appropriate interior water-conserving features such as those listed in the Water Resources section of the County's Standard Conditions of Approval and Standard Mitigation Measures.

DevStd WW-SYV-1.4: In the event that improvements are made to sewage treatment facilities within the Plan Area such that recycled water is available on a given construction site, projects disturbing an area of 0.5 acres or more shall use recycled water for dust suppression activities during grading and construction. Recycled water should not be used in or around crops for human consumption.

Mitigation W/WW-1.2 (New Water Sources and Facilities): The SYVCP shall be revised to include the following new policy and action:

Policy WAT-SYV-2: Existing and future water supply and quality shall continue to be periodically evaluated with specific measures identified to maintain adequate supply levels and quality, if deemed necessary.

Action WAT-SYV-2.1: The County will continue to work with local water purveyors to assess water demand under Plan buildout conditions and identify the necessary infrastructure improvements to serve that demand and/or identify new sources of water or improved treatment facilities that may be necessary to meet demand.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to increased demand for water resources are acceptable due to the overriding considerations that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact W/WW-2 (Increased Wastewater Flows)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP and would reduce buildout and policy change impacts to groundwater resources and surface water bodies in the Valley and within individual townships to the extent feasible. These policies and development standards include more stringent maintenance requirements for existing septic systems, updated siting and technological requirements for new septic systems, and potential upgrades to existing sewer lines and wastewater treatment plants.

DevStd WW-SYV-1.1: Septic system installations shall only occur on parcels that are free of site characteristics listed under "VIII.D.3.i. Individual, Alternative and Community Systems Prohibitions" in the Water Quality Control Plan for

Central Coast Basin, Region 3 by the Regional Water Quality Control Board. Adherence to this standard and any other more restrictive applicable standards or zoning regulations as well as the County Wastewater Ordinance shall constitute a finding of consistency with Land Use Development Policy 4.

This development standard will prohibit the use of on-site disposal systems on sites that are unsuitable because of cracks or fractures, elevated clay content, short distance to groundwater, limited absorption area, flooding, slope, drainage to a reservoir, and several other criteria. This section of the Water Quality Control Plan specifically prohibits use of soil absorption systems in “any area where continued use of on-site systems constitutes a public health hazard, an existing or threatened condition of water pollution, or nuisance.” Therefore, implementation of this Plan Development Standard would prohibit installation of new on-site disposal systems in problem areas identified in the 2003 Septic System Sanitary Survey or designated as a Special Problem Area (SPA) by Santa Barbara County (Los Olivos, Ballard, Janin Acres, and portions of Santa Ynez) and any additional areas where there is evidence of “an existing or threatened condition of water pollution.” This Development Standard would mitigate for the increased flows from on-site systems by forcing new on-site systems to be located outside of known problem areas, provide advance treatment, or require service by sewer. Therefore, this Development Standard may also have the effect of increasing flow to existing wastewater facilities.

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

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

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

This Development Standard may partially mitigate the impact of nitrate contributions to groundwater from new on-site wastewater systems; however, a portion of the nitrate-laden wastewater would be at soil depths deeper than those affected by such vegetation. The effectiveness of this Development Standard at mitigating the impact of nitrogen from new

systems will also depend on several other factors including site feasibility, wastewater loading rates, and vegetation management.

This Development Standard may have the effect of reducing nitrate contributions to groundwater from existing on-site wastewater systems that utilize drywells that have failed or that need to be modified.

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

This Development Standard will have the effect of reducing the probability of water quality impacts to surface waters from new on-site disposal systems. The effectiveness of this Development Standard at mitigating the impact of additional wastewater on surface water bodies will depend on several factors including site-specific hydrogeology. This Development Standard may have the effect of reducing impacts to surface waters from existing on-site wastewater systems. The scale of this reduction depends on the number of existing systems affected and the volume of wastewater involved.

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

This Development Standard could have the effect of reducing water quality impacts to surface waters from on-site disposal systems. However, the use of the phrase “unless this would preclude reasonable use of property” may render this Development Standard ineffective in some cases. However, use of a septic system where individual or cumulative impacts cause pollution of a creek would be prohibited under various provisions of the Clean Water Act. Compliance with the Clean Water Act would be required, and hence the evaluation of proposed projects seeking relief from this development standard under the presumption of preclusion of reasonable property use would have to consider Clean Water Act requirements.

Policy WW-SYV-3: Annexation of Inner-Rural and Rural area(s) to a sanitary district or extensions of sewer lines into Inner-Rural and Rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat or to protect public health. Because this policy restricts the use of sewers, it would not mitigate impacts from increased wastewater flows from on-site systems.

Action WW-SYV-3.1: The County shall work cooperatively with the Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies that evaluate the possibility of developing and implementing a community wastewater facility for the town of Los Olivos. In studying the community wastewater facility option, detailed consideration should also be given to alternative solutions, including, but not limited to: (1) defining areas of the town where septic system upgrades may continue to be feasible; (2) joint sewerage project with the town of Ballard; (3) various locations and technologies for collection, treatment and disposal and/or wastewater reuse for the town and (4) potential mandatory septic system maintenance programs. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.

This action may lead to subsequent actions, which may result in construction of a wastewater collection system or implementation of a septic system maintenance program for the towns of Los Olivos and Ballard. Therefore, this action would mitigate the impacts of increased wastewater flows, and reduce the impact of existing wastewater flows, from onsite systems in those areas.

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

This action may lead to subsequent actions which may result in extension of the existing SYCSD wastewater collection system to areas where problems associated with on-site systems have been identified. Therefore, this action would mitigate the impacts of increased wastewater flows and reduce the impact of existing wastewater flows from on-site systems in those areas.

Action WW-SYV-3.3: The County shall work cooperatively with the Santa Ynez Community Service District and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to evaluate the possibility of

implementing an on-site Wastewater Management Plan or other alternative solutions for the town of Ballard and portions of West Santa Ynez. Community input shall be sought regarding the content of the studies and potential alternative solutions to be considered.

This action may lead to subsequent actions which may result in implementation of an Onsite Wastewater Management Plan or other alternative solution for the town of Ballard and/or portions of West Santa Ynez. Therefore, this action may mitigate the impacts of increased wastewater flows, and reduce the impact of existing wastewater flows, from onsite systems in those areas.

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would partially mitigate Impact W/WW-2. The following mitigation measures would be required:

Mitigation W/WW-2.1 (Agricultural Industrial Wastewater Treatment Structures):
The measure presented in the EIR has been incorporated into the SYVCP as follows:

DevStd WW-SYV-1.4: For developments in the Plan Area proposed under the Agricultural Industrial Overlay, the siting and design of on-site wastewater treatment and disposal facilities for agricultural industrial operations shall be protective of water resources.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to increased wastewater flows would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations contained within the Statement of Overriding Considerations portion of these Findings.

Impact W/WW-3 (Cumulative Water Demand Impacts)

Mitigation Measures: The Plan proposes a number of water saving measures which may reduce the expected increase in water demand. The plan also proposes policies and actions that may lead to the development of new water sources and improvements to the existing water treatment and distribution infrastructure. The mitigative Plan policies and actions along with Mitigation Measures W/WW-1.1 and W/WW-1.2 would apply to future development under the Plan.

While the mitigative policies, development standards, and actions of the Plan, along with Mitigation Measures W/WW-1 and W/WW-2, may reduce the expected increase in water demand, it is not likely that these measures will be adequate to significantly mitigate the cumulative impacts of increased residential and commercial water demand throughout the

Santa Ynez Valley Area. Therefore, cumulative impacts to water sources would remain Class I, significant and unavoidable.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative water demand impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding consideration that support adoption of the SYVCP discussed in the Statement of Overriding Considerations section of these Findings.

Impact W/WW-4 (Cumulative Wastewater Impacts)

Mitigation Measures: Flow rates into the SYCSD system would increase with the development of some of these actions and standards, and flow rates into the SYCSD system would also increase from buildout of the City of Solvang and the Chumash reservation. The 75% capacity threshold leading to the need to develop additional treatment capacity would likely be triggered, and no mitigation is available to significantly reduce flow rates. Cumulative impacts from increased wastewater flows to community collection, treatment, and disposal systems remain Class I, significant and unavoidable.

The mitigative policies, development standards, and actions of the Plan may alleviate some of the water quality impacts in Special Problem Areas and other areas with septic treatment constraints. Furthermore, current or increased sewer connection and annexation fees collected by sewer service providers could be used to develop additional treatment capacity or make repairs or improvements to infrastructure. However, it is not known to what extent improvements to on-site systems will be implemented in problem areas and hence to what extent the impacts will be mitigated. Therefore, cumulative impacts associated with increased flows to on-site wastewater systems would be significant and unavoidable (Class I).

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative wastewater impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding consideration that support adoption of the SYVCP discussed in Section VIII of these Findings.

G. Cultural Resources

Impacts: The EIR identified two potentially significant but mitigable impacts to Significant Historical and Archaeological Resources (Impact CR-1) and Cumulative Impacts on Historical and Archaeological Resources (Impact CR-2).

Impact CR-1 (Impacts on Significant Historical and Archaeological Resources)

Mitigation Measures: The following policies, actions, and development standards are included in the SYVCP and are intended to help meet the goal of preserving and protecting significant cultural, historical, and archaeological resources in the Santa Ynez Valley Planning area:

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

DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist or if a County archaeological sensitivity map identifies the need for a study. The survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase 1 report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short-form Phase 1 report may be submitted.

DevStd HA-SYV-1.2: All feasible recommendations of an archaeological report analysis including completion of additional archaeology analysis (Phase 2, Phase 3) and/or project redesign shall be incorporated into any permit issued for development.

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

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

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

Action HA-SYV-2.3: No permits shall be issued for any development or activity that would adversely affect the historic value of officially designated Historic

Landmarks and Structures of Merit unless a professional evaluation of the proposal has been performed pursuant to the County's most current Regulations Governing Archaeological and Historical Projects, reviewed and approved by Planning and Development, and all feasible mitigation measures have been incorporated into the proposal.

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

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

In addition, the proposed Trail Siting Guidelines included in the Draft SYVCP would reduce potential impacts to archaeological resources:

Trail Siting Guidelines I D: County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.

Trail Siting Guidelines VI A: Trails should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

Trail Siting Guidelines VI B: A Phase I archaeological survey may be required prior to implementing proposed trail corridors.

The Development Standards and Actions presented above and contained in the draft Plan will help to minimize impacts to historical resources. However, certain standards should be revised to add clarity and consistence with current County Guidelines and professional best practices. In addition to the above policies from the Plan, the following mitigation measures are required to ensure that the treatment of historical resources within the Plan Area is consistent with the Planning and Development Department's Environmental Thresholds and Guidelines Manual and the State CEQA Guidelines.

Proposed EIR Mitigation: The EIR identified six additional mitigation measures that would partially mitigate Impact CR-1. The following mitigation measures would be required:

Mitigation CR 1.1 (Treatment of Historic Resources): Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions underlined, deletions ~~struck through~~):

DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist ~~or if a county archaeological sensitivity map identifies the need for a study using the best available resources.~~ The content, format, and length of the Phase 1 survey report shall be consistent with the size of the project and findings of the study. The survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase 1 report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short form Phase 1 report may be submitted.

DevStd HA-SYV-1.2: If archaeological remains are identified and cannot be avoided through project redesign, the proponent shall fund a Phase 2 study to determine the significance of the resource prior to issuance of any permit for development. All feasible proposed mitigation recommendations resulting from the Phase 1 or Phase 2 study, of an archaeological report analysis including completion of additional archaeology analysis (Phase 2, Phase 3) and/or project redesign, shall be incorporated into any permit issued for development.

Action HA-SYV-2.34: No permits shall be issued for any development or activity that would adversely affect the historic value integrity of officially designated Historic Landmarks and Structures of Merit, historical resources eligible for the CRHR, or identified historical districts unless a professional evaluation of the proposal has been performed pursuant to the County's most current Regulations Governing Archaeological and Historical Projects. All such professional studies shall be reviewed and approved by Planning and Development, and all feasible mitigation measures ~~have been~~ shall be incorporated into the proposal any permit issued for development.

Mitigation CR-1.2 (Inventory of Historical Resources): The Plan shall be revised to include the following additional policies and actions:

Action HA-SYV-2.3: Within five years of adoption of the final Plan, the County shall initiate an inventory of historical resources within the Santa Ynez, Los Olivos, and Ballard townsites to determine whether the core areas of these townsites qualify as historical districts, which resources contribute to the significance of any such districts, and where the boundaries of any such districts lay.

Policy HA-SYV-4: Traditional cultural, historical, and spiritual properties of concern to the Santa Ynez Tribal Elders Council should be protected and preserved to the maximum extent feasible.

Action HA-SYV-4.1: The County shall continue its government-to-government consultations with the Santa Ynez Reservation to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning.

Action HA-SYV-4.2: The County shall ensure the confidentiality of information regarding traditional cultural, historical, and spiritual geographic locations. ~~properties shared by the Tribe.~~

Action HA-SYV-4.3: The County, Tribe, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual properties while still respecting the rights and privileges of private property owners.

The following mitigation measures would ensure that trailhead parking and other recreational facilities would also be sited to avoid impacts to archaeological and historical sites:

Mitigation Measure CR-1.3 (Impacts to Historical Resources from New Trail and Recreational Facilities): Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions underlined):

Trail Siting Guidelines VI A: Trails and associated parking areas should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve realignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

DevStd PRT-SYV-1.11: New recreational sites (parks, trails, and related developments) shall be sited and designed to avoid impacts to archaeological and historical resources. Prior to final approval, proposed recreation sites should be surveyed and redesigned where necessary to avoid archaeological or historical resources, subject to final approval by Planning and Development and the Parks Department.

