

Appendix G

County of Santa Barbara Land Use Compatibility

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Santa Barbara Plans-Compliance with Coastal Area Regulations

Policy Requirement	Consistency Discussion
Aesthetics	
California Coastal Act	
<p>Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	<p>Potentially Consistent: The replacement of existing subtransmission poles with new TSPs and J-towers along Segment 4 in the Coastal Zone would substantially impact the visual quality of the area. The new TSP monopole structures would appear slightly taller and exhibit a more solid form with a larger diameter pole than the LSTs they are replacing. The new J-tower structures would exhibit a similar form but would appear substantially taller and wider than the existing LSTs they are replacing. Retaining walls and access roads would contrast with the surrounding environment and affect the intactness and unity of views. Implementation of mitigation measure (MM) AE-1, MM AE-3, and MM AE-4 would reduce impacts to less than significant by requiring the applicant to make permanently disturbed areas, including, retaining walls, access roads, and subtransmission structures, blend with the surrounding environment.</p>
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan	
<p>Policy 4-3: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</p>	<p>Potentially Consistent: As discussed above for the California Coastal Act, the new TSP monopole structures would appear slightly taller and exhibit a more solid form with a larger diameter pole than the LSTs they are replacing. The new J-tower structures would exhibit a similar form but would appear substantially taller and wider than the existing LSTs they are replacing. Retaining walls and access roads would contrast with the surrounding environment. Implementation of MM AE-1, MM AE-3, and MM AE-4 would require the applicant to make permanently disturbed areas, including retaining walls and subtransmission structures, blend with the surrounding environment.</p>
<p>Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</p>	<p>Potentially Consistent: See response to Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Policy 4-3.</p>

Policy Requirement	Consistency Discussion
<p>Policy 4-7: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</p>	<p>Potentially Consistent: As further described in the Screening Report (Appendix H of the DEIR), undergrounding Segment 4 would be technically and financially infeasible due to the steep, mountainous, and rocky terrain in the area. In addition, both Segment 4 and Segment 3A are existing subtransmission lines that have historically been located above ground. The proposed project is not associated with any new development projects.</p>
<p>Agriculture and Forestry Resources</p>	
<p>California Coastal Act</p>	
<p>Section 30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:</p> <p>e. By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.</p>	<p>Potentially Consistent: The proposed project would mainly be located within existing right of way (ROW) and would permanently convert less than 0.01 acre and 3.36 acres of Prime and Unique Farmland, respectively, which represents less than 0.01 percent of both Prime and Unique Farmland in Santa Barbara County. Converting this quantity of land, largely for access road improvements, would have a less than significant impact on the areas' agricultural economy. As discussed in Section 4.3, Air Quality and 4.9, Hydrology and Water Quality, the proposed project would also not significantly degrade resources within Santa Barbara County.</p>
<p>Section 30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber, processing and related facilities.</p>	<p>Potentially Consistent: The proposed project is not located on timberland or within areas zoned for timber production. The proposed project would not conflict with existing zoning for, or cause rezoning of timberland.</p>
<p>Santa Barbara County Comprehensive Plan: Agricultural Element</p>	
<p>Policy II.A. Santa Barbara County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development.</p>	<p>Potentially Consistent: The applicant would be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to comply with the NPDES Construction General Permit. The SWPPP would include best management practices (BMPs) that would prevent siltation on or off site and control runoff rates to minimize erosion that could cause sedimentation and loss of receiving water capacity (flooding).</p>

