

ATTACHMENT 3: COMPREHENSIVE PLAN CONSISTENCY

REQUIREMENT	DISCUSSION
Land Use Element – Land Use Development Policies	
<p><i>Land Use Development Policy 3: No urban development shall be permitted beyond the boundaries of land designated for urban uses except in neighborhoods in rural areas.</i></p>	<p>Consistent: The subject parcel is located in the Santa Ynez Community Plan inner rural area in the Rancho Ynecita neighborhood. The AG-I-20 zone district allows for the construction of single family dwellings and agricultural accessory structures with the approval of a Land Use Permit. Therefore, the project is consistent with this policy.</p>
<p><i>Land Use Development Policy 4: Prior to the issuance of a use permit, the County shall make the finding that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed project.</i></p>	<p>Consistent: The Rancho Ynecita Mutual Water Company has issued a can and will serve letter dated October 24, 2014 verifying that water service will be provided for the proposed project. Sanitary services would be provided by a proposed septic system utilizing a dry well. Environmental Health Services has reviewed and approved the proposed septic system design. Access would be provided by an existing private driveway from Old Calzada Ridge Road. Police services would be provided by the Santa Barbara County Sheriff's Department and Fire protection would be provided by the Santa Barbara County Fire Department (station #32). Therefore, the proposed project is in consistent with this policy.</p>
Land Use Element – Hillside and Watershed Protection Policies	
<p><i>Hillside and Watershed Protection Policy #1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p>	<p>Consistent: The proposed project involves minimal ground disturbance (less than 50 cubic yards of grading) for construction of the single family dwelling. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Hillside and Watershed Protection Policy #2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not</i></p>	<p>Consistent: The proposed 1,200 sq. ft. single family dwelling would be located in a flat area of the subject parcel, and is designed to fit the site topography, soils, geology and hydrology of the subject parcel. Minimal ground disturbance (less than 50 cubic yards of grading) is required for construction of the residence. The proposed landscaping plan includes the installation of native vegetation</p>

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<p><i>suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>and oak trees. The existing agricultural storage barn is also located in a flat area of the parcel and outside of the drip line of onsite native oak trees. No natural features, landforms, native vegetation (including trees) would be impacted as a result of the proposed project. There are no known soil, geologic, flood, erosion or other hazards within the project site area. Therefore, the proposed project is consistent with this policy.</p>
<p>Hillside and Watershed Protection Policy #6: <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p>	<p>Consistent: The proposed project would create less than 2,500 sq. ft. of impervious surfaces and as a result is not subject to a Storm Water Management Plan. However, to facilitate groundwater recharge, storm water runoff from the proposed residence would be directed to the proposed landscaping planters and groundcover located to the north of the proposed residence. Any excess surface runoff would be directed to historic drainage areas on the subject parcel. Therefore, the proposed project is consistent with this policy.</p>
<p>Land Use Element – Visual Resources Policies</p>	
<p>Visual Resources Policy #2: <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</i></p>	<p>Consistent: The subject parcel is located within the Santa Ynez Valley Community Plan inner-rural area. Surrounding parcels are developed with single family residences and accessory structures in a variety of sizes and architectural styles. These styles include Spanish style, ranch, modern, and rustic designs. The proposed single family dwelling is smaller in size than the majority of single family dwellings located within Rancho Ynecita. However, there are existing residential accessory units on adjacent parcels which are of similar size and scale (i.e. 1,000 sq. ft. residential second unit, and 650 sq. ft. guest house).</p> <p>The proposed 1,200 sq. ft. single family dwelling would be located on a ridgeline and as a result, is required to be designed to comply with Chapter 35.62 (Ridgeline and Hillside</p>