Mitigation Measure CR-1.4 (Impacts to Historical Resources from Other Plan Policies and Actions): The Plan shall be revised to include the following additional policy:

DevStd HA-SYV-4.4: Development of sidewalks, drainage structures, parking facilities, or the installation of underground utilities in Santa Ynez and Los Olivos shall be done in a manner that preserves the integrity of historical resources, as feasible. Plans for any such development shall be reviewed by the County Archaeologist or a designated historical consultant; Phase 1 surveys and Phase 2 testing and evaluation, if necessary, shall be completed prior to development, and measures to avoid, reduce, or mitigate adverse impacts shall be incorporated into project design.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to significant historical and archaeological resource impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the Statement of Overriding Considerations section of these Findings.

Impacts Related to Development of AHOD Sites

Impacts: The EIR identified two potentially significant impacts related to Significant Historical and Archaeological Resources on AHOD Sites A and C (Impact CR-1 (A,C)). *The adopted project description has been amended to not include AHOD Sites A and C; therefore related impacts will not occur and related EIR mitigation measures will not be implemented in the SYVCP.*

Impact CR-1 (A,C) Significant Historical and Archaeological Resource Impacts: AHOD Sites A and C

AHOD sites A and C contain residential buildings that are greater than 50 years old and may qualify as historical resources according to the Historic Element of the County Environmental Thresholds and Guidelines Manual. Demolition of a building that qualifies as a historical resource is a Class I, significant and unavoidable impact. Historical research and documentation of the property may reduce the impact but would not lessen the impact to a less-than-significant level if the building is demolished.

Proposed EIR Mitigation: In addition to programmatic significant historical and archaeological resource impacts, the following mitigation measure will not be required to reduce potential impacts of AHOD site development on historical resources due to the adopted project description being amended to not include AHOD sites:

CR-1.5 Inventory of AHOD Site Historical Resources: It will not be necessary to revise the Plan to include the following additional policy:

~~**DevStd HA-SYV-2.3:** Prior to issuance of permits for development of any AHOD site, the County shall ensure that buildings or structures greater than 50 years old that are on or surrounding the site(s) are documented according to professional standards and their historical significance is evaluated. Upon review of such documentation and evaluation, the County Archaeologist or a professional consultant may require further documentation to reduce impacts on historical buildings, including but not limited to archival quality photographs, measured drawings, oral histories, interpretive signage, or other measures.~~

FINDINGS: Mitigation Measures have been identified in the EIR which would lessen the significant Class I environmental effects as identified in the Final EIR to the greatest extent feasible; however, the project's contribution to significant historical and archaeological resource impacts on AHOD Sites A and C would not occur due to adoption of a project description that does not include AHOD sites. Although the EIR identifies a potential Class I Impact, the Board of Supervisors finds there will be no impact due to the removal of AHOD sites from the adopted project description.

H. Visual and Aesthetic Resources

Impacts: The EIR identified two significant impacts related to Visual Character Changes (Impact VIS-1) and Cumulative Visual Character Change Impacts (Impact VIS-4).

Impact VIS-1 (Visual Character Changes)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP, and would minimize buildout and policy change impacts to visual character in the Valley and within individual townships. These policies and standards are mitigative in nature, and hence are discussed below:

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

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

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

DevStd LUT-SYV-3.1: Rooftop and ground mounted mechanical structures (e.g., vents, air conditioning, back flow devices, electrical/cable boxes, etc.) shall be minimized to the maximum extent feasible. Where they cannot be avoided

altogether, they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, landscape screening, or other appropriate methods.

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

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

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

DevStd LUT-SYV-5.2:

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

- a. New structural development on parcels along ~~both sides of~~ Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township ~~and along both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos~~ shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

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

1. Compliance with all applicable visual resource policies and standards.

2. Project's architectural and landscape design minimizes impacts to public views.~~preserves or enhances existing views from public areas. Care should be given to ensure that not just structure design, but also type and density of vegetation at maturity, preserves these views.~~
 3. Encroachments are screened from public view utilizing landscaping. Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.
 4. Structures fronting on other streets, but visible from the highway, must not present a blank facade for public view; i.e., must possess enhanced design features on all visible sides. Examples of enhanced design features include articulation of wall planes, varied rooflines and roof pitches, as well as varied building heights and details consistent with the local architectural vernacular.
- b. New structural development on parcels along both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

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

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

Action LUT-SYV-5.4: The County shall work with the community to develop and adopt township-specific design guidelines, including signage and lighting that

may be used by P&D and the Board of Architectural Review in reviewing future development in the townships.

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

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

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

POLICY CIRC-SYV-7: Traffic signals are not considered compatible with the semi-rural character of the Santa Ynez Valley Community Plan Area and should only be considered when no other form of intersection improvement is feasible, or when warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.

POLICY CIRC-SYV-11: The County shall balance the need for new road improvements (including road widening) with protection of the area's semirural character. All development shall be designed to respect the area's environment and minimize disruption or alteration of the semi-rural character.

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

POLICY VIS-SYV-2: All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review.

Proposed EIR Mitigation: The EIR identified seven additional mitigation measures that would partially mitigate Impact VIS-1. The following mitigation measures would be required:

Mitigation VIS 1.1 (Agricultural Industrial Structures): The SYVCP shall be revised to include the following new development standards:

DevStd VIS-SYV-1.6: If a process for allowing the Agricultural Industrial Overlay is implemented, the siting, design, scale and character of agricultural industrial structures shall be compatible with the rural visual character of the area. Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures.

The following mitigation measures are required for all discretionary development projects located outside of the Design Control Overlay areas, to ensure that future development is consistent with the visual character of the area:

- Roofing and Feature Color and Material. Development shall include darker, earth-toned colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
- Compatibility with Adjacent Uses. The design, scale, and character of the project architecture shall be compatible with the scale of existing development adjacent to the site, as applicable.
- Masonry Walls and Sound Walls. All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan.

Mitigation VIS-1.3 (Entrance Monuments): The SYVCP shall be revised to include the following new development standard:

Dev Std VIS-SYV-4: Project entrance monuments that may be provided shall be visually compatible with surrounding development, shall be consistent with the natural character of the area, and, if illuminated, shall adhere to the Santa Ynez Valley Outdoor Lighting Ordinance.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to visual character changes would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the

overriding consideration within the Statement of Overriding Considerations portion of these Findings.

Impact VIS-4 (Cumulative Visual Character Impacts)

Mitigation Measures: The Plan includes policies and standards that would help preserve the visual character of the area. Board of Architectural Review compliance in many cases would help ensure visually and aesthetically compatible development. In addition, Mitigation Measures VIS-1.1, 1.2, 1.3 and 2.1 address visual character impacts. Mitigation Measure VIS-1.1 would additionally require review of the design, scale and character of any new agricultural industrial facilities in the Plan Area. Mitigation Measure VIS-1.2 provides requirements to guide site design and development of structures, and Measure VIS-1.3 includes requirements to ensure visual compatibility of entrance monuments. Mitigation Measure VIS-2.1 requires that new park and ride facilities are reviewed by the Board of Architectural Review to ensure that any such facilities be in keeping with the rural aesthetic of the Valley. These policies and mitigation measures would reduce impacts to the visual character of the greater Santa Ynez Valley, but not to a level that is less than significant.

Standard conditions and policy consistency would address many visual concerns but would not be able to adequately address the scale, number and distribution of all the cumulative development. Alteration of the fundamental character of large rural areas cannot be avoided by additional urban and suburban development, even through careful review of design and compliance with the Plan policies and programs. The combined effect of cumulative development would remain Class I, significant and unavoidable.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative visual character impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the Statement of Overriding Considerations section of these Findings.

I. Agricultural Resources

Impacts: The EIR identified two significant impacts related to Conversion of Agricultural Lands (Impact AG-1) and Cumulative Conversion of Agricultural Lands (Impact AG-3).

Impact AG-1 (Conversion of Agricultural Lands)

Programmatic Mitigation: The following policies and action items are included in the SYVCP and would minimize buildout and policy change impacts to agricultural

resources in the Valley. These policies and standards are mitigative in nature and are therefore discussed in this section.

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

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

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

Proposed EIR Mitigation: The EIR identified no additional mitigation measures that would partially mitigate Impact AG-1.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to conversion of agricultural lands would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations contained within the Statement of Overriding Considerations section of these Findings.

Impact AG-3 (Cumulative Conversion of Agricultural Lands)

Mitigation Measures: No feasible mitigation measures are available to reduce cumulative impacts associated with agricultural lands conversion below a level of significance. The SYVCP's contribution to cumulative impacts to agricultural lands in the greater Santa Ynez area would remain significant and unavoidable, and no mitigation measures are available to fully address this impact.

FINDINGS: Mitigation Measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the greatest extent feasible; however, even with the mitigation measures, the project's contribution to cumulative conversion of agricultural lands would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the Statement of Overriding Consideration section of these Findings.

6. FINDINGS THAT CLASS II SIGNIFICANT BUT MITIGABLE IMPACTS ARE MITIGATED TO A LEVEL OF INSIGNIFICANCE

CEQA Guidelines Section 15091(a) requires that where feasible, all significant adverse impacts be reduced to a level of insignificance based on thresholds in the County of Santa Barbara Environmental Thresholds and Guidelines Manual and CEQA Appendix G. The EIR identified potentially significant impacts, which are mitigated to a less-than-significant level through the incorporation of mitigation measures in the areas of: A) Land Use; B) Traffic and Circulation; C) Biological Resources; D) Fire Hazards; E) Air Quality; F) Noise; G) Seismic, Soil, and Landslide Hazards; H) Hydrology and Water Quality; I) Hazards and Hazardous Materials; J) Cultural Resources; and K) Visual and Aesthetic Resources. The “Class II” impacts identified in the EIR are discussed below along with the appropriate findings per CEQA Section 15091.

A. Parks and Recreation

Impacts: The EIR identified potentially significant but mitigable impacts to Adverse Physical Environmental Effects Resulting from Additional Recreational Facilities (Impact PR-2) and Cumulative Impacts from Recreational Facilities (Impact PR-4).

Impact PR-2 (Adverse Physical Environmental Effects Resulting From Additional Recreational Facilities)

Programmatic Mitigation: The following policies contained within the Plan would reduce potential impacts to biological resources:

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

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

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

Trail Siting Guidelines I A: To the maximum extent feasible, trails should be sited and designed to keep hikers, bicyclists and equestrians on the cleared pathways, to minimize impacts to sensitive habitat areas and environmental resources, and to avoid or minimize erosion impacts and conflicts with surrounding land uses.

Trail Siting Guidelines I E: Trails should be sited so as to utilize existing roads and trails as much as possible, except where the trail may conflict with surrounding land uses and environmentally sensitive areas.

Trail Siting Guidelines II A: Trails should be sited to minimize damage to riparian areas while allowing some public access to these resources. Measures should include locating the majority of trail corridors outside riparian areas, while occasionally bringing trails into contact with streams for public enjoyment. All trail construction should minimize removal of riparian vegetation and utilize natural features and/or lateral fencing to discourage public access to sections of streams not directly accessed by trails.

Trail Siting Guidelines II B: To the greatest extent feasible, the number of creek crossings should be limited in order to protect stream/riparian resources.

Trail Siting Guidelines II C: Fences constructed along trail corridors should allow for wildlife movement, to the greatest extent feasible.

Trail Siting Guidelines II D: Both trail siting and maintenance should be conducted to minimize introduction and proliferation of exotic weedy plants.

The following policies would reduce potential impacts to agricultural resources:

Trail Siting Guidelines III A: Where appropriate (e.g., adjacent to existing agricultural operations, buildings, residences, etc.), the County should construct fencing between the trail and private land uses. County Parks shall determine on a case-by-case basis appropriate fencing design and type. The County should consider landowner input on fence design. To the greatest extent feasible, fencing should not hinder the natural movement and migration of animals and should be aesthetically pleasing.

Trail Siting Guidelines III B: Where trails bisect private land, locked gates should be installed at appropriate intervals to allow the landowner to cross the trail easement from one side of the property to the other.

Trail Siting Guidelines III C: Trails should be located away from cultivated agriculture and should be sited to avoid bisecting existing agricultural operations, to the greatest extent feasible.

The following policies would reduce potential impacts to public safety/circulation:

Action PRT-SYV-1.8: The County should investigate all obstructions to dedicated on-and off-road public trails and property and take appropriate action to remove any such obstructions. County Public Works shall consult with the County Parks Department prior to issuing any encroachment permits for on-road development such as driveways along road shoulders with current or proposed trails.

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

The following policies would reduce potential land use conflicts resulting from recreational use of a site:

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

DevStd PRT-SYV-1.4: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods.

Trail Siting Guidelines IV A: Trails should be sited and designed to avoid significant environmental resources and to minimize user conflicts with surrounding land uses, to the maximum extent feasible. This may involve realignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

Trail Siting Guidelines IV B: Where feasible, trails should be sited a minimum of 100 feet from existing structures, and utilize topography and vegetative barriers to buffer surrounding residences from potential privacy impacts.

Trail Siting Guidelines IV C: Where feasible, trails should be sited along parcel boundaries in an effort to minimize land use conflicts.

The following policies would reduce potential impacts to archaeological resources:

Trail Siting Guidelines I D: County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.