Policy Requirement	Consistency Discussion
<p>Policy II.D. Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</p>	<p>Potentially Consistent: See discussion for California Coastal Act Section 30241.</p>
<p>Air Quality/Greenhouse Gas</p>	
<p>Santa Barbara County Comprehensive Plan: Land Use Element, Air Quality Supplement</p>	
<p><i>This report identifies the connections between land use patterns and vehicle miles travelled (VMT). It notes how changes to the land use/development patterns can reduce the use of automobiles and provide alternatives to other modes and how these changes can help contribute to achievement of federal and state air quality standards.</i></p>	<p>Potentially Consistent: Under the proposed project, there would be no changes to land use patterns, and thus no impacts to air quality due to new stationary sources or increased vehicular traffic.</p>
<p>Santa Barbara County Clean Air Plan (CAP)</p>	
<p>The federal Clean Air Act Amendments of 1988 and 1990 mandate the preparation of CAPs that provide an overview of air quality and sources of air pollution, and identify pollution-control measures needed to meet federal and state air quality standards. The CAP affects the development of regulations and programs within the Santa Barbara County Air Pollution Control District. Since the County is classified as “moderate” non-attainment for the state 1-hour ozone standard, it must track and meet transportation performance standards. The updated 2010 CAP provided a long-range emissions estimate for the County that was consistent with regional growth and development plans.</p>	<p>Potentially Consistent: The proposed project would result in short-term emissions from vehicles and construction equipment and no new long-term emissions. This would be consistent with growth projections and other plan elements within the established County Comprehensive Plan; therefore, the proposed project is potentially consistent with the 2010 CAP. The Santa Barbara County Air Pollution Control District (SBCAPCD) has not adopted emission standards for construction projects.</p>
<p>Santa Barbara County Comprehensive Plan: Coastal Land Use Plan</p>	
<p>Element Policy 11-1. The provisions of the Air Quality Attainment Plan shall apply to the coastal zone.</p>	<p>Potentially Consistent: The proposed project would result in short-term construction emissions and no new long-term emissions. This would be consistent with growth projections and other plan elements within the established County Comprehensive Plan. The SBCAPCD has not adopted emission standards for construction projects.</p>

Policy Requirement	Consistency Discussion
Biological Resources	
California Coastal Act	
<p>Section 30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.</p>	<p>Potentially Consistent: The proposed project would primarily be located on private lands and portions of the US Forest Service Los Padres National Forest. Land use in the project area is primarily agricultural (cattle grazing and orchards), and open-space areas covered by native plant communities, low-density residential, and commercial area.</p> <p>No structures would be located within a stream corridor. Work within waterways, such as work within the Sutton Canyon area in steelhead critical habitat, would be directly related to the improvement or reestablishment of existing access roads. New, or repair of existing, drainage structures such as water bars, overside drains and pipe culverts to allow for construction traffic usage, as well as to prevent road damage due to uncontrolled water flow may be installed. The applicant would obtain all applicable federal, state, and local permits to work within waterways. The applicant would be required to implement a SWPPP to comply with the NPDES Construction General Permit. The SWPPP would include BMPs that would prevent alteration of drainages and control runoff rates to minimize erosion that could cause sedimentation and loss of receiving water capacity. Implementation of MM BIO-1 through MM BIO-5, which would protect sensitive areas with demarcation, preconstruction surveys, weed control measures, native plant removal limitations, and habitat restoration and mitigation, would further reduce impacts on stream corridors and wetland.</p>
<p>Section 30240. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.</p>	<p>Potentially Consistent: As described under Section 30240(a), although the proposed project would cross several waterways, including road improvements within steelhead critical habitat in Sutton Canyon, the work would not significantly degrade the area over the long-term.</p>

Policy Requirement	Consistency Discussion
<p>Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	<p>Potentially Consistent: As described under Section 30240(a), although the proposed project would cross several waterways, including road improvements within steelhead critical habitat in Sutton Canyon, the work would improve the road conditions in the area over the long-term. The proposed project would not impact the quality of coastal waters, estuaries, or lakes.</p>
<p>Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element</p>	
<p>Policy 2-11: All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on the habitat resources. Regulatory impacts include, but are not limited to, setbacks, buffer zones, grading controls, noise restriction, maintenance of natural vegetation, and control of runoff.</p>	<p>Potentially Consistent: The proposed project would not be located adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas (Santa Barbara County 2009a Figure 4-4; Santa Barbara County 2009b Map 2). Implementation of MM BIO-1 through MM BIO-5, as discussed above for the California Coastal Act, would reduce impacts on native vegetation and special status species, including trees and special status natural communities. Pre-construction biological surveys for special-status plants and wildlife would be conducted before the start of construction by qualified biologists in all laydown and work areas.</p>
<p>Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals, California Coastal Act Section 30253.</p>
<p>Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals, California Coastal Act Section 30253. In addition, APM BIO-2 states that the applicant would minimize impacts and permanent loss to native vegetation types. See response to Coastal Land Use Plan Element Policy 2-11.</p>