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	<p>Development) of the County Land Use and Development Code. In compliance with this chapter, the proposed project is designed at a maximum height of 16 feet, with darker earth toned colors which are compatible with the character of the terrain and natural surroundings of the site. Grading for the project has been minimized and the proposed landscaping plan includes native vegetation and oak trees which are compatible with the existing vegetation on the parcel. The project is designed to be subordinate in appearance to the surrounding hillsides, and is sited not to intrude into the skyline from public viewing places. The nearest public viewing place of the subject parcel is from Old Calzada Ridge Road. The proposed residence would be located at an elevation lower than the road and would therefore not impede views of the surrounding hillsides or intrude into the skyline from that location. The existing agricultural storage barn is a rustic wooden design with a maximum height of 19 feet, and is compatible with the proposed residence. Therefore the proposed project is consistent with this policy.</p>
<p><i>Visual Resource Policies, Policy 5. Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Consistent: In accordance with the project description (condition No. 1), all utilities would be installed underground. Therefore, the proposed project is consistent with this policy.</p>
<p>Santa Ynez Valley Community Plan (SYVCP)</p>	
<p>SYVCP – Land Use Rural, Inner-rural and EDRNS</p>	
<p><i>Policy LUA-SYV-3: New development shall be compatible with adjacent agricultural lands.</i></p>	<p>Consistent: The proposed single family dwelling would be located on a flat area of the subject parcel, adjacent to Old Calzada Ridge Road. The Rancho Ynecita neighborhood is comprised of 20-acre agriculturally zoned parcels which are developed with low intensity residential, agricultural (vineyards, orchards) and equestrian uses. There are no existing</p>

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	<p>agricultural operations located adjacent to the project site. However, the proposed project's design is compatible with the surrounding agriculturally zoned land and existing development. The proposed 1,200 sq. ft. single family dwelling would be a maximum height of 16 feet and is designed with darker earth-toned colors in order to blend in with the surrounding natural environment. The proposed dwelling includes architectural elements characteristic of modern and rustic designs such as a standing seam roof, metal siding, and a wooden deck. The existing agricultural storage barn is a rustic wooden design with a maximum height of 19 feet, and is compatible with the proposed residence. The project site is located on a pre-disturbed area of the parcel which is not used for agricultural operations. Therefore, the proposed project is consistent with this policy.</p>
<p><i>DevStd LUA-SYV-3.1: New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis.</i></p>	<p>Consistent: The subject parcel is located within the AG-I-20 zone district in the inner-rural area of Santa Ynez. The Rancho Ynecita neighborhood is comprised of 20-acre parcels which are developed with low intensity residential, agricultural (vineyards, orchards) and equestrian uses. The topography of the parcels in this area of Santa Ynez is varied and includes a mixture of steep slopes and valleys. The majority of single family dwellings in Rancho Ynecita have been constructed on ridgelines with agricultural and other accessory uses located in lower lying areas below. The existing agricultural storage barn and proposed single family dwelling are located on a predominately flat ridgeline adjacent to Old Calzada Ridge Road. There are no existing agricultural operations located adjacent to the project site. However, there are adequate buffers in place including oak trees and shrubs to protect future agricultural operations from potential conflicts and claims of nuisance. Therefore, the proposed project is consistent with this development standard.</p>

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SYVCP - Circulation	
<p>Policy CIRC-SYV-1: <i>The County shall allow reasonable development of parcels within the Santa Ynez Valley Community Plan Area while maintaining safe roadways and intersections that operate at acceptable levels of service.</i></p>	<p>Consistent: The proposed project includes the construction of a new 1,200 sq. ft. single family dwelling, and legalization of an as-built 864 sq. ft. agricultural storage barn on the 18.60 acre parcel. Access to the site would be provided by an existing private driveway from Old Calzada Ridge Road. The proposed development is reasonable and would not create safety hazards to existing roadways or cause intersections to operate at an unacceptable level of service. Therefore, the proposed project is consistent with this policy.</p>
SYVCP - Wastewater	
<p>DevStd WW-SYV-1.1: <i>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 Regional Water Quality Control Board and other applicable state standards, applicable zoning regulations and the County Wastewater Ordinance shall constitute a finding of consistency with Land Use Development Policy 4.</i></p>	<p>Consistent: Sanitary services for the proposed single family dwelling would be provided by a new septic system utilizing a dry well. The septic system has been reviewed and approved by Santa Barbara County Environmental Health Services. The subject parcel does not include site characteristics listed under section VIII.D.3.i of the Water Quality Control Plan for the Central Coast Basin, Region 3. Therefore, the proposed project is consistent with this development standard.</p>
<p>DevStd WW-SYV-1.2: <i>To the maximum extent feasible, development requiring private sewage disposal shall utilize gravity flow of wastewater to the septic tank and disposal field to minimize mechanical failure, which may cause surfacing of effluent. For lots of record where gravity flow of effluent is unavailable, pumping may be allowed. For new subdivision where gravity flow to the public sewer is unavailable, the lift station shall be owned and/or maintained by a public agency such as a community services district. Private operation and maintenance of a shared or community lift station shall be prohibited.</i></p>	<p>Consistent: The proposed project includes a new septic system utilizing a drywell. The project has been designed to the maximum extent feasible to utilize gravity flow. Santa Barbara County Environmental Health Services has reviewed and approved the proposed septic system design. Therefore, the proposed project is consistent with this development standard.</p>