Trail Siting Guidelines VI A: Trails should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

Trail Siting Guidelines VI B: A Phase I archaeological survey may be required prior to implementing proposed trail corridors. The following policies would reduce potential water supply impacts resulting from future recreational facilities:

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

DevStd WW-SYV-1.2: In cases where landscape plans are required for development, they shall include appropriate water-conserving features, such as those listed in the Water Resources section of the County's Standard Conditions of Approval and Standard Mitigation Measures.

The policies discussed in Section 4.14 Visual and Aesthetic Resources would reduce potential aesthetic impacts to a less than significant level.

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would reduce Impact PR-2 to a less than significant level. The following mitigation measure would be required:

Mitigation Measure PR-2.1 (Class Me Bikeways): The SYVCP shall be revised to include the following new Action:

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

Impact PR-4 (Cumulative Impacts from Proposed Park and Recreation Facilities)

Mitigation Measures: Implementation of SYVCP policies would reduce potential cumulative impacts related to the SYVCP's contribution of park and recreation facilities to a less than significant level, with the incorporation of Mitigation Measure PR-2.1, which would reduce potential biological, agricultural, or archaeological impacts from Class I bikeways to a less than significant level. Cumulative impacts from park and recreational facilities would be less than significant (Class II) with mitigation.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

B. Traffic and Circulation

Impacts: The EIR identified potentially significant but mitigable impacts to 10-Year Buildout Traffic Conditions: Backbone Roadway Systems (Impact T-1) and 20-Year Buildout Traffic Conditions: Backbone Roadway Systems (Impact T-2).

Impact T-1 and T-2 (10-Year and 20-Year Buildout Traffic Conditions: Backbone Roadway System)

Programmatic Mitigation: The Plan proposes the following policies that are mitigative in nature and would reduce potential traffic and circulation impacts:

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

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

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

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

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

Action CIRC-SYV-2.1: Public Works Department shall regularly monitor the operating conditions of designated roadways and intersections in the Santa Ynez Valley Community Plan Area. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined by this Plan, the County should reevaluate, and if necessary, amend the Community Plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:

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

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

Policy CIRC-SYV-3: A determination of project consistency with the standards and policies of the Santa Ynez Valley Community Plan Circulation Section shall constitute a determination of consistency with LUDP#4 with regard to roadway and intersection capacity.

Policy CIRC-SYV-4: Planning for improvements to regional-serving transportation facilities in the Plan Area should be shared by Caltrans, the County, and the Cities of Solvang and Buellton. Regional-serving transportation facilities include State Route 246, State Route 154 and U.S. Highway 101.

Policy CIRC-SYV-5: The County shall encourage development of all feasible forms of alternative transportation in the Santa Ynez Valley Community Plan Area.

Action CIRC-SYV-5.1: The County shall work with SBCAG, the Cities of Solvang and Buellton, and local transit providers to improve transit service in the Santa Ynez Valley.

Action CIRC-SYV-5.2: The County shall coordinate with Caltrans to incorporate park and- ride facilities (including bike lockers, transit stops and benches) near planned highway interchange improvement projects.

Policy CIRC-SYV-6: The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses and/or widening of existing highways and overpasses.

Action CIRC-SYV-6.2: When updating the Bike Master Plan, the County shall work with Caltrans and Public Works to improve safety on the area's highways and roadways for recreational as well as commuter bicyclists.

Action CIRC-SYV-6.3: The County shall focus attention on improving bikeways within the townships near schools and recreation areas, and consider the safety and feasibility of extending a Class II bike lane on Highway 246 east of the Santa Ynez Valley High School.

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

Policy CIRC-SYV-7: Traffic signals are not considered compatible with the semi-rural character of the Santa Ynez Valley Community Plan Area and should only be considered when no other form of intersection improvement is feasible, or when warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.

Policy CIRC-SYV-8: To ensure that mature landscaping does not compromise public safety, landscaping in connection with development shall be consistent with applicable County or Caltrans sight distance standards.

Policy CIRC-SYV-9: Encroachment permits for structures, fences, walls, landscaping, or other such objects may be issued where the placement of such objects would neither compromise public safety nor conflict with applicable County or Caltrans sight distance standards.

Policy CIRC-SYV-10: The County shall ensure that the circulation system maintains the quality of life in the Santa Ynez Valley Community Plan Area to the greatest extent feasible.

Action CIRC-SYV-10.1: The County shall investigate and support appropriate traffic calming measures and shall work with Caltrans in this regard as may be appropriate.

Action CIRC-SYV-10.2: The County shall consider implementing appropriate traffic calming measures in Urban and Inner-Rural areas, when consistent with the

County's adopted Neighborhood Traffic Management Policy (as it may be amended from time to time).

Policy CIRC-SYV-11: The County shall balance the need for new road improvements (including road widening) with protection of the area's semirural character. All development shall be designed to respect the area's environment and minimize disruption or alteration of the semi-rural character.

Action CIRC-SYV-11.1: The County shall consider developing a rural road classification, and standards for determining project consistency, as part of the County's Circulation Element for the Santa Ynez Valley Community Plan.

Action CIRC-SYV-11.2: The County shall work with Caltrans and the Public Works Department to address impacts on equestrian uses during road widening or road improvement projects.

Policy CIRC-SYV-12: Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.

Policy CIRC-SYV-13: Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.

Action CIRC-SYV-13.1: The County Public Works Department and P&D should work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts. Measures to be considered should include, but are not limited to, reduction in fees, tax incentives and design flexibility.

Policy CIRC-SYV-14: If it is determined that a project may cause significant traffic impacts which generate the need for off-site traffic improvements that are not identified in the then current SYVTIP, the County shall condition any approval of the project to ensure that those improvements are funded and completed before issuance of final inspection.

Proposed EIR Mitigation: The EIR identified seven additional mitigation measures that would lessen Impact T-1 to a less than significant level. The following mitigation measures would be required:

Mitigation T-2.1 (SR 154 Corridor Operations with Roundabout Intersections): The measure presented in the EIR has been incorporated into the SYVCP as follows:

Action CIRC-SYV-11.3: One option that could be considered for the SR 154 corridor is the installation of modern roundabouts at the major cross street intersections. Evenly spaced roundabouts along the corridor would provide acceptable levels of service. Based on future traffic volume forecasts, intersection spacing, and forecasted levels of service, single lane roundabouts could be considered at the following four locations to accommodate the peak-hour flows along the SR 154 corridor:

- SR 154/Figueroa Mountain Road-Grand Avenue
- SR 154/Roblar Avenue
- SR 154/Edison Road
- SR 154/SR 246-Armour Ranch Road

Significance After Mitigation. Operational analyses of the roundabouts were completed using the Federal Highway Administration (FHWA) analysis 6 procedure (level of service worksheets are contained in Appendix D). The operational analyses found that the single-lane roundabouts are forecast to operate at LOS A during the P.M. peak-hour period with the 20-Year Buildout traffic forecast, thus meeting both the Caltrans LOS D standard and the SYVCP LOS B standard. The roundabout mitigation would provide relatively free-flow operations along SR 154 with minor delays for traffic entering or crossing SR 154 at the collector road connections.

The roundabouts would also reduce delays at the local road connections to SR 154. It is important to note that the poor operations forecast at local road intersections at SR 154 are based on vehicles trying to turn left onto SR 154 during the P.M. peak hour period. In many cases, these are low-volume local roads. For example, 23 vehicles are forecast to turn left onto northbound SR 154 from Santa Ynez Street under 20-Year Buildout Conditions during the P.M. peak-period. The infrequent gaps in the traffic flows on SR 154 result in long delays for the left-turn movement at the unsignalized intersection, equating to LOS F for a relatively minor movement. With the evenly spaced roundabouts along the SR 154 corridor, left-turning vehicles from the local roads would have the options of turning right and performing a U-turn at the nearby roundabout to travel in the desired direction.

Mitigation T-2.2 SR 154 (Corridor with Signalized Intersections): Another option that could be considered for the SR 154 corridor is the installation of evenly spaced signals at the major cross street intersections. Based on future traffic volume forecasts, intersection spacing, forecasted levels of service, and

signal warrants, signalized intersections could be considered at the following four locations to accommodate the peak hour flows along the SR 154 corridor:

- SR 154/Figueroa Mountain Road-Grand Avenue
- SR 154/Roblar Avenue
- SR 154/Edison Road
- SR 154/SR 246-Armour Ranch Road

Significance After Mitigation. The mitigation analysis found that the SR 154 corridor would operate at LOS B under 20-Year Buildout conditions during the P.M. peak-hour period with the signalized option, thus meeting the Caltrans LOS D target and the SYVCP LOS B target. The signalized corridor would provide relatively free-flow operations along SR 154 with minor delays for traffic entering or crossing SR 154 at the signalized collector road connections. Evenly spaced signals along the SR 154 corridor would also provide gaps in the SR 154 traffic stream that would reduce delays for traffic to enter or cross SR 154 at the local road unsignalized intersections along the route.

SR 246 Corridor. The analysis completed for the 20-Year Buildout scenario found that operations along SR 246 would exceed the Caltrans LOS D standard. There are two segments of SR 246 within the SYVCP area that have different characteristics and are therefore addressed separately in the mitigation analysis. The segment between SR 154 and the City of Solvang includes multiple collector road intersections that control the flow of traffic along the route. The segment between the City of Solvang and the City of Buellton is a free-flow facility that is not affected by collector road intersections along the route.

Segment 1 – SR 154 to City of Solvang. This segment of SR 246 carries 14,000 ADT under Existing conditions and is forecast to carry 22,500 ADT under 20-Year Buildout conditions. Operations at many of the collector road intersections along the route are forecast to exceed the Caltrans LOS D standard.

Mitigation T-2.3 (SR 246 Corridor Operations with Roundabout

Intersections): One option that could be considered for the SR 246 corridor is the installation of evenly spaced roundabouts at the major cross street intersections. Based on future traffic volume forecasts, intersection spacing, and forecasted levels of service, two-lane roundabouts could be considered at the following four locations to accommodate the peak hour flows along the SR 246 corridor:

- SR 246-Armour Ranch Road/SR 154

- SR 246/Refugio Road
- SR 246/Edison Road
- SR 246/Alamo Pintado Road

It is noted that the SR 246/Alamo Pintado Road intersection lies within the City of Solvang, and the City has prepared a Project Study Report to address the future deficiency forecast for the intersection. The alternative that the City prefers and is moving forward with is converting the signalized intersection to a two-lane roundabout.

Significance After Mitigation. The operational analyses found that the two-lane roundabouts along the corridor are forecast to operate at LOS A under 20-Year Buildout conditions during the P.M. peak-hour period, thus meeting both the Caltrans LOS D target and the SYVCP LOS B target. The roundabout mitigation option would provide relatively free-flow operations along SR 246 with minor delays for traffic entering or crossing SR 246 at the roundabouts. The roundabouts would also improve access to/from SR 246 at the local road connections, as left-turning vehicles from the local roads would have the options of turning right and performing a U-turn at the nearby roundabout to travel in the desired direction.

Mitigation T-2.4 (Improved Signalized Intersections along the SR 246 Corridor): Currently there are three signals along the SR 246 corridor between SR 154 and the City of Solvang. Another option that could be considered would be to widen SR 246 to provide two eastbound and two westbound through-lanes on the signalized approaches. The following intersections along the corridor could be widened to accommodate the peak-hour flows along the SR 246 corridor:

- SR 246-Armour Ranch Road/SR 154 (currently unsignalized)
- SR 246/Refugio Road
- SR 246/Edison Road
- SR 246/Alamo Pintado Road

Significance After Mitigation. The mitigation analysis found that SR 246 would need to be widened to provide two eastbound and two westbound lanes on the signalized approaches in order to accommodate the 20-Year Buildout P.M. peak-

hour flows. The analysis shows that LOS B would be provided under this mitigation option, thus meeting the Caltrans LOS D standard and the SYVCP LOS B standard. Evenly spaced signals along the SR 246 corridor would also provide gaps in the SR 246 traffic stream that would reduce delays for traffic to enter or cross SR 246 at the local road connections.

Segment 2 – City of Solvang to City of Buellton. This segment of SR 246 carries 22,400 ADT under Existing conditions and is forecast to carry 32,200 ADT under 20-Year Buildout conditions, which exceeds the capacity of a two-lane highway. The County segment between the SR 246/Skytt Mesa Drive-Buellflat Road intersection in the City of Solvang and the Ballard Canyon Road intersection at the City of Buellton boundary is a two-lane facility with a center left-turn lane. Operations along this portion of the highway are directly related to the amount of traffic using the facility. Since there are no arterial or collector roads that intersect the state highway, the facility will remain relatively free-flow until traffic volumes exceed the capacity of the highway.

The peak-hour flows will eventually grow to the level where traffic speeds will degrade to below the desired speed. Or, more likely, delays at the intersections within the City of Solvang and City of Buellton will cause queues to extend into the free-flow facility and cause breakdown conditions. While the segment between the Skytt Mesa Drive-Buellflat Road and Ballard Canyon Road intersections lies within the County's jurisdiction and the portions to the east and west lie within the City of Solvang and City of Buellton boundary, the future traffic volumes will be generated by developments within the three jurisdictions as well as regional traffic.

Poor operations along this segment have also been forecasted previously in other planning studies. The mitigation analysis presented below reviews past proposals that have been considered by Caltrans, the County, and local communities. Caltrans held meetings with the local jurisdictions in 2000-2001 when developing the Transportation Concept Report to gain insight into community concerns and ideas regarding the future of SR 246. Both the City of Solvang and the City of Buellton expressed interest in the mitigation options outlined below. The improvements selected to address the deficiency within the corridor will require cooperation amongst the various jurisdictions (including Caltrans).