Policy Requirement	Consistency Discussion
<p>Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals, California Coastal Act Section 30253. In addition, the applicant would implement SWPPP measures as discussed under Biological Resources, California Coastal Act, Section 30240. (a).</p>
<p>Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element</p>	
<p>Policy 9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.</p>	<p>Potentially Consistent: The Coastal Land Use Plan does not identify any Environmentally Sensitive Habitat Areas within the project area.</p>
<p>Policy 9-6: All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607.1 of the Coastal Act. Dredging, when consistent with these provisions and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat or for flood control purposes, shall be subject to the following conditions:</p> <ol style="list-style-type: none"> a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning. b. Dredging shall be limited to the smallest area feasible. c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, diapers, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt materials. During permitted dredging operations, dredge spoils may 	<p>Potentially Consistent: The applicant has not proposed any diking, dredging, and filling activities. Construction within waterways would require compliance with Sections 30233 and 30607.1 of the Coastal Act as well as other state and regional water resource permits and regulations. The applicant would be required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the State Water Resources Control Board. The SWPPP would be based on final engineering design and would include all proposed project construction components. The SWPPP would also include BMPs that would minimize discharge from the project site.</p>

Policy Requirement	Consistency Discussion
<p>only be temporarily stored on existing dikes or on designated spoil storage areas, except in the Atascadero Creek area (including San Jose and in Pedro Creeks) where spoils may be stored on existing storage areas as delineated on the Spoil Storage Map, dated February, 1981. (Projects which result in discharge of water into a wetland require a permit from the Regional Water Quality Control Board.)</p>	
<p>Policy 9-7: Dredge spoils shall not be deposited permanently in areas subject to tidal influence or in areas where public access would be significantly adversely affected. When feasible, spoils should be deposited in the littoral drift, except when contaminants would adversely affect water quality or marine habitats, or on the beach.</p>	<p>Potentially Consistent: See discussion under Biological Resources, Coastal Land Use Plan Element, Policy 9-6.</p>
<p>Policy 9-9: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Policy 9-10.</p>	<p>Potentially Consistent: Construction within waterways would require compliance with Sections 30233 and 30607.1 of the Coastal Act as well as other state and regional water resource permits and regulations. The applicant would be required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the State Water Resources Control Board. SWPPP would be based on final engineering design and would include all proposed project construction components. The SWPPP would also include BMPs that would minimize discharge from the project site.</p>
<p>Policy 9-11: Wastewater shall not be discharged into any wetland without a permit from the Regional Water Quality Control Board finding that such discharge improves the quality of the receiving water.</p>	<p>Potentially Consistent: The applicant does not propose to discharge wastewater into wetlands.</p>
<p>Policy 9-12: Wetland sandbars may be dredged, when permitted pursuant to Policy 9-6 above, and when necessary for maintenance of tidal flow to ensure the continued biological productivity of the wetland.</p>	<p>Potentially Consistent: There are no wetland sandbars within the project area.</p>
<p>Policy 9-13: No unauthorized vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.</p>	<p>Potentially Consistent: The applicant is required to identify haul routes, and work areas in a Traffic Control Plan (MM TT-1). The applicant would use only the access routes and staging yards identified in the Project Description.</p>