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<p><i>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 areas.</i></p>	<p>Consistent: The proposed project includes less than 2,500 sq. ft. of impervious surfaces and grading and ground disturbance has been minimized to the maximum extent feasible. The project is designed to reduce runoff from the site with a pervious driveway, and a proposed landscaping plan that includes new ground cover, trees, and shrubs. Therefore, the proposed project is consistent with this development standard.</p>
<p><i>DevStd WW-SYV-2.7: Development shall incorporate best management practices (BMPs) to reduce pollutants in storm water runoff. The BMPs 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). Drywells, bioswales and other infiltration systems for storm water shall maintain appropriate setbacks from onsite sewage disposal system components.</i></p>	<p>Consistent: The proposed project would create less than 2,500 sq. ft. of impervious surfaces and as a result is not subject to a Storm Water Management Plan. However, to facilitate groundwater recharge, storm water runoff from the proposed residence would be directed to the proposed landscaping planters and groundcover located adjacent to the proposed residence. Any excess surface runoff would be directed to historic drainage areas on the subject parcel. Therefore, the proposed project is consistent with this policy.</p>
<p>SYVCP – Fire Protection</p>	
<p><i>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.</i></p>	<p>Consistent: The proposed project site is located on a flat ridge of the subject parcel. The area of the site proposed for development of the single family dwelling is mostly devoid of vegetation and trees which minimizes the need for grading and clearance of native vegetation. Access to this area of the parcel is provided by an existing private driveway of approximately 300 feet in length from Old Calzada Ridge Road. This area is the parcel’s lowest fire hazard area, and is accessible to fire emergency vehicles. Therefore, the proposed project is consistent with this development standard.</p>

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SYVCP – Biological Resources	
<p><i>Policy BIO-SYV-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.</i></p> <p><i>Policy BIO-SYV-3: Significant biological communities shall not be fragmented by development into small, non-viable areas.</i></p>	<p>Consistent: The area proposed for development of the single family dwelling is adjacent to existing development consisting of an 864 sq. ft. barn. No tree or vegetation removal is proposed as a part of the project. The existing native oak trees and vegetation within the project site area would be preserved and protected. There are no significant biological communities on the subject parcel which would be fragmented by the proposed project. The proposed landscaping plan includes additional oak trees and native vegetation which is compatible with the existing vegetation adjacent to the project site. Therefore, the proposed project is consistent with these policies.</p>
<p><i>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.</i></p> <p><i>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 drip line 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</i></p>	<p>Consistent: No tree or vegetation removal is proposed as a part of the project. The existing native oak trees on the subject parcel would be preserved and protected. The proposed landscaping plan includes additional oak trees and native vegetation to enhance the existing landscaping at the project site. Therefore, the proposed project is consistent with this policy and development standard.</p>