Mitigation T-2.5 (Reversible Lane Option): A reversible lane (sometimes called a counterflow lane or contraflow lane) is a lane in which traffic may travel in either direction, depending on certain conditions. Typically, it is meant to improve traffic flow during peak hour periods. For SR 246, the reversible lane would be used for traffic in one direction at morning peak period, the opposite direction in the afternoon peak period, and as a turning lane at most other times.

The 20-Year Buildout traffic forecast shows 1,228 eastbound vehicles and 785 westbound vehicles during the A.M. peak hour period; and 1,127 eastbound vehicles and 1,421 westbound vehicles during the P.M. peak-hour period. The capacity of a highway lane is 1,600 to 1,900 vehicles per hour, depending on roadway conditions. Based on the projected flows, the center left-turn lane could be utilized as a second eastbound lane during the A.M. peak period and then reversed and used as a second westbound lane during the P.M. peak-hour period.

Traffic volumes would dictate the direction of the reversible lane and the hours of day that it would be employed. Based on the HCM multilane highway LOS methodology, the SR 246 segment between Solvang and Buellton would operate at LOS B during the A.M. and P.M. peak hour periods under the reversible lane option. It is important to note that there is the potential for vehicle queues extending into the free flow segments if additional capacity is not provided on the segments to the east within the City of Solvang and to the west within the City of Buellton.

Further study and cooperation amongst the various jurisdictions (including Caltrans) will be required if this option is selected. Further study will be required if this option is selected.

Mitigation (T-2.6 Four-Lane Highway Option): Widening the facility to a four-lane highway would provide LOS A–B based on the HCM multi-lane highway LOS methodology under 20-Year Buildout conditions during the P.M. peak-hour period. The current roadway section is comprised of one 12-foot travel lane in each direction, 4- to 8-foot shoulders, and a 12-foot center left-turn lane, totaling 44 to 52 feet. The four-lane highway built to standards would require 64 feet (four 12-foot lanes plus 8-foot shoulders), thus requiring about 12 to 20 feet of widening. It is noted that there are trees that line each side of the highway that may be affected by the roadway widening.

Further study will be required if this option is selected. It is noted that queues will continue to extend into free flow segments and will continue to degrade operations at the end points of the four-lane lane segment. It is important to note that there is the potential for vehicle queues extending into the free flow segments if additional capacity is not provided on the segments to the east within the City of Solvang and to the west within the City of Buellton. Further study and cooperation amongst the various jurisdictions (including Caltrans) will be required if this option is selected. Further study will be required if this option is selected.

Mitigation T-2.7 (Bypass Option): Constructing a parallel bypass route would relieve traffic loading on SR 246. The bypass option is illustrated on Figure 4.4-18. This option has been studied in some detail in the past. The Traffic Model

and Analysis for the Santa Ynez Valley prepared by the County in the 1990's included analyses of three southern bypass alternatives. The following discussion of alternative approaches is taken from the 10-Year Buildout section of the report and discusses the three alternatives that include a southern bypass from U.S Highway 101 at the Santa Rosa Road interchange to reduce traffic on SR 246 from Solvang to Buellton.

Alternative 1 would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to Alisal Road, paralleling the Santa Ynez River. Based on future traffic projections, Alternative 3 will reduce traffic volumes on SR 246 west of Alisal Road by 18 percent. Under this alternative, the bypass is forecast to carry 5,800 ADT under 20-Year Buildout conditions. The segment of SR 246 from Solvang to Buellton is forecast to carry 26,400 ADT under 20-Year Buildout conditions with this bypass route from U.S. Highway 101 to Alisal Road.

Alternative 2 would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to Refugio Road, paralleling the Santa Ynez River. Based on future traffic projections, Alternative 4 will reduce traffic volumes on SR 246 west of Alisal Road by 19 percent. Under this alternative, the bypass is forecast to carry 6,100 ADT under 20-Year Buildout conditions. The segment of SR 246 from Solvang to Buellton is forecast to carry 26,100 ADT under 20-Year Buildout conditions with this bypass route from U.S. Highway 101 to Refugio Road.

Alternative 3 would add a new road from U.S. Highway 101 at the Santa Rosa Road interchange to SR 154 paralleling the Santa Ynez River.

Based on future traffic projections, Alternative 5 will reduce traffic volumes on SR 246 west of Alisal Road by 30 percent. Under this alternative the bypass is forecast to carry 9,700 ADT under 20-Year Buildout conditions. The segment of SR 246 from Solvang to Buellton is forecast to carry 22,500 ADT under 20-Year Buildout conditions with this bypass route from U.S. Highway 101 to SR 154. This alternative would improve conditions along SR 246 between Solvang and Buellton to similar to those of today (the segment carries 22,400 ADT under Existing conditions).

Implementation of transportation improvements required as mitigation could result in significant environmental impacts on biological resources, hydrology and water quality, cultural and aesthetic resources, and agriculture. Potential impacts include displacement of sensitive plants or animal species, impacts to previously unidentified cultural resources during grading and site preparation, construction-related water quality impacts, and impacts to the visual character of intersections and rural roads within the Plan Area. Installation of roundabouts may also result in temporary construction-phase impacts on traffic and air quality. However, because the type, size, and location of any new facilities are not known at this

time, precise identification of such impacts would be speculative. As specific projects come forward, these would be subject to additional environmental review.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

C. Biological Resources

Impacts: The EIR identified potentially significant but mitigable impacts related to Sensitive Habitats on AHOD Site D (Impact BIO-1 (D), Special-Status Plants on AHOD Sites C and D (Impact BIO-2 (C), Impact BIO-2 (D) and Special Status Animals on AHOD Sites A, B, C and D (Impact BIO-3 (A), Impact BIO-3 (B), Impact BIO-3 (C), Impact BIO-3 (D).

The adopted project description has been amended to not include AHOD Sites, therefore related impacts will not occur and related EIR mitigation measures will not be implemented in the SYVCP.

Impact BIO-1 (D) Sensitive Habitats

Programmatic Mitigation: The following goals, policies and development standards are included in the Community Plan and would decrease impacts to habitats:

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

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

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

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

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

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

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

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

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

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

GOAL BIO-SYV: The biological resources of the Santa Ynez Valley Community Plan Area are an important regional asset that should be protected, enhanced and preserved.

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

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

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

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

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

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

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

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

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

POLICY BIO-SYV-4: Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes.

DevStd BIO-SYV-4.1: Development shall include a minimum setback of 25 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis depending upon site-specific conditions, such as slopes, biological resources and erosion potential.

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

DevStd BIO-SYV-4.4: When activities permitted in stream corridors would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required.

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

DevStd BIO-SYV-5.1: Development shall be designed to minimize the amount of polluted runoff that leaves the site by applying storm water Best Management Practices (BMPs), as appropriate to site-specific conditions. Such BMPs may include the following, in order of preference:

- Site planning to avoid, protect, and restore sensitive areas (e.g., stream corridors, riparian habitat);
- Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;
- Vegetative treatment (e.g., bioswales, vegetative buffers, constructed or artificial wetlands); and
- Mechanical or structural treatment (e.g., storm drain filters and inserts).

DevStd BIO-SYV-5.2: Site drainage plans shall direct polluting drainage away from the stream channel or include appropriate filters.

DevStd BIO-SYV-5.3: Storm water BMPs shall be implemented on construction sites as required by the Grading Ordinance drainage, erosion and sediment control plans.

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

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

POLICY BIO-SYV-10: Areas of one or more acres of Central Coastal Scrub shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-10.1: Development shall avoid impacts to Central Coastal Scrub that would isolate, interrupt or cause a break in contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to local extirpations such as fire, flooding, disease, etc.

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

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

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

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

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

DevStd FLD-SYV-1.1: Development shall not be allowed within floodways except in conformance with Chapters 15A and 15B of the County Code, any other applicable statutes or ordinances, and all applicable policies of the Comprehensive General Plan, including but not limited to, policies regarding biological resources and safety.

DevStd FLD-SYV-1.2: No development shall be permitted within the floodplains of the Santa Ynez River, Alamo Pintado Creek, and Zanja de Cota Creek, unless such development would be necessary to:

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

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

DevStd FLD-SYV-2.1: Development shall incorporate sedimentation traps or other effective measures to minimize the erosion of soils into natural and manmade drainages, where feasible. Development adjacent to stream channels shall be required to install check dams or other erosion control measures deemed appropriate by County Flood Control and Planning and Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designated to avoid impacts to riparian vegetation.

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

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

DevStd FLD-SYV-2.5: Excavation and grading for development shall be limited to the dry season of the year (i.e., April 15th to November 1st) unless an approved erosion and sediment control plan is in place and all measures therein are in effect, in accordance with the County Grading Ordinance.

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

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

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

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

Proposed EIR Mitigation: The following measures are not implemented in the Plan to increase the protection of sensitive habitats within the Plan Area due to removal of AHOD sites from the adopted project description:

~~**BIO-1.2 Wetland Habitat Avoidance and Restoration for AHOD Site D.** To determine if wetlands or Waters of the U.S. or State are present at AHOD Site D, a biological report as described in Policy BIO SYV 4 above shall be prepared and submitted with any application for development of this site under the Affordable Housing Overlay Designation. If impacts to this drainage cannot be fully avoided, mitigation measures described in DevStd 4.1, 4.3, and 4.6 shall be implemented.~~

FINDINGS: Mitigation measures have been identified in the EIR, which mitigate or avoid the significant effects on the environment to a level of insignificance. Due to removal of AHOD sites from the adopted project description, future development under the SYVCP would not incorporate the above noted mitigation measures.

Impact BIO-2 (C) and BIO-2 (D) Special Status Plants on AHOD Sites C and D

The adopted project description has been amended to not include AHOD Sites C and D, therefore related impacts will not occur and related EIR mitigation measures will not be implemented in the SYVCP.

Programmatic Mitigation: The following goals, policies and development standards are included in the Community Plan and would decrease impacts to special status plant species:

DevStd FIRE-SYV-3.2: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.2: (Text contained under Impact BIO-1.)

Action BIO-SYV-3.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-8.1: A “native protected tree” is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A “non-native specimen tree” is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height).

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

POLICY BIO-SYV-14: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy, sensitive plant species are those species that appear on a list in the California Native Plant Society’s Inventory of Endangered Vascular Plants of California. Sensitive animal species are those listed as endangered, threatened or candidate species by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. (Note: This measure is revised under BIO-2.1.)

Proposed EIR Mitigation: No special status plant species or protected individual trees are expected to occur on AHOD sites A and B. For AHOD Sites C and D, it will not be necessary to conduct studies to determine whether protected tree species occur following Policy SYV-BIO-8 above due to elimination of AHOD sites from the adopted project description.

FINDINGS: Mitigation measures are contained within the Draft Plan and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigative policies and development standards.

Impact BIO-3 (A), BIO-3 (B), BIO-3 (C) BIO-3 (D) Special Status Animal Species

The adopted project description has been amended to not include AHOD Sites, therefore related impacts will not occur and EIR mitigation measures will not be implemented in the SYVCP.

Programmatic Mitigation: The following goals, policies and development standards are included in the Community Plan and would decrease impacts to special status animal species, but they will not be applied to AHOD sites due to removal of the Overlay from the adopted project description.

POLICY WW-SYV-2: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.4: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.5: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.6: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.7: (Text contained under Impact BIO-1.)

DevStd WW-SYV-2.8: (Text contained under Impact BIO-1.)

GOAL BIO-SYV: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.1: (Text contained under Impact BIO-1.)

Action BIO-SYV-1.2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-3: (Text contained under Impact BIO-1.)

Action BIO-SYV-3.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-4: (Text as revised in BIO-1.1.)

DevStd BIO-SYV-4.1: (Text contained under Impact BIO-1.)

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

DevStd BIO-SYV-4.3: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-4.4: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-5: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.1: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.2: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-5.3: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-6: (Text contained under Impact BIO-1.)

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

DevStd BIO-SYV-7.1: (Text contained under Impact BIO-1.)

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

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

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

POLICY BIO-SYV-10: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-10.1: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-10.2: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-11: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-12: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-13: (Text contained under Impact BIO-1.)

DevStd BIO-SYV-13.1: (Text contained under Impact BIO-1.)

POLICY BIO-SYV-14: (Text as revised in BIO-2.1.)

DevStd FLD-SYV-1.1: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-1.2: (Text as revised in BIO-1.2.)

POLICY FLD-SYV-2: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.1: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.2: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.3: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-2.5: (Text contained under Impact BIO-1.)

POLICY FLD-SYV-3: (Text contained under Impact BIO-1.)

POLICY FLD-SYV-4: (Text contained under Impact BIO-1.)

DevStd FLD-SYV-4.1: (Text contained under Impact BIO-1.)