Policy Requirement	Consistency Discussion
<p>Policy 9-14: New development adjacent to or in close proximity to wetlands shall be compatible with the continuance of the habitat area and shall not result in a reduction in the biological productivity or water quality of the wetland due to runoff (carrying additional sediment or contaminants), noise, thermal pollution, or other disturbances.</p>	<p>Potentially Consistent: Operation activities of the proposed project would be similar to current operation activities; and therefore, the project would not result in a reduction in the biological productivity or water quality of wetlands due to runoff, noise, thermal pollution, or other disturbances.</p>
<p>Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element</p>	
<p>Policy 9-22. Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.</p>	<p>Potentially Consistent: No butterfly tree habitats were observed during biological surveys. The proposed project would have no impact on butterfly trees.</p>
<p>Policy 9-26 When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of road or structures, runoff and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.</p>	<p>Potentially Consistent: No paving would be conducted and grading would be minimal. No grading would be required along Segment 3A. Segment 4 would require minimal grading at tower sites and for access road reconstruction activities. Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and special status species, including trees and special status natural communities. Pre-construction biological surveys for special-status plants and wildlife would be conducted before the start of construction by qualified biologists in all laydown and work areas. By incorporating these measures, the proposed project would not conflict with local policies or ordinances protecting biological resources, including tree preservation policies or ordinances.</p>
<p>Policy 9-35. Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.</p>	<p>Potentially Consistent: Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and special status species, including oak trees. See discussion for Oak Tree Protection Policy 1.</p>
<p>Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on</p>	<p>Potentially Consistent: Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and special status species, including trees. In addition, the applicant would be required to implement a SWPPP to comply with the NPDES Construction General</p>

Policy Requirement	Consistency Discussion
<p>native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.</p>	<p>Permit. The SWPPP would include BMPs that would prevent alteration of drainages and control runoff rates to minimize erosion. As stated above, no paving would be conducted.</p>
<p>Policy 9-37. The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams:</p> <ol style="list-style-type: none"> 1) soil type and stability of stream corridors; 2) how surface water filters into the ground; 3) slope of the land on either side of the stream; and 4) location of the 100-year flood plain boundary. 	<p>Potentially Consistent: No structures would be located within a stream corridor. Work with waterways would be directly related to the improvement or reestablishment of access roads. New, or repair of existing, drainage structures such as water bars, overside drains and pipe culverts to allow for construction traffic usage, as well as to prevent road damage due to uncontrolled water flow may be installed. The applicant would obtain all applicable federal, state, and local permits to work within waterways.</p>
<p>Policy 9-38. No structures shall be located within the stream corridor except: public trails, dams for necessary water supply projects, flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible.</p>	<p>Potentially Consistent: See discussion for Policy 9-37. Although short-term impacts on stream corridors are expected due to work within existing roadways that cross streams, it is expected that implementing the recommendations of wildlife agencies would reduce long-term impacts on stream corridors and improve conditions within steelhead habitat. No alternative route is feasible.</p>
<p>Policy 9-40. All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy 9-38. When such activities require removal of riparian plant species, revegetation with local native plants shall be required except where undesirable for flood control purposes. Minor clearing of vegetation for hiking, biking, and equestrian trails shall be permitted.</p>	<p>Potentially Consistent: See discussion for Policy 9-37. Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and includes revegetation of disturbed areas post-construction.</p>