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<p><i>(Article IX of Chapter 35 of the Santa Barbara County Code.</i></p>	
<p>Policy BIO-SYV-9: <i>Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.</i></p>	<p>Consistent: None of the existing trees are known raptor nesting or roosting sites. However, the proposed project does not propose to remove any trees, and the existing oak trees at the project site would be preserved and protected. Therefore, the proposed project is consistent with this policy.</p>
<p>SYVCP – Flooding and Drainage</p>	
<p>Policy FLD-SYV-1: <i>Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</i></p>	<p>Consistent: The project site is located on a predominately flat ridgeline, and outside of a floodway or floodplain. Any flood risks associated with the project have been minimized to the maximum extent feasible through engineering and project design. There are no known flooding problems on the subject parcel. Therefore, the proposed project is consistent with this policy.</p>
<p>DevStd FLD-SYV-2.2: <i>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.</i></p>	<p>Consistent: Minimal ground disturbance (less than 50 cubic yards of grading) is required for construction of the proposed single family dwelling. Since the quantity of grading is less than 50 cubic yards, a grading permit is not required. The proposed project would create less than 2,500 sq. ft. of impervious surfaces, and would not substantially alter drainage patterns on the site or in the vicinity. In addition, the proposed project would not increase the total runoff from the site. Therefore, the proposed project is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
SYVCP - Geology	
<p>Policy GEO-SYV-1: <i>Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to seismic, soil, or slope hazards.</i></p>	<p>Consistent: The existing agricultural storage barn and proposed single family dwelling would be located on a predominately flat ridgeline adjacent to Old Calzada Ridge Road. There are no known geologic hazards located within the project site area. This area of the site contains slopes between 3 and 5% and is easily accessible from Old Calzada Ridge Road. A soils report prepared for the project dated January 19, 2015 indicates a low potential for seismic issues and liquefaction. Therefore, the proposed project is consistent with this policy.</p>
SYVCP – Cultural Resources	
<p>Policy HA-SYV-1 <i>Archaeological resources shall be protected and preserved to the maximum extent feasible.</i></p>	<p>Consistent: Construction of the single family residence would require minimal grading and ground disturbance (less than 50 cubic yards). There are no known archaeological resources on the subject parcel. However, the project is conditioned (Condition No. 4) to require work to stop or be re-directed and a Native American representative contacted in the event that archaeological resources are discovered on the subject parcel. Therefore, the proposed project is consistent with this policy.</p>
SYVCP – Visual and Aesthetic Resources	
<p>GOAL VIS-SYV-1: <i>Protect the Rural/Agricultural Character and Natural Features of the Planning Area, Including Mountain Views, Scenic Corridors and Buffers, Prominent Valley Viewsheds, and the Quality of the Nighttime Sky.</i></p>	<p>Consistent: The subject parcel is located within the Santa Ynez Valley Community Plan inner-rural area. The proposed 1,200 sq. ft. single family dwelling would be a maximum height of 16 feet and is designed with darker earth toned colors in order to blend in with the surrounding natural environment. The existing 864 sq. ft. agricultural storage barn was constructed in 1977. This wood structure is a maximum height of 19 feet, and is rural/rustic architectural design that is compatible with the surrounding architecture.</p> <p>The Central Board of Architectural Review (CBAR) reviewed the proposed single family dwelling at four meetings (10/10/14, 12/12/14,</p>

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	<p>1/16/15, 2/13/15). On February 13, 2015, the CBAR granted preliminary/final approval of the project. At this meeting, the NBAR commented that the applicant has adequately addressed the CBAR's comments and concerns on the project.</p>
	<p>The proposed project includes architectural elements which are consistent with both modern and rustic designs such as a standing seam roof, metal siding, and a wooden deck. The height and colors of the structure would effectively blend it into the existing terrain and would not obstruct mountain views, scenic corridors and buffers, or prominent valley viewsheds. To protect the nighttime sky, the proposed lighting has been designed to be in compliance with the Santa Ynez Valley Outdoor Lighting Ordinance (fully shielded and directed downwards). Therefore, the proposed project is consistent with this goal.</p>
<p><i>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.</i></p>	<p>Consistent: The existing agricultural storage barn and the proposed site for the 1,200 sq. ft. single family dwelling are located on a ridgeline. The existing 864 sq. ft. agricultural storage barn was constructed in 1977. This wood structure is a maximum height of 19 feet, and is rural/rustic architectural design that is compatible with the surrounding architecture in the project site area. This structure was built prior to 1988 when the requirement for Board of Architectural Review went in to effect, and no additional design review of this structure is required.</p> <p>The project site is located on a ridgeline. Therefore, in order to minimize impacts to open space views and avoid the destruction of significant visual resources, the proposed 1,200 sq. ft. single family dwelling is required to be designed to comply with Chapter 35.62 (Ridgeline and Hillside Development) of the Santa Barbara County Land Use and Development Code. In compliance with the</p>