Proposed EIR Mitigation: The following mitigation measure has not been added to the Plan to minimize impacts to special status bat species and nesting birds protected under the MBTA for the development of AHOD sites A, B, C, and D because all AHOD sites have been removed from the adopted project description:

BIO-3.2 Special Status Bat Species and Nesting Bird Mitigation. ~~Special status bat species may roost on the buildings that would be removed during the development of the AHOD sites. In addition, bird species that are protected under the MBTA may nest within the buildings or landscaping within the lots. The Plan shall be revised to include the following policy and development standards:~~

~~POLICY BIO-SYV-16: Development of the AHOD Sites A, B, C, and D shall include provisions to minimize impacts to special status bat species and nesting birds protected under the Migratory Bird Treaty Act (MBTA).~~

~~DevStd BIO-SYV-16.1: When special status species are present, demolition of the existing structures or removal of trees and shrubs shall be restricted to the time~~

~~period when birds protected under the MBTA are not nesting and when special status bat species are not present in the area, February 15th through August 31st.~~

~~DevStd BIO SYV 16.2: If the work window restriction listed in DevStd BIO SYV 16.1 cannot be followed, surveys for bat roosts shall be conducted by a qualified biologist. If bats are found, they shall be allowed to leave the site and then bat exclusionary structures shall be installed. New construction shall contain features (such as bat houses) that provide suitable roost sites that would accommodate twice as many bats as were found during the survey.~~

~~DevStd BIO SYV 16.3: If the work window restriction listed in DevStd BIO SYV 16.1 cannot be followed, surveys for nesting birds shall be conducted by a qualified biologist. If active nests are found, a 200-foot buffer around the nest shall be established. No work shall be conducted in buffer areas until the young have fledged.~~

FINDINGS: Programmatic mitigation related to AHOD sites and development under SYVCP buildout is included in the Plan, but will not apply to AHOD sites due to removal of the Overlay from the adopted project description. Mitigation measure BIO 3.2 identified in the EIR has not been adopted and implemented in the SYVCP because the project description has been amended to eliminate AHOD sites, therefore related impacts will not occur.

D. Air Quality

Impacts: The EIR identified potentially significant but mitigable impacts related to Odor Nuisance Impacts (Impact AQ-2), Temporary Construction Emissions (Impact AQ-3), Cumulative Odor Nuisance Impacts (Impact AQ-5) and Cumulative Temporary Construction Emissions (Impact AQ-6).

Impact (AQ-2 Odor Nuisance Impacts)

Programmatic Mitigation: The Plan contains no policies or development standards designed to reduce odor nuisance impacts.

Proposed EIR Mitigation: The EIR identified two mitigation measures which would lessen Impact AQ-2 to a less than significant level.

Mitigation Measure AQ-2.1 (Odor Abatement Plan): Future applicants for wineries or other odor generators, based on the nature of the operations (Scope and Content of Air Quality Sections in Environmental Documents, July 2007) shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:

- Name and telephone number of contact person(s) responsible for logging and responding to winery odor complaints;
- Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint;
- Description of potential odor sources (i.e., fermentation and aging processes and the resultant ethanol emissions; odors associated with a fast food restaurant may include cooking and grease aromas);
- Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and
- Contingency measures to curtail emissions in the event of a continuous public nuisance.

Mitigation AQ-2.2 (Prohibited Commercial Uses in Mixed-Use Zones): To ensure that future residents in the Mixed Use Overlay Zones would not be exposed to potential toxic odors generated by gas stations or PERC dry cleaning facilities, Sec. 35.28.210 Subsection F, Prohibited Uses of the Mixed Use Overlay (MU-SYV) shall be modified to prohibit PERC dry cleaning operations and gasoline stations.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact AQ-3 (Temporary Construction Emissions)

Programmatic Mitigation: The Plan currently contains no mitigative policies or development standards to mitigate Temporary Construction Emissions.

The adopted project description has been amended to not include AHOD Sites, therefore related impacts will not occur and related EIR mitigation measures will not be implemented in the SYVCP.

Proposed EIR Mitigation: Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) to reduce construction-related emissions would apply to construction activity associated with SYVCP buildout. These include measures to limit fugitive dust (PM10). Subsequent analysis of future individual projects implemented under the SYVCP should include the relevant mitigation measure identified below to reduce construction-related emissions to less than significant levels:

AQ-3.1 Fugitive Dust (PM10) Control: Fugitive dust control shall include measures designed to reduce particulate matter emission from project construction. Controls shall include, but not be limited to, the following measures:

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the later morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible, but should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speed to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud onto public roads.
- If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.
- Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Mitigation Related to Development of AHOD Sites: Mitigation measure AQ-3.1 Fugitive Dust (PM10) Control is not necessary to mitigate construction impacts related to development on AHOD sites because the sites have been removed from the adopted project description.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact AQ-5 (Cumulative Temporary Construction Emissions)

Programmatic Mitigation: The Plan contains no policies or development standards designed to reduce odor nuisance impacts.

Proposed EIR Mitigation: The EIR identified one mitigation measure that would lessen impact AQ-3 to a less than significant level. The following mitigation measure would be required:

Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) to reduce construction-related emissions would apply to construction activity associated with SYVCP buildout. These include measures to limit fugitive dust (PM10) as identified below. Subsequent analysis of future individual projects implemented under the SYVCP should include the relevant mitigation measure identified below to reduce construction-related emissions to less than significant levels:

Mitigation Measure AQ-3.1 (Fugitive Dust (PM10) Control)

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact AQ-5 (Cumulative Odor Nuisance Impacts)

Mitigation Measures: Implementation of SYVCP policies and Mitigation Measure AQ-2.1 would reduce cumulative odor nuisance impacts to a less than significant level. No additional mitigation is required. Cumulative odor nuisance impacts would be less than significant after mitigation.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact AQ-6 (Cumulative Temporary Construction Emissions)

Mitigation Measures: Implementation of SYVCP policies and Mitigation Measure AQ-3.1 would reduce the Plan's contribution to cumulative construction emissions to a less than significant level. No additional mitigation is required. Cumulative construction emissions would be less than significant after mitigation.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

E. Fire Hazards

Impacts: The EIR identified potentially significant but mitigable impacts related to Development within Wildland Fire Hazard Areas (Impact FH-1) and development within Wildland Fire Hazard Areas (Impact FH-1 (A), FH-1 (B), FH-1 (C), FH-1 (D) and Cumulative Development within Wildland Fire Hazard Areas (Impact FH-2).

Impact FH-1 (Development within Wildland Fire Hazard Areas)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP. These policies and standards are mitigative in nature and would therefore minimize the risk posed by wildland fires:

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

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

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

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

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

DevStd FIRE-SYV-2.2: Development shall be sited to minimize exposure to fire hazards and reduce the need for grading and clearance of native vegetation to the maximum extent feasible. Building sites should be located in areas of a parcel's

lowest fire hazard, and should minimize the need for long and/or steep access roads and/or driveways.

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

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

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

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

Proposed EIR Mitigation: The EIR identified six additional mitigation measures that would lessen impact FH-1 to a less than significant level. Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) to reduce construction-related fire impacts would apply to construction activity associated with SYVCP buildout. EIR mitigation applied in conjunction with conditions of approval would either mitigate impacts to a similar level as the conditions of approval or in some cases would mitigate impacts further. The following mitigation measures would be required:

Mitigation FH-1.1 (Fire Prevention Construction Techniques): Future applicants for residential development in the form of Residential Second Units or Agricultural Employee Housing shall abide by the following construction standards:

- All proposed residential units and/or development that requires a building permit in fire hazard areas shall comply with the requirements of the California Building Code, California Fire Code, and Santa Barbara County Fire Department Development standards.
- Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4's). Front doors shall be solid

core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used.

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

FH-1.2 (Fire/Vegetation Management Plan): Future applicants for residential development within designated high fire hazard areas shall, at the direction of the Fire Department, prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to prevent fire from being carried toward the structure(s). The Plan shall include:

- A copy of the site plan that indicates topographic reference lines
- A copy of the landscape plan
- Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees)
- A maintenance schedule for the landscape/vegetation management plan

Mitigation Measure FH-1.3 (Access Roads): (Definition: A road used routinely for access into and out of an area.) Note: Developments that require multiple access roads shall comply with the “Access Road” definition. All required access roads shall be able to be used routinely for access into and out of an area. Access roads constructed within any project site shall provide for unhindered fire department access and maneuvering during an emergency. This road system must meet the requirements that are outlined and detailed within the Santa Barbara Fire Department Development Standards.

Mitigation Measure FH-1.4 (Emergency Vehicle Access (EVA) Roads): (Definition: An access that does not serve buildings and is being provided for emergency vehicles only, such as access to wildland areas. This type of access is not intended for public use.) EVA roads shall be designed according to County Fire Department Development Standards including all-weather type (per California Fire Code). These EVA roads shall be provided at acceptable (by Fire Department standards) intervals and extend to the perimeter of the vegetation management zones. These roads may be gated with a Fire Department KNOX key (A rapid entry system that provides non-destructive emergency access to property). Fire hydrants shall be located on the street near the entrance to the EVA roads.

Mitigation FH-1.5 (Structure Addresses): Project applicants shall provide reflective, non-combustible structural addresses that are a minimum of 3 inches in height, and non-combustible street signs and lights on all streets.

Mitigation FH-1.6 (Street Name Review): Project applicants shall submit proposed street names for review by the County Planning Department County Fire Department, County Surveyor and 911 Dispatch center to prevent duplication of street names.

Mitigation Related to Development of AHOD Sites

Mitigation measures FH-1.1-1.6 are not required for AHOD Sites A, B, C and D due to removal of all four sites from the adopted project description.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

F. Noise

Impacts: The EIR identified potentially significant but mitigable impacts related to Exposure to Noise Exceeding County Standards (Impact N-2) and on AHOD Sites A, B, C and D (Impact N-2 (A), N-2 (B), N-2 (C), N-2 (D) and Cumulative Impacts from Exposure to Unacceptable Noise Levels (Impact N-5).

Mitigation measures N-2.1, N-2.2, N-2.3, and N-2.4 are not required for application on AHOD Sites due to adoption of a project description with removal of the sites. However, the aforementioned mitigation measures will apply to Plan area buildout.

Impact N-2 (Exposure to Noise Exceeding County Standards)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP and are intended to minimize exposure to noise exceeding County standards, including nuisance noise from commercial uses in mixed use development:

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

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

shall be enclosed and/or shielded to the maximum extent feasible to reduce noise levels.

Proposed EIR Mitigation: The EIR identified four additional mitigation measures that would lessen Impact N-2 to a less than significant level. Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) to reduce noise would apply to construction activity associated with SYVCP buildout. EIR mitigation applied in conjunction with conditions of approval would either mitigate impacts to a similar level as the conditions of approval or in some cases would mitigate impacts further. The following mitigation measures would be required:

Mitigation N-2.1 (Noise Attenuation)

Mitigation Measure N-2.2 (Truck Idling Limitations)

Mitigation Measure N-2.3 (Sound Barriers for External Equipment)

Mitigation Measure N 2.4 (Disclosure of Potential Nuisance)

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact N-5 (Cumulative Impacts from Exposure to Unacceptable Noise Levels)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP and are intended to minimize exposure to noise exceeding County standards, including nuisance noise from commercial uses in a mixed use development:

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

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

In addition, the following mitigation measures would be required as part of the review and consideration of future individual projects implemented under the SYVCP. Inclusion on a case by case basis of all relevant mitigation measures identified above in impact N-2 (Mitigation Measures N-2.1 through N-2.4) would reduce exposure to noise exceeding County standards to less than significant levels.

Implementation of Mitigation Measures N-2.1 through N-2.4 would reduce impacts related to exposure to roadway and mixed-use generated noise exceeding County standards to a less than significant level for future individual projects implemented under the SYVCP. In addition, implementation of Mitigation Measure N-2.1 would not be necessary to reduce impacts related to exposure to noise exceeding County standards to a less than significant level for the four identified AHOD Sites due to removal of the sites from the adopted project description. No significant residual effects would occur, and the Plan's contribution to cumulative noise exposure impacts would be less than significant.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

G. Hydrology and Water Quality

Impacts: The EIR identified potentially significant but mitigable impacts to land use with respect to Temporary Water Quality Impacts (Impact HWQ-1) and Temporary Water Quality Impacts to AHOD Sites A, B, C and D (HWQ-1 (A), HWQ-1 (B), HWQ-1 (C), HWQ-1 (D)) and Cumulative Temporary Water Quality Impacts (Impact HWQ-6).

Impact HWQ-1 (Temporary Water Quality Impacts)

Programmatic Mitigation: The following development standards are included in the SYVCP, and would minimize temporary impacts to water quality from construction associated with the 20-year buildout of the Plan to the extent feasible. These standards are mitigative in nature, and hence are discussed below:

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

ESH areas. Such plan(s) shall be reviewed and approved by both County Flood Control and Planning & Development.

DevStd FLD-SYV-2.5: Excavation and grading for development shall be limited to the dry season of the year (i.e., April 15th to November 1st) unless an approved erosion and sediment control plan is in place and all measures therein are in effect, in accordance with the County Grading Ordinance.

All construction projects disturbing one or more acres are subject to NPDES Phase II permit regulations, which require preparation of a SWPPP to control the discharge of pollutants, including sediment, into local surface water drainages. The SWPPP is designed to minimize water quality degradation through storm water monitoring, establish BMPs, implement erosion control measures, and implement spill prevention and containment measures.

In addition to NPDES permit requirements, construction activities would also be subject to the County's grading ordinance. The grading ordinance generally requires a grading permit and an Erosion and Sediment Control Plan for all new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects on privately owned land where the transported amount of materials exceeds 50 cy or the cut or fill exceeds three feet in vertical distance to the natural contour of the land. The County will accept a SWPPP in lieu of an Erosion and Sediment Control Plan, as long as the SWPPP contains the requirements of the County's Erosion and Sediment Control Plan. In addition, a master drainage plan is required as part of the grading plan for all grading permit applications.

In accordance with NPDES and/or grading permit requirements, the SWPPP or Erosion and Sediment Control Plan would describe BMPs to be implemented during grading and construction to minimize water quality degradation through erosion control, spill prevention and containment measures, and good housekeeping practices. For projects subject to State or County permitting, implementation of a SWPPP or Erosion and Sediment Control Plan would reduce potential impacts to less than significant levels.