Policy Requirement	Consistency Discussion
<p>Policy 9-41: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>	<p>Potentially Consistent: See discussion for Policy 9-37.</p>
<p>Santa Barbara County Comprehensive Plan: Conservation Element: Oak Tree Protection</p>	
<p>Oak Tree Protection Policy 1: Native oak trees, native oak woodlands and native oak savannas shall be protected to the maximum extent feasible in the County’s rural and/or agricultural lands. Regeneration of oak trees shall be encouraged. Because of the limited range and increasing scarcity of valley oak trees, valley oak woodlands and valley oak savanna, special priority shall be given to their protection and regeneration.</p>	<p>Potentially Consistent: Oak tree communities have been identified in Segment 4, and at the eastern end of Segment 3. Pre-construction biological surveys for special-status plants and wildlife would be conducted before the start of construction by qualified biologists in all laydown/work areas. Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and special status species, including trees and special status natural communities. By incorporating the measures described above, the proposed project would not conflict with local oak tree protection policy or standards.</p>
<p>Development Standard 1: Protection of all species of mature oak trees All development shall avoid removal of or damage to mature oak trees, to the maximum extent feasible. Mature oak trees are considered to be live oak trees six inches or greater diameter at breast height and blue oak trees four inches or greater diameter at breast height, or live and blue oaks six feet or greater in height. Native oak trees that cannot be avoided shall be replanted on site. When replanting oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting the particular oak tree species, and in areas contiguous with existing woodlands or savannas where the removed species occurs. Replanting shall conform to the County’s Standard Conditions and Mitigation Measures. (This development standard applies to oak trees other than valley oaks. Valley oak trees are addressed in separate Development Standards.)</p>	<p>Potentially Consistent: See discussion for Oak Tree Protection Policy 1.</p>
<p>Development Standard 2: Protection of valley oak trees All development shall avoid removal of or damage to protected valley oak trees. Development shall not encroach within six feet of the drip line of any protected valley oak trees. Protected valley oak trees are those valley oak trees two inches or greater diameter at breast height,</p>	<p>Potentially Consistent: Valley oaks are not likely to occur in the project area, therefore the project would not conflict with this standard.</p>

Policy Requirement	Consistency Discussion
<p>or six feet or taller in height. Valley oak trees that cannot be avoided shall be appropriately replaced on site. If replanting valley oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting valley oaks, and that allow re-planting in areas contiguous with existing woodlands or savannas where valley oaks occur. All oak tree replanting shall conform to the County's Standard Conditions and Mitigation Measures.</p>	
<p>Development Standard 3: Restoration of the valley oak tree population Where development is proposed within historic valley oak tree habitat (even if no valley oak trees would be removed), mitigation of the loss of historic habitat shall be required, where feasible, through planting of locally obtained valley oaks as part of the project landscaping.</p>	<p>Potentially Consistent: Valley oaks are not likely to occur in the project area, therefore the project would not conflict with this standard</p>
Cultural Resources	
California Coastal Act	
<p>Section 30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area. The Applicant would implement MM CR-1 through MM CR-15, which require training, additional surveys, avoidance of known resources, stop work in the event of a potential discovery, monitoring by qualified consultants, development of a monitoring and treatment plan, and Native American Consultation.</p>
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element	
<p>Policy 10-1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area. The Applicant would implement MM CR-1 through MM CR-15, which require training, additional surveys, avoidance of known resources, stop work in the event of a potential discovery, monitoring by qualified consultants, development of a monitoring and treatment plan, and Native American Consultation.</p>

Policy Requirement	Consistency Discussion
<p>Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area.</p>
<p>Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area. The Applicant would implement MM CR-1 through MM CR-15, which require avoidance of known resources, stop work in the event of a potential discovery, monitoring by qualified consultants, development of a monitoring and treatment plan, and Native American Consultation.</p>
<p>Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area. The Applicant would implement MM CR- 2 and MM CR-15, which would require culturally sensitive areas to be marked off and would require that workers receive training regarding laws that protect cultural resources.</p>
<p>Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>Potentially Consistent: No known eligible archaeological or paleontological resources exist within the proposed project. It is possible that currently unrecorded sites may exist in the project area. The Native American Heritage Commission identified a list of 21 Native American individuals and organizations that may have knowledge of cultural resources in the project area for the applicant. The applicant sent letters to all recommended contacts on February 27, 2012. Results of the consultation are detailed in Section 4.5.1.5 of the Santa Barbara County Reliability Project EIR.</p> <p>Additionally, the Applicant would implement MM CR-5, which requires the preparation and implementation of a Native American Participation Plan. Tribes that have expressed interest in the project prior to construction will be given the opportunity to participate in development of the plan.</p>