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	<p>chapter, the residence is designed with a maximum height of 16 feet, and includes darker earth toned colors which are compatible with the character of the terrain and natural surroundings of the site. Grading for the project has been minimized to the maximum extent feasible (less than 50 cubic yards), and the proposed landscaping plan includes native vegetation and oak trees which are compatible with the existing vegetation on the parcel.</p> <p>As a result, the proposed project has been designed to minimize impacts to open space views as seen from public roads and view points, and would not destruct significant visual resources. Therefore, the proposed project is consistent with this policy.</p>
<p><i>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.</i></p>	<p>Consistent: The existing 864 sq. ft. agricultural storage barn was constructed without permits in 1977. This wood structure is a maximum height of 19 feet, and is rural/rustic architectural design that is compatible with the surrounding architecture. This structure was built prior to 1988 when the requirement for Board of Architectural Review went in to effect, and no additional design review of this structure is required.</p> <p>The proposed 1,200 sq. ft. single family dwelling has been designed to comply with Chapter 35.62 (Ridgeline and Hillside Development) of the Santa Barbara County Land Use and Development Code. The structure would not exceed 16 feet in height and is designed with darker earth toned colors and materials. The proposed landscaping plan includes native trees and vegetation which are compatible with the existing vegetation on the parcel. Access to the single family dwelling would be provided by an existing driveway from Old Calzada Ridge Road. Minimal grading (less than 50 cubic yards) is required for improvements to the driveway. Therefore, the proposed project has been</p>

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	<p>designed to be compatible with and subordinate to the existing character and terrain of the natural surroundings and is consistent with this development standard.</p>
<p><i>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.</i></p>	<p>Consistent: The proposed project site is located on a ridgeline. This area of the parcel is pre-disturbed and easily accessible from Old Calzada Ridge Road. The area proposed for development of the single family dwelling is predominately flat (3-5% slopes) and adjacent to the existing 864 sq. ft. agricultural storage barn. The proposed project has been designed to comply with Chapter 35.62 of the Santa Barbara County Land Use and Development Code which limits the height of the single family dwelling to 16 feet, requires grading to be minimized to the maximum extent feasible, and landscaping that is compatible with adjacent vegetation which includes native oak trees. The project's landscaping would be compatible with the adjacent vegetation. There are no other suitable areas on the subject parcel to accommodate the proposed development. Other areas of the parcel are constrained topographically with steep slopes, or are located adjacent to a blue line creek or in areas that contain numerous oak trees. Therefore, the proposed project is consistent with this development standard.</p>
<p><i>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.</i></p>	<p>Consistent: The proposed project site would be located on a predominately flat ridge (slopes of 3-5%) of the subject parcel. The area of the site proposed for development of the new residence is mostly devoid of vegetation and trees which minimizes the need for grading and clearance of native vegetation. Access to this area of the parcel is provided by an existing private driveway of approximately 300 feet in length. This area is the parcel's lowest fire hazard area, and is accessible to fire emergency vehicles. Therefore, the proposed project is consistent with this development standard.</p>

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<p><i>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.</i></p> <p><i>DevStd 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.</i></p>	<p>To protect the nighttime sky from excessive and unnecessary light associated with the proposed residence, the proposed lighting has been designed to be in compliance with the Santa Ynez Valley Outdoor Lighting Ordinance (low wattage, fully shielded and directed downwards). The Central Board of Architectural (CBAR) approved the proposed lighting plan on February 13, 2015.</p>