Proposed EIR Mitigation: For projects not subject to NPDES permit requirements, potentially significant impacts may occur, due to potential impacts from sedimentation and pollutant discharge into the Santa Ynez River, an impaired watercourse as defined by the RWQCB. Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) would apply to construction activity associated with SYVCP buildout. Implementation of the following mitigation measures would ensure that future development in accordance with the Plan would reduce short-term water quality impacts to less than significant levels.

HWQ-1.1 Construction Site BMPs

Mitigation Related to Development of AHOD Sites

Plan policies, standard County water quality protection measures, and Mitigation Measure HWQ-1.1 would not apply to AHOD Sites A-D due to their removal from the adopted project description.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact HWQ-1 (Cumulative Temporary Water Quality Impacts)

Programmatic Mitigation: The following development standards are included in the SYVCP, and would minimize temporary impacts to Cumulative Temporary Water Quality Impacts:

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

DevStd FLD-SYV-2.5: Excavation and grading for development shall be limited to the dry season of the year (i.e., April 15th to November 1st) unless an approved erosion and sediment control plan is in place and all measures therein are in effect, in accordance with the County Grading Ordinance.

All construction projects disturbing one or more acres are subject to NPDES Phase II permit regulations, which require preparation of a SWPPP to control the discharge of pollutants, including sediment, into local surface water drainages. The SWPPP is designed to minimize water quality degradation through storm water monitoring, establish BMPs, implement erosion control measures, and implement spill prevention and containment measures.

In addition to NPDES permit requirements, construction activities would also be subject to the County's grading ordinance. The grading ordinance generally requires a grading permit and an Erosion and Sediment Control Plan for all new

grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects on privately owned land where the transported amount of materials exceeds 50 cy or the cut or fill exceeds three feet in vertical distance to the natural contour of the land. The County will accept a SWPPP in lieu of an Erosion and Sediment Control Plan, as long as the SWPPP contains the requirements of the County's Erosion and Sediment Control Plan. In addition, a master drainage plan is required as part of the grading plan for all grading permit applications.

In accordance with NPDES and/or grading permit requirements, the SWPPP or Erosion and Sediment Control Plan would describe BMPs to be implemented during grading and construction to minimize water quality degradation through erosion control, spill prevention and containment measures, and good housekeeping practices. For projects subject to State or County permitting, implementation of a SWPPP or Erosion and Sediment Control Plan would reduce potential impacts to less than significant levels.

Proposed EIR Mitigation: For projects not subject to NPDES permit requirements, potentially significant impacts may occur, due to potential impacts from sedimentation and pollutant discharge into the Santa Ynez River, an impaired watercourse as defined by the RWQCB. Measures included in the County of Santa Barbara Conditions of Approval and Mitigation Measures (February 2005) would apply to construction activity associated with SYVCP buildout. Implementation of the following mitigation measure would ensure that future development in accordance with the Plan would reduce short term water quality impacts to less than significant levels:

Mitigation Measure HWQ-1.1 Construction Site BMPs.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

H. Cultural Resources

Impacts: The EIR identified potentially significant but mitigable impacts with respect to Impacts on Significant Historical and Archaeological Resources (Impact CR-1) and Impacts on AHOD sites A, B, C and D (Impact CR-1 (A,C), CR-1 (B, D)).

Impact CR-1 (Impacts on Significant Historical and Archaeological Resources)

Programmatic Mitigation: The following policies, actions, and development standards are included in the SYVCP and are intended to help meet the goal of preserving and protecting significant cultural, historical, and archaeological resources in the Santa Ynez Valley Planning area:

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

DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a county archaeologist or contract archaeologist or if a County archaeological sensitivity map identifies the need for a study. The survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase 1 report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short-form Phase 1 report may be submitted.

DevStd HA-SYV-1.2: All feasible recommendations of an archaeological report analysis including completion of additional archaeology analysis (Phase 2, Phase 3) and/or project redesign shall be incorporated into any permit issued for development.

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

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

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

Action HA-SYV-2.3: No permits shall be issued for any development or activity that would adversely affect the historic value of officially designated Historic Landmarks and Structures of Merit unless a professional evaluation of the proposal has been performed pursuant to the County's most current Regulations Governing Archaeological and Historical Projects, reviewed and approved by Planning and Development and all feasible mitigation measures have been incorporated into the proposal.

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

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

In addition, the proposed Trail Siting Guidelines included in the Draft SYVCP would reduce potential impacts to archaeological resources:

Trail Siting Guidelines I D: County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.

Trail Siting Guidelines VI A: Trails should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

Trail Siting Guidelines VI B: A Phase I archaeological survey may be required prior to implementing proposed trail corridors.

Proposed EIR Mitigation: The EIR identified four mitigation measures that would lessen Impact CR-1 to a less than significant level. The Development Standards and Actions presented above and contained in the draft Plan will help to minimize impacts to historical resources. However, certain standards should be revised to add clarity and consistency with current County Guidelines and professional best practices. In addition to the above policies from the Plan, the following mitigation measures are required to ensure that the treatment of historical resources within the Plan Area is consistent with the Planning and Development Department's Environmental Thresholds and Guidelines Manual and the State CEQA Guidelines. The following mitigation measures would be required:

Mitigation Measure CR-1.1 (Treatment of Historical Resources): Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions underlined, deletions ~~struck through~~):

DevStd HA-SYV-1.1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist ~~or if a county archaeological sensitivity map identifies the need for a study~~ using the best available resources. The content, format, and length of the Phase 1 survey report shall be consistent with the size of the project and findings of the study. The

~~survey shall include areas of projects that would result in ground disturbances, except where legal ground disturbance has previously occurred. If the archaeologist performing the Phase 1 report, after conducting a site visit, determines that the likelihood of an archaeology site presence is extremely low, a short form Phase 1 report may be submitted.~~

DevStd HA-SYV-1.2: If archaeological remains are identified and cannot be avoided through project redesign, the proponent shall fund a Phase 2 study to determine the significance of the resource prior to issuance of any permit for development. All feasible proposed mitigation recommendations resulting from the Phase 1 or Phase 2 study, of an archaeological report analysis including completion of additional archaeology analysis (Phase 2, Phase 3) and/or project redesign, shall be incorporated into any permit issued for development.

Action HA-SYV-2.34: No permits shall be issued for any development or activity that would adversely affect the historic value integrity of officially designated Historic Landmarks and Structures of Merit, historical resources eligible for the CRHR, or identified historical districts unless a professional evaluation of the proposal has been performed pursuant to the County's most current Regulations Governing Archaeological and Historical Projects. All such professional studies shall be reviewed and approved by Planning and Development and all feasible mitigation measures have been shall be incorporated into the proposal any permit issued for development.

Mitigation Measure CR-1.2 (Inventory of Historical Resources): The Plan shall be revised to include the following additional policies and actions:

Action HA-SYV-2.3: Within five years of adoption of the final Plan, the County shall initiate an inventory of historical resources within the Santa Ynez, Los Olivos, and Ballard townsites to determine whether the core areas of these townsites qualify as historical districts, which resources contribute to the significance of any such districts, and where the boundaries of any such districts lie.

Policy HA-SYV-4: Traditional cultural, historical, and spiritual properties of concern to the Santa Ynez Tribal Elders Council should be protected and preserved to the maximum extent feasible.

Action HA-SYV-4.1: The County shall continue its government-to-government consultations with the Santa Ynez Reservation to ensure that traditional resources of concern to the Chumash are identified and taken into account in future development planning.

Action HA-SYV-4.2: The County shall ensure the confidentiality of information regarding traditional cultural, historical, and spiritual geographic locations. properties shared by the Tribe.

Action HA-SYV-4.3: The County, Tribe, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual properties while still respecting the rights and privileges of private property owners.

Implementation of Mitigation Measure PR-2.1 would revise the proposed Trail Siting Guidelines to include Class I Bikeways in addition to on or off road trails, thus reducing potential impacts from on or off-road bikeways to archaeological resources. The following mitigation measure would ensure that trailhead parking and other recreational facilities would also be sited to avoid impacts to archaeological and historical sites:

Mitigation Measure CR-1.3 (Impacts to Historical Resources from New Trail and Recreational Facilities): Existing Development Standards and Actions in the draft Plan shall be revised as follows (additions in **bold**):

Trail Siting Guidelines VI A: Trails and associated parking areas should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve realignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

DevStd PRT-SYV-1.11: New recreational sites (parks, trails, and related developments) shall be sited and designed to avoid impacts to archaeological and historical resources. Prior to final approval, proposed recreation sites should be surveyed and redesigned where necessary to avoid archaeological or historical resources, subject to final approval by Planning and Development and the Parks Department.

Mitigation Measure CR-1.4 (Impacts to Historical Resources from Other Plan Policies and Actions): The Plan shall be revised to include the following additional policy:

DevStd HA-SYV-4.4: Development of sidewalks, drainage structures, parking facilities, or the installation of underground utilities in Santa Ynez and Los Olivos shall be done in a manner that preserves the integrity of historical resources, as feasible. Plans for any such development shall be reviewed by the County Archaeologist or a designated historical consultant; Phase 1 surveys and Phase 2 testing and evaluation, if necessary, shall be completed prior to development, and measures to avoid, reduce, or mitigate adverse impacts shall be incorporated into project design.

Mitigation Related to Development of AHOD Sites

Proposed EIR Mitigation: The following mitigation measures are not required to reduce potential impacts of AHOD site development on historical resources due to removal of AHOD sites from the adopted project description:

CR-1.5 Inventory of AHOD Site Historical Resources. The Plan shall not be revised to include the following additional policy:

~~DevStd HA SYV 2.3: Prior to issuance of permits for development of any AHOD site, the County shall ensure that buildings or structures greater than 50 years old that are on or surrounding the site(s) are documented according to professional standards and their historical significance is evaluated. Upon review of such documentation and evaluation, the County Archaeologist or a professional consultant may require further documentation to reduce impacts on historical buildings, including but not limited to archival-quality photographs, measured drawings, oral histories, interpretive signage, or other measures.~~

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

I. **Visual and Aesthetic Resources**

Impacts: The EIR identified potentially significant but mitigable impacts to land use with respect to Visual Character Changes (Impact VIS-1) and on AHOD Sites A, B, C and D (Impact VIS-1 (A), VIS-1 (B), VIS-1 (C) and VIS-1 (D), Alteration of Scenic Views (Impact VIS-2), Increased Light and Glare (Impact VIS-3), Increased Light and Glare AHOD Sites A, B, C and D (Impact VIS-3 (A), VIS-3 (B), VIS-3 (C), VIS-3 (D) and Cumulative Impacts to Scenic Views (Impact VIS-5).

Impact VIS-1 (Visual Character Changes)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP and would minimize buildout and policy change impacts to visual character in the Valley and within individual townships. These policies and standards are mitigative in nature, and hence are included below:

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

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

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

DevStd LUT-SYV-3.1: Rooftop and ground mounted mechanical structures (e.g., vents, air conditioning, back flow devices, electrical/cable boxes, etc.) shall be minimized to the maximum extent feasible. Where they cannot be avoided altogether, they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, landscape screening, or other appropriate methods.

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

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

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

DevStd LUT-SYV-5.2:

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

- a. _____ New structural development on parcels along ~~both sides of~~ Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township ~~and along both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los~~

~~Olivos~~ shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

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

1. Compliance with all applicable visual resource policies and standards.
 2. Project's architectural and landscape design minimizes impacts to public views, ~~preserves or enhances existing views from public areas.~~ Care should be given to ensure that not just structure design, but also type and density of vegetation at maturity, ~~preserves these views.~~
 3. Encroachments are screened from public view utilizing landscaping. Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.
 4. Structures fronting on other streets, but visible from the highway, must not present a blank facade for public view; i.e., must possess enhanced design features on all visible sides. Examples of enhanced design features include articulation of wall planes, varied rooflines and roof pitches, as well as varied building heights and details consistent with the local architectural vernacular.
- b. New structural development on parcels along ~~both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos~~ shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

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

DevStd LUT-SYV-5.3: New development on parcels along ~~both sides of Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township and along both sides of Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos~~ shall provide and maintain a landscaped buffer area 30 feet in width from the edge of the Highway 246 and Highway 154 rights of way. Due to the width of Railway Ave and the abandoned railroad right-of-way in Los Olivos, property ~~along the north and south segments~~ abutting Railway Avenue shall have a buffer area of 20 feet in width from the edge of the Highway 154 right of way.

Landscaping shall be with drought tolerant, native species and include at least one native oak tree for every 30 feet of Highway frontage unless it precludes reasonable development. ~~Reduced buffer areas are allowed~~ In the interest of good design, reduced buffer areas may be warranted. in the judgment of Reductions in buffer areas may be allowed by the Board of Architectural Review and/or Review authority.

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

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

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

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

POLICY CIRC-SYV-7: Traffic signals are not considered compatible with the semi-rural character of the Santa Ynez Valley Community Plan Area and should only be considered when no other form of intersection improvement is feasible or when warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.

POLICY CIRC-SYV-11: The County shall balance the need for new road improvements (including road widening) with protection of the area's semi-rural character. All development shall be designed to respect the area's environment and minimize disruption or alteration of the semi-rural character.

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

POLICY VIS-SYV-2: All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review.

Proposed EIR Mitigation: The EIR identified three additional mitigation measures that would lessen Impact VIS-1 to a less than significant level. The remaining four mitigation measures related to development of AHOD sites will not be incorporated into the Plan as new development standards due to adoption of a project description with removal of AHOD sites.