Policy Requirement	Consistency Discussion
Geology, Soils, Mineral	
California Coastal Act	
<p>Section 30253. New development shall: (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p>	<p>Potentially Consistent: The Applicant would design project components to minimize the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse based on the findings of a geotechnical analysis. Measures that may be used to minimize impacts could include, but are not limited to: stabilization fills, retaining walls, slope coverings, removal of unstable materials, avoidance of highly unstable areas, construction of pile foundations, ground improvements of liquefiable zones, installation of flexible bus connections, and incorporation of slack in cables. The Applicant would identify and address areas of active slope instability throughout the proposed project during operations.</p>
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element	
<p>Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.</p>	<p>Potentially Consistent: The proposed project would cross known fault lines. The subtransmission structures would be designed in accordance with CPUC GO 95 and recommendations from supplemental geotechnical analysis, which requires overhead line construction to be capable of withstanding wind, temperature, wire tension loads, and geologic hazards. Accounting for these factors would contribute to a design adequate to withstand expected seismic loading.</p>
<p>Policy 3-13 Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p>	<p>Potentially Consistent: The project would use existing public, access, and spur roads to the maximum extent possible. Construction of new spur roads and some rehabilitation and upgrading of existing spur roads may be required. Retaining wall-type structures and mechanically stabilized embankments would be installed in Segment 4 to avoid grading operations and to protect against erosion. In areas where the applicant's original proposal identified extensive grading and land disturbance to re-establish access to structures sites, the applicant modified the project to use J-Towers, which require smaller access roads. As a result, the applicant was able to reduce the number of retaining walls required.</p>

Policy Requirement	Consistency Discussion
<p>Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Potentially Consistent: The proposed project involves the replacement of an existing subtransmission line. The applicant would be required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the State Water Resources Control Board. The SWPPP would be based on final engineering design and would include all proposed project construction components. The SWPPP would require major grading operations to occur during non-rainy periods and apply soil binders to areas that would remain disturbed for more than two weeks. The SWPPP would also include BMPs that would minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>
<p>Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p>	<p>Potentially Consistent: See discussion for policies 3-13 and 3-14.</p>
<p>Santa Barbara County Comprehensive Plan: Land Use Element HILLSIDE AND WATERSHED PROTECTION POLICIES</p>	
<p>1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-13.</p>
<p>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 suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.</p>

Policy Requirement	Consistency Discussion
3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.	Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-13 and Policy 3-14.
4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.	Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.
5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.	Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14. Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and includes revegetation of disturbed areas post-construction.
6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.	Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.
7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.	Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14. Applicant would comply with applicable federal and state regulations regarding hazardous materials and waste disposal. No waste would be discharged into or alongside coastal streams or wetlands.
Hazards and Hazardous Materials	
California Coastal Act	
Section 30253. New development shall: (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding	Potentially Consistent: See discussion regarding Section 30253 under Geology, Soils, and Minerals.

Policy Requirement	Consistency Discussion
<p>area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p>	
<p>Santa Barbara County Comprehensive Plan: Seismic Safety & Safety Element</p>	
<p>Fire Policy 3. Fire Hazard Severity Zone Maps, as maintained by the California Department of Forestry and Fire Protection, shall be used to illustrate the official areas of Very High Fire Hazard Severity Zones (VHFHSZ) in the Local and State Responsibility Areas.</p>	<p>Potentially Consistent: The proposed project is located in areas designated as moderate, high, and very high fire severity zones within the state responsibility area (CALFIRE 2008). Defensible space would be cleared at all project construction sites. The only portion of the proposed project that would be located in unincorporated Local Responsibility Area is Segment 3A. Segment 3A is located in a low to moderate fire severity zone.</p>
<p>Fire Policy 5. The County shall continue to require defensible space clearance around all structures in unincorporated Local Responsibility Areas pursuant to Public Resource Code §4291, and Government Code §51175-51188.</p>	<p>Potentially Consistent: See discussion for Fire Policy 3.</p>
<p>Santa Barbara County Fire Department Development Standards: Development Standard #1 Private Roadway and Driveway Standards. Establishes minimum standards for driveways and private roads. These standards outline minimum road widths and vegetation clearance designed to provide fire vehicles access to residences and associated structures.</p>	<p>Potentially Consistent: No new access road would be constructed as part of the project. Operation activities of the proposed project would be similar to current operation activities; and therefore, the project would not conflict with applicable access road development standards.</p>
<p>Geologic and Seismic Protection Policy 1. The County shall minimize the potential effects of geologic, soil and seismic hazards through the development review process.</p>	<p>Potentially Consistent: The Applicant would design project components to minimize the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse based on the findings of a geotechnical analysis. Measures that may be used to minimize impacts could include, but are not limited to: stabilization fills, retaining walls, slope coverings, removal of unstable materials, avoidance of highly unstable areas, construction of pile foundations, ground improvements of liquefiable zones, installation of flexible bus connections, and incorporation of slack in cables. The Applicant would identify and address areas of active slope instability throughout the proposed project during operations.</p>

