

2. LAND USE GENERAL – GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

- GOAL LUG-SYV:** Maintain the Santa Ynez Valley’s rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.
- Policy LUG-SYV-1:** All existing Countywide Comprehensive Plan Elements and policies apply to the Santa Ynez Valley Planning Area in addition to those specific policies, development standards and action items identified in this plan.
- Policy LUG-SYV-2:** The Development Standards contained within this plan shall be used to implement the policies of the Plan. Where appropriate, these standards shall be applied to projects under review, unless a standard is inapplicable or ineffective and/or other standards have been required that more effectively implement the policies of the Plan.
- 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 LUG-SYV-4:** Land Use and Zoning designations shall provide for reasonable use and development of property within given site constraints.
- Action LUG-SYV-4.1:** The County of Santa Barbara shall consider planning policies, development standards, and/or permit requirements that address alcohol establishments in the planning area.
- Policy LUG-SYV-5:** The Policies and Development Standards of this Plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.
- Policy LUG-SYV-6:** The County shall oppose the loss of jurisdictional authority over land within the Plan area where the intended use is inconsistent with the goals, policies and development standards of the Plan or in the absence of a satisfactory legally enforceable agreement.
- Action LUG-SYV-6.1:** The County shall pursue legally enforceable government-to-government agreements with entities seeking to obtain jurisdiction

over land within the Plan Area to encourage compatibility with the surrounding area and mitigate environmental and financial impacts to the County.

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

DevStd LUG-SYV-7.1: 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 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.

Acoustical reports shall be submitted to P&D that detail construction and design specifications incorporated into all project components