Mitigation VIS 1.1 (Agricultural Industrial Structures)

Mitigation Measure VIS 1.2 (Architectural Guidelines)

Mitigation Measure VIS-1.3 (Entrance Monuments)

Mitigation Related to Development of AHOD Sites

Programmatic Mitigation: The adopted SYVCP project description does not apply the Affordable Housing Overlay to sites A, B, C and D. The Plan has been amended to not contain the following site specific development standards for the mitigation of visual character change impacts:

AHOD Site A

- ~~1. New development should be no more than 2 stories along the street frontage and along the side and rear property lines. The development of 3 story structures may be considered in the center of the property, subject to Board of Architectural Review approval.~~
- ~~2. Mixed use development shall be encouraged along the frontage of Hwy 246.~~

AHOD Site B

- ~~1. New development should be no more than 2 stories along the street frontage and along the side and rear property lines. The development of 3 story structures may be considered in the center of the property, subject to Board of Architectural Review approval.~~

AHOD Site C

- ~~1. New development shall be no more than 2 stories. New development shall provide a landscaped highway buffer and residential neighborhood buffer.~~

AHOD Site D

- ~~1. New development shall be no more than 2 stories.~~

- ~~2. New development shall provide a landscaped highway buffer and residential buffer.~~

Mitigation measures VIS-1.2 and VIS-1.3 above would also not be applied to further reduce potential impacts to visual character due to removal of AHOD sites from the adopted project description. In addition, the following mitigations are not required for future development projects within the proposed AHOD sites, as specified, to reduce visual character impacts and to limit visibility from public viewing areas, including Highway 246.

Proposed EIR Mitigation: The EIR identified four additional mitigation measures that would lessen AHOD Site Visual impacts to a less than significant level. The following mitigation measures are not incorporated in the Plan due to removal of the AHOD sites from the adopted project description:

~~**VIS-1.4 Renderings or Depictions.** Future development on AHOD Sites A D shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~

~~**VIS-1.5 Setback Requirements.** Future development on AHOD Sites C and D shall adhere to a minimum setback requirement of 20 feet from the property's northern perimeter to reduce visibility from Highway 246.~~

~~**VIS-1.6 Screening of Structures Using Landscaping.** The landscaping of AHOD Sites A D shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.~~

~~**VIS-1.7 Retention of Existing Trees at AHOD Site C.** All mature trees and shrubs on the northwest portion of AHOD Site C shall be retained, or equivalent vegetative screening provided to help screen any future development on the site from public viewpoints.~~

Implementation of the mitigation measures above would not occur due to removal of AHOD sites; therefore, the existing development standards for AHOD sites A through D would be modified as follows:

DevStd LUT-SYV-1.1.a:

- ~~1. New development should be no more than 2 stories along the street frontage and along the side and rear property lines. The development of 3~~

~~story structures may be considered in the center of the property, subject to Board of Architectural Review approval.~~

- ~~2. Mixed use development shall be encouraged along the frontage of Hwy 246.~~
- ~~3. Development shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~
- ~~4. Landscaping shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.~~

DevStd LUT-SYV-1.1.b:

- ~~1. New development should be no more than 2 stories along the street frontage and along the side and rear property lines. The development of 3 story structures may be considered in the center of the property, subject to Board of Architectural Review approval.~~
- ~~2. Development shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~
- ~~3. Development shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~
- ~~4. Landscaping shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.~~

DevStd LUT-SYV-1.1.c:

- ~~1. New development shall be no more than 2 stories.~~
- ~~2. New development shall provide a landscaped highway buffer and residential neighborhood buffer.~~
- ~~3. Development shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~
- ~~4. Development shall adhere to a minimum setback requirement of 20 feet from the property's northern perimeter to reduce visibility from Highway 246.~~
- ~~5. Landscaping shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.~~

- ~~6. All mature trees and shrubs on the northwest portion of AHOD Site C shall be retained, or equivalent vegetative screening provided to help screen any future development on the site from public viewpoints.~~

DevStd LUT-SYV-1.1.d:

- ~~1. New development shall be no more than 2 stories.~~
- ~~2. New development shall provide a landscaped highway buffer and residential buffer.~~
- ~~3. Development shall require submittal of renderings and/or installation of story poles to illustrate potential scale of proposed structures.~~
- ~~4. Development shall adhere to a minimum setback requirement of 20 feet from the property's northern perimeter to reduce visibility from Highway 246.~~
- ~~5. Landscaping shall incorporate plantings and other landscape features that help screen structures from public view and help blend the proposed development into the surrounding area. Substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers, shall be used.~~

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact VIS-2 (Alteration of Scenic Views)

Programmatic Mitigation: The following policies and development standards are included in the SYVCP and are intended to minimize buildout and policy change impacts to scenic views in the Plan Area:

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

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

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

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

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

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

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

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

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

POLICY BIO-SYV-4: Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion meanders) and to protect all new structures and development from such processes.

POLICY BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

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

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

Proposed EIR Mitigation: The EIR identified one additional mitigation measure that would lessen Impact VIS-2 to a less than significant level. The following development standard has been implemented in the Plan as follows:

Mitigation Measure VIS 2.1 (Park and Ride Locations): The Plan shall be revised to include the following development standard:

Action VIS-SYV-1.6.a.: Any new or expanded Park and Ride facilities located along scenic highway corridors shall be situated in such a way that prevents or minimizes the obstruction of scenic views from public viewpoints and avoids creating excessive glare or lighting. Associated landscaping and signage shall be reviewed by the Board of Architectural Review to ensure that the project is aesthetically pleasing and compatible with the rural aesthetic of the area.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

Impact VIS-3 (Increased Light and Glare)

Programmatic Mitigation: The SYVCP contains the following policy and development standard relating to outdoor lighting within the Plan Area:

Policy VIS-SYV-3: The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.

Dev Std-VIS-SYV-3.1: All new development and redevelopment in the planning area shall be subject to the requirements of the Santa Ynez Valley Outdoor Lighting Ordinance.

The Plan's outdoor lighting requirements would effectively mitigate any adverse impacts associated with increased lighting from new development within the Plan Area. The "Outdoor Lighting Ordinance" includes the following general requirements:

1. All outdoor light fixtures installed after the effective date of this article and thereafter maintained upon private property, public property, or within the public right-of-way shall be fully shielded.
2. All replaced or repaired lighting fixtures requiring a permit shall be subject to the requirements of this ordinance.
3. Light trespass and glare shall be reduced to the maximum extent feasible through directional lighting methods.
4. Externally illuminated signs, advertising displays and building identification shall use top mounted light fixtures which shine downward and are fully shielded.
5. Outdoor light fixtures used for outdoor recreational facilities shall be fully shielded except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and downward lighting methods shall be utilized to limit light pollution, glare, and light trespass to a reasonable level as determined by the Planning and Development Department.
6. Illumination from recreational facility light fixtures shall be shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.

Proposed EIR Mitigation: The EIR identified one additional mitigation measures that would lessen Impact VIS-3 to a less than significant level. The mitigation measure would be addressed by County standard conditions of approval (see below).

VIS-1.2 Architectural Guidelines.

With respect to impacts from daytime glare, implementation of mitigation measure VIS-1.2, Architectural Guidelines would require the use of non-reflective roofing material and paints, which would reduce potential impacts to a less than significant level. No further mitigation is required.

Mitigation Related to Development of AHOD Sites

Due to removal of AHOD Sites from the adopted project description, no additional mitigation measures will be implemented in the Plan.

FINDINGS: Mitigation measures have been identified in the EIR and adopted here which mitigate or avoid the significant effects on the environment to a level of insignificance. Future development under the SYVCP would incorporate the above noted mitigation measures.

7. OTHER PROGRAM RELATED FINDINGS

Global Climate Change

Impacts: In the absence of adopted thresholds of significance for greenhouse gas emissions, a determination of impact significance has not been made. Mitigation measures would reduce future GHG emissions to the extent feasible, thereby resulting in substantial decreases in the total amount of GHG emissions associated with development under the Plan.

Impact AQ-7 (Greenhouse Gas Emissions / Global Climate Change)

Programmatic Mitigation: While the SYVCP EIR quantitatively measures climate change emissions, there are no accepted methodologies or standards by which to determine the impacts of the cumulative emission impacts of all potential sources of air emissions in the SYVCP vicinity. Moreover, while the State of California Office of Planning and Research has circulated draft guidance for assessing the impacts of greenhouse gas emissions, that guidance document does not provide specific methodologies or quantitative thresholds which have direct or indirect applicability to classifying greenhouse gas emission impacts of the SYVCP. Therefore, the potential cumulative impacts of climate change air emissions are too speculative, because there are no standards or inventories adopted in California to provide CEQA thresholds, and there are no universally accepted methodologies for determining the precise impact of changing land use patterns on atmospheric processes.

However, even though no thresholds of significance currently exist for evaluating Greenhouse Gas Emissions, the SYVCP EIR and document presume that the potential for significance exists, and therefore, mitigation measures are appropriate and warranted in order to reduce potential impacts to acceptable levels, lacking formal thresholds. For this reason, this document enumerates an extensive list of programmatic mitigation measures in response to the underlying intent of CEQA to mitigate potentially significant impacts to the greatest degree feasible.

Mixed-use development is identified as a GHG reduction measure in both the OPR Technical Advisory on CEQA and Climate Change (OPR, June 2008) and the CAPCOA white paper on CEQA and Climate Change (CAPCOA, January 2008) due to a reduction in resultant automobile trips and vehicle miles traveled. Development under the Mixed Use Overlay would implement the GHG reduction strategy within the planning area and serve to reduce the amount of GHG emissions under buildout conditions. The Plan proposes several policies and actions that would encourage alternate modes of travel and potentially help further reduce vehicle miles traveled and resultant vehicle emissions, and therefore GHG emissions:

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

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

Policy CIRC-SYV-5: The County shall encourage development of all feasible forms of alternative transportation in the Santa Ynez Valley Community Plan Area.

Action CIRC-SYV-5.1: The County shall work with SBCAG, the Cities of Solvang and Buellton, and local transit providers to improve transit service in the Santa Ynez Valley.

Action CIRC-SYV-5.2: The County shall coordinate with Caltrans to incorporate park-and-ride facilities (including bike lockers, transit stops and benches) near planned highway interchange improvement projects.

Policy CIRC-SYV-6: The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses and/or widening of existing highways and overpasses.

Action CIRC-SYV-6.2: When updating the Bike Master Plan, the County shall work with Caltrans and Public Works to improve safety on the area's highways and roadways for recreational as well as commuter bicyclists.

Action CIRC-SYV-6.3: The County shall focus attention on improving bikeways within the townships near schools and recreation areas, and consider the safety and feasibility of extending a Class II bike lane on Highway 246 east of the Santa Ynez Valley High School.

Policy CIRC-SYV-12: Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.

Proposed EIR Mitigation: The following mitigation measures are required to reduce the contribution of GHGs resulting from development under the Plan:

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

- The applicant shall increase building energy efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E- 6). Potential energy consumption reduction measures include, but are not limited to:
 - Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13);
 - Using high efficiency gas or solar water heaters (CAPCOA MM E-14);
 - Using built-in energy efficient appliances (CAPCOA MM E- 16);
 - Installing double-paned windows;
 - Installing door sweeps and weather stripping if more efficient doors and windows are not available;
 - Installing low energy interior lighting;
 - Using low energy street lights (i.e. sodium); and
 - Installing high efficiency or gas space heating (CAPCOA, MS G-9).

- Possible additional Green Building techniques include:
 - Consideration of the siting of proposed buildings to eliminate or minimize the development's heating and cooling needs (e.g., solar orientation) (CAPCOA MM E-7);
 - Install solar systems to reduce energy needs (e.g., solar panels);
 - Plant native, drought resistant landscaping (CAPCOA MM D- 17);
 - Use locally-produced building materials (CAPCOA MM C-3);
 - Use renewable or reclaimed building materials. (CAPCOA MM C-4);
 - Use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way (CAPCOA MM E-17).

Action LUG-SYV-8.2: Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where signals are installed, require the use of Light Emitting Diode (LED) traffic lights (OPR Energy Conservation Policies and Actions GHG Reduction Measure #4).

DevStd LUG-SYV-8.3: Specific limits on idling time for commercial vehicles, including delivery and construction vehicles, shall be set for projects proposing new commercial development (OPR Land Use and Transportation GHG Reduction Measure #7).

Action LUG-SYV-8.4: Remove obstacles to the development of necessary infrastructure to encourage the use of alternative fuel vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations) (CAPCOA MM E-11).

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

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

Action LUG-SYV-8.7: The County shall pursue the feasibility of establishing a Sustainable Energy Financing District to allow property owners to install solar systems and make other energy efficiency improvements to buildings and pay for the cost as a long-term assessment on their property tax bills. The County shall consult with other local jurisdictions and encourage multi-jurisdiction participation in order to maximize financing efficiencies.

DevStd LUG-SYV-8.8: For all new residential subdivisions of five or more lots, new multi-family development projects of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems that result in a 20% or more reduction in electrical or other energy needs are encouraged. All such projects shall undergo Board of Architectural Review review.

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

- Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.
- Execute an Energy Savings Performance Contract with a private entity to fund renewable energy improvements in existing and new developments in exchange for a share of energy savings over a period of time (OPR Energy Conservation Policies and Actions GHG Reduction Measure #7).
- Use drought-resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the

best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCRs not requiring that front and side yards of single-family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.

- Unless the parcel precludes reasonable development, orient 75% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south-facing windows.
- Include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources (OPR Energy Conservation Policies and Actions GHG Reduction Measure #2).