Policy Requirement	Consistency Discussion
<p>Geologic and Seismic Protection Policy 2. To maintain consistency, the County shall refer to the California Building Code, the Land Use Development Code, County Ordinances, the Coastal Land Use Plan, and the Comprehensive General Plan when considering the siting and construction of structures in seismically hazardous areas.</p>	<p>Potentially Consistent: See discussion for Geologic and Seismic Protection Policy 1. The applicant would follow all applicable building codes and regulations regarding siting in seismically hazardous areas. Several structures that are currently located in landslide susceptible areas would be removed as a result of the project.</p>
<p>Flood Policy 1. The County shall avoid or minimize risks of flooding to development through the development review process pursuant to Government Code §65302(3)(g)(2)(i).</p>	<p>Potentially Consistent: Floodplain mapping indicates that the proposed project would not include any ground disturbance in designated flood hazard areas and within 50 feet of any stream or river in the area within Santa Barbara County.</p>
<p>Flood Policy 2. The County shall evaluate whether development should be located in flood hazard zones, and identify construction methods or other methods to minimize damage if development is located in flood hazard zones pursuant to Government Code §65302(3)(g)(2)(ii).</p>	<p>Potentially Consistent: See discussion for Flood Policy 1.</p>
<p>Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element</p>	
<p>Policy 3-8. Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami run-up, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.</p>	<p>Potentially Consistent: The applicant would design project components to minimize the potential hazards arising from seismic events, tsunami run-up, landslides, or other geologic hazards such as expansive soils and subsidence areas. Measures that may be used to minimize impacts could include, but are not limited to: stabilization fills, retaining walls, slope coverings, removal of unstable materials, avoidance of highly unstable areas, construction of pile foundations, ground improvements of liquefiable zones, installation of flexible bus connections, and incorporation of slack in cables.</p>
<p>Policy 3-9. Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-9 under Geology, Soils, and Minerals.</p>
<p>Policy 3-10. Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.</p>	<p>Potentially Consistent: All new proposed structure locations would be located beyond 50 feet from a potentially active, historically active, or active fault.</p>

Policy Requirement	Consistency Discussion
<p>Flood Hazard Overlay. All development in designated flood hazard areas and within 50 feet of any stream or river in the area between Ellwood and the Santa Maria River shall be reviewed by County Flood Control for conformance with the following policies:</p> <p>Flood Hazard Overlay Policy 3-11: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p>	<p>Potentially Consistent: Floodplain mapping indicates that the proposed project would not include any ground disturbance in designated flood hazard areas and within 50 feet of any stream or river in the area within Santa Barbara County.</p>
<p>Flood Hazard Overlay Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.</p>	<p>Potentially Consistent: The proposed project includes the reconstruction of an existing subtransmission line. The new subtransmission line would be constructed inline within the same ROW as the existing line. The proposed project would be constructed according to G.O. 95 as well as all applicable building codes and regulations.</p>
Hydrology and Water Quality	
Santa Barbara County Comprehensive Plan: Open Space Element	
<p>Objective OSC-6. Required controls include storm water BMPs, including setbacks from creek banks</p>	<p>Potentially Consistent: To minimize soil erosion and potential impacts to water quality, the Applicant would comply with applicable state storm water regulations and city and county grading ordinances. The Applicant is also required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the State Water Resources Control Board. Commonly used BMPs are storm water runoff quality control measures (boundary protection), dewatering procedures, and concrete waste management. The SWPPP would be based on final engineering design and would include all proposed project construction components.</p>