Action LUG-SYV-8.10: The County shall encourage public and private development projects to construct LEED (Leadership in Energy and Environmental Design) certified buildings. Projects seeking LEED certification shall benefit from expedited project review and permitting, and reduced application fees (OPR Green Buildings GHG Reduction Measure #1).

FINDINGS: The above mitigation measures would reduce future GHG emission impacts to the extent feasible, thereby resulting in substantial decreases in the total amount of GHG emissions associated with development under the Plan. These measures are expected to reduce GHG emissions approximately 15% over the 20 year period (or, life of the Plan). Mitigation measures AQ-7.1 through 7.7 are aimed at programs and building standards that minimize energy consumption. None of these standards would have the potential to create significant secondary effects and, rather, would be expected to generally reduce or minimize the environmental effects of development in all issue areas. While these measures may increase construction and hence housing costs, such economic or social effects are not treated as significant effects on the environment when such economic effects do not result in physical impacts on the environment (CEQA Guidelines Section 15131). It is not anticipated that these types of projects would create significant secondary effects. While no thresholds of significance currently exist for evaluating Greenhouse Gas emissions, the EIR presumes that the potential for significance exists, and therefore, mitigation measures are appropriate in order to reduce potential impacts to acceptable levels, lacking formal thresholds. In the absence of adopted thresholds of significance for greenhouse gas emissions, mitigation measures implemented by the Plan would result in a substantial decrease in the total amount of Greenhouse Gas emissions associated with development under the Plan.

8. FINDINGS REGARDING PROGRAM ALTERNATIVES

CEQA Guidelines Section §15126.6 requires that an EIR analyze alternatives which would feasibly obtain most of the objectives of the project, focusing on alternatives capable of avoiding any significant environmental impacts or substantially reducing their level of significance, even if these alternatives would impede to some degree the attainment of the project objectives, and evaluate the comparative merits of the alternatives. The specified objectives of the project are to: 1) update the Comprehensive General Plan and provide policy direction for issues and development trends specific to the Plan Area; 2) manage current conditions, facilitate proper planning, and accurately reflect the prevailing visions and objectives of the area's residents; and 3) provide the general public, landowners and decision makers with a framework for planning future development in the region.

The alternatives analyzed in the EIR are:

- Alternative 1 – No Project Alternative
- Alternative 2 – Downzone Alternative to Heritage Sites
- Alternative 3 – Alternative to Design Control (D) Overlay
- Alternative 4 – Alternative to Downtown Ballard Zoning

Alternative 1 - When the proposed project is the revision of an existing regulatory plan or policy, CEQA guidelines mandate that the “no project” alternative will be the continuation of the existing program into the future. Alternative 2 – Downzone Alternative to Heritage Sites is similar to the SYVCP, except there would be no Heritage Sites (HS) Overlay District; instead, the areas that would be designated with this overlay are downzoned to limit further subdivision of these lots beyond what the HS Overlay would require. Alternative 3 – This alternative is identical to the SYVCP, with one exception: the geographic coverage of the Design Control (D) Overlay would be substantially reduced. Alternative 4 – Alternative to Downtown Ballard Zoning considers the application of the SYV-MU Zoning in the commercial core of the Ballard Township.

A. No Project Alternative

This option assumes that the SYVCP is not updated and policy direction for the County as it applies to the Plan Area is not changed. The projected 20-year buildout under the existing Comprehensive General Plan's land use and zoning designation would result in differences in the amount of residential and non-residential growth when compared to the Plan, and none of the policies, standards, and actions of the Plan would be implemented.

The No Project Alternative would have a similar amount of overall development under 20-year buildout conditions when compared to the Plan, but would have more commercial development and less residential development. Differences in land use yield different future traffic volumes and would hence also have an effect on traffic-related environmental impacts such as air quality and noise. The effect of the Mixed Use Overlay under the project description would be to encourage residential/commercial mixed use developments in the downtown core of Los Olivos and Santa Ynez; in the No Project Alternative, a larger portion of straight commercial development (and less residential mixed use development) would occur in these townships. Commercial uses generate more vehicle trips than a similar amount of multi-family or mixed use residential development. Accordingly, traffic congestion, air contaminant emissions, and vehicle noise would be slightly greater with this alternative because of the increased amount of commercial development at buildout. Solid waste demand would be incrementally higher under the No Project Alternative, as commercial uses are generally higher generators of solid waste. Under the No Project Alternative, there would be a lower demand for water and wastewater, and for population-related public services, such as police, fire, school facilities, and parks and recreation as a result of decreased residential buildout.

Another important difference in the No Project Alternative would be that the policies, development standards, and actions of the SYVCP would not be adopted. With few exceptions, these policies are mitigative in nature and seek to reduce environmental impacts associated with additional development under buildout conditions. The exclusion of these policies, standards, and actions would lead to greater environmental impacts under buildout conditions for a number of environmental issue areas including visual and aesthetics, biological resources and agricultural resources. The alternative's exclusion of these Plan components would result in inadequate mitigation and a higher number of unavoidable significant impacts.

For example, without the mitigative policies, standards, and actions of the Plan, additional significant impacts or additional severity of impacts would be expected with this alternative for a number of environmental issue areas, including the following:

- Protection of environmentally sensitive habitat areas
- Protection of native protected trees and non-native specimen trees
- Protection of raptor nesting and roosting habitat
- Protection and maintenance of wildlife movement corridors
- Prevention of polluted runoff from grading and construction sites
- Prevention of light pollution through adoption of the Santa Ynez Valley Outdoor Lighting Ordinance
- Reduction of Aesthetic Impacts through adherence to enhanced Board of Architectural Review design standards for new structures
- Preservation and protection of agricultural lands and prime soils

The No Project Alternative would also not address split zoning and land use conditions on several parcels within the Plan Area, nor would it include policies defining and limiting expansion of Existing Developed Rural Neighborhoods (EDRNs), in keeping with land use compatibility goals. Finally, the No Project Alternative would exclude the housing policies of the Plan that seek to encourage a mix of residential options at a range of affordability in keeping with Housing Element policy. Therefore, the Board of Supervisors finds that the project as adopted is environmentally preferable to the No Project Alternative.

B. Downzone Alternative to Heritage Sites

The Downzone Alternative has been incorporated into the SYVCP by the Board of Supervisors because it furthers project objectives by minimizing impacts to agriculture, protecting the rural character of the Valley, and minimizing urban sprawl. The Downzone Alternative is identified as the environmentally superior alternative, largely because it presents the lowest amount of development under 20-year buildout of the proposed SYVCP.

The Downzone Alternative has a reduced amount of total development under 20-year buildout conditions when compared to the Plan. The 131-unit reduction in residential development potential represents a 14% reduction as compared to the 936 units that could be added under the Plan. The majority of properties proposed for rezoning in this alternative are in the rural areas of the Plan Area and nearly all involve agriculturally zoned parcels. The differences in 20-year buildout potential will yield lower future traffic volumes, and hence will also have an effect on traffic-related environmental impacts, such as air quality and noise. Solid waste demand will be incrementally lower under the Downzone Alternative given the overall reduction in residential growth. There will also be a reduction in water and wastewater demand, and for population related public services such as police and fire services, school facilities, and parks and recreation.

Other than the change in residential buildout, no Plan policy changes will occur under this alternative. Hence, the mitigative effect of the policies, development standards, and actions of the SYVCP will not be changed in this alternative, and no new environmental impacts will result from the Downzone Alternative. In general, given the reduction in residential development, impacts identified for the Plan would be similar, but of a lesser magnitude in the Downzone Alternative. In particular, Aesthetic Impacts will be reduced.

This alternative meets several of the basic objectives of the SYVCP, notably: direction of growth including mixed use growth into the townships and refinement of policies, actions, and development standards to maximize the preservation of environmental resources. The Downzone Alternative is identified as the environmentally superior alternative, largely because it presents the lowest amount of development under 20-year buildout conditions. It also has slightly decreased impacts to aesthetics relative to visual

character changes, slightly decreased wastewater treatment impacts given the reduced development potential in areas designated as Special Problem Areas with known onsite septic treatment problems, and incrementally lower GHG emissions and air quality impacts when compared to the Plan.

The Downzone Alternative is environmentally superior to the Plan; however, the alternative will not provide the same level of housing, including more affordable housing such as farm employee units and residential secondary units when compared to the Plan. Consequently, it will not go as far as the SYVCP in meeting the Plan Area's housing needs and objectives. For these reasons, the Board of Supervisors finds that incorporation of the Downzone Alternative in the Plan is superior to the Plan without integration of the Downzone Alternative.

C. Alternative to Design Control (D) Overlay

This alternative would not have any bearing on buildout statistics, and no policy changes are presented by this alternative. Hence, with the exception of the reduced geographic applicability of the D Overlay, the mitigative effect of the policies, development standards, and actions of the SYVCP would apply in this alternative. Potential environmental impacts would be identical to those evaluated for the Plan except for the category of Visual and Aesthetic Resources. The lesser extent of design review of new structures under this alternative would lead to a higher potential for aesthetic impacts along major roadways and public viewing areas. Therefore, the Board of Supervisors finds that the project as adopted is environmentally preferable to the Alternative to Design Control (D) Overlay.

D. Alternative to Downtown Ballard Zoning

This alternative would generate slightly more trips within the Ballard Township and slightly less traffic within Los Olivos and Santa Ynez. It would also place slightly more mixed use residential/commercial development in downtown Ballard resulting in incrementally more potential for land use conflicts between residential and non-residential uses to occur. As Ballard is not served by sewer service and has been designated a Special Problems Area, there would be a slightly greater impact related to increased wastewater flows to substandard on-site sewage treatment systems. For these reasons, the Board of Supervisors finds that the project as adopted is preferable to the Alternative to Downtown Ballard Zoning from both a policy and environmental perspective.

9. STATEMENT OF OVERRIDING CONSIDERATIONS

The SYVCP Final EIR identifies impacts that, although with incorporation of feasible mitigation measures, could still exceed significant impact thresholds in the areas of public services, biological resources, air quality, noise, water/wastewater, cultural resources, and visual and aesthetic resources. These impacts are categorized as Class I impacts (Significant and Unavoidable) and are likely to occur as a result of:

Public Services (Fire Protection) - development in the townships of Ballard and Los Olivos located outside of the five-minute response time standard;

Public Services (Solid Waste) - significant solid waste generation in excess of the County's solid waste threshold;

Biological Resources - development impacts on Sensitive Habitats, Special-Status Plants and Special-Status Animals);

Air Quality - Mixed Use Overlay development unaccounted for in the Clean Air Plan;

Noise (Increased Traffic Noise) – traffic-related noise;

Water - increased demand from existing water sources;

Wastewater - increased wastewater flows;

Visual and Aesthetic Resources - alteration of community visual character; and

Agricultural Resources - conversion of agricultural lands to non-agricultural uses.

The Board of Supervisors, therefore, makes the following Statement of Overriding Considerations which serve to explain the reasons for approving the project despite the findings that the above-identified impacts are not fully mitigated. Pursuant to Sections 15043, 15092, and 15093 of the State CEQA Guidelines, the Board of Supervisors has the authority to determine that any remaining significant effects on the environment found to be unavoidable may be considered to be acceptable due to overriding considerations. The overriding considerations for the SYVCP are as follows:

- A. The SYVCP provides for necessary and orderly development to accommodate population growth within the planning horizon (Government Code §65060.1).
- B. The SYVCP provides for growth within available resource and service capacities (Land Use Element LUDP4), provides for a range of housing types affordable to all income levels, protects agriculture (Agricultural Element Goal I), provides for

needed recreation and open space areas including public trails, protects natural resources, preserves the area's rural and semi-rural character, and balances the needs of the future residents with the needs of existing residents.

- C. The SYVCP provides for affordable housing by its encouragement of Residential Second Units, Mixed-Use development, and farm employee housing on appropriate sites pursuant to existing zoning regulations and applicable policies and development standards (Housing Element Policies 1.5-Action 3, 2.1, and 2.3).
- D. The SYVCP provides for orderly development while avoiding hazards to the maximum extent feasible (Seismic Safety and Safety Element, Land Use Planning, Page 238).
- E. The SYVCP places a Mixed Use Overlay on sites in Santa Ynez and Los Olivos in order to encourage vital urban development with co-located commercial and residential uses (Housing Element Policy 1.8 and Energy Element Policy 3.7).
- F. The SYVCP provides for a more orderly and stable Rural boundary to delineate Rural areas of active productive agriculture with generally larger parcel sizes from the Inner-rural and Urban areas with more intensive residential and commercial development on generally smaller parcel sizes (Land Use Element, LUDP 3; Urban/Rural Boundaries, Page 25).
- G. The SYVCP assists in protecting valuable prime and non-prime agricultural lands by reducing potential encroachment by incompatible residential uses, and establishing larger minimum parcel sizes that will prevent fragmentation of commercially viable operations through the Downzone Alternative (Agricultural Element Policy I.F.).
- H. The SYVCP affords protection of the important natural resources of the various habitats within the Plan's boundaries, and preserves the value of these lands for their important biologic, hydrologic, and aesthetic qualities (Conservation Element, Preservation of Natural Systems, Page 75).
- I. The SYVCP contains an adequate circulation system of streets, existing and planned bikeways, and other alternative transportation means including public transit (Circulation Element Policy B).
- J. The SYVCP incorporates the environmentally superior alternative. The other alternatives analyzed in the EIR, including the "No Project" alternative, would either result in environmental impacts of greater severity than those of the adopted Plan or have been found to be incapable of meeting the beneficial objectives of the Plan.

- K. The SYVCP provides clarity for future developers and land use regulators. The clearly defined policies and development standards of the Plan will minimize future environmental review, time, uncertainty, and cost in the permit process.