Policy Requirement	Consistency Discussion
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element	
<p>Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.</p>
<p>Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-15.</p>
<p>Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.</p>	<p>Potentially Consistent: See discussion under Geology, Soils, and Minerals for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.</p>
<p>Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14. Implementation of MM BIO-1 through MM BIO-5 would reduce impacts on native vegetation and includes revegetation of disturbed areas post-construction.</p>
<p>Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14.</p>

Policy Requirement	Consistency Discussion
groundwater recharge.	
<p>Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-14. Applicant would comply with applicable federal and state regulations regarding hazardous materials and waste disposal. No waste would be discharged into or alongside coastal streams or wetlands.</p>
<p>Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Flood Hazard Overlay Policy 3-20.</p>
Land Use	
Santa Barbara County Comprehensive Plan: Land Use Plan Element	
<p>PARKS/RECREATION POLICIES: 4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p>	<p>Potentially Consistent: The Franklin Trail is located on an easement shared with and maintained by the applicant as an access road .The proposed project would not cause permanent impacts to outdoor recreation areas.</p>
<p>STREAMS AND CREEKS POLICIES: 1. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>	<p>Potentially Consistent: The applicant would be required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities from the State Water Resources Control Board. The SWPPP would be based on final engineering design and would include BMPs that would minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element	
<p>Policy 1-4. Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.</p>	<p>Potentially Consistent: Operation activities of the proposed project would be similar to current operation activities and would mostly occur within the existing ROW; and therefore, the project would not conflict with applicable land use policies. The applicant would implement MM BIO-5, which requires temporarily disturbed areas to be revegetated at the end of construction.</p> <p><i>See discussion under Geology, Soils, and Minerals regarding Policy 3-9.</i></p>

Policy Requirement	Consistency Discussion
<p>Policy 3-9. Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.</p>	<p>Potentially Consistent: See discussion for Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element, Policy 3-9 under Geology, Soils, and Minerals.</p>
<p>Policy 6-20: Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.</p>	<p>Potentially Consistent: The proposed project includes the reconstruction of an existing subtransmission line within and existing ROW, part of which traverses portions of the Santa Barbara County Coastal Zone near Carpinteria. MM AE-1 through MM AE-4 have been incorporated to minimize permanent disturbance, reduce aesthetic impacts of retaining walls and access road improvements, and reduce glare and color contrast for transmission structures and conductors. In addition, temporarily disturbed areas would be revegetated prior to construction.</p>
Noise	
Santa Barbara County Comprehensive Plan: Noise Element	
<p>Recommended Policy 1: In the planning of land-use, 65 (a weighted decibel [dBA] Community Noise Equivalent [CNEL] should be regarded as the maximum exterior exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p>	<p>Potentially Consistent: Construction equipment would generate noise emissions above 65 dBA. The Applicant would conduct or phase construction activities to ensure construction noise would not exceed regulated significance thresholds or durations; employ the best available noise control techniques to the extent feasible for equipment and trucks; locate stationary noise sources as far from adjacent noise sensitive receptors as reasonably possible; deploy temporary portable sound barriers where construction activities could cause excessive noise levels at sensitive receptor locations; notify property owners within 300 feet that construction activities two weeks prior to construction at a particular location. Additionally, the applicant would implement MM NV-1, which requires the applicant to implement additional noise reducing measures.</p>
Population and Housing	
No applicable plans, ordinances, or regulations.	
Public Services and Utilities	
Santa Barbara County Comprehensive Plan: Coastal Land Use Plan Element	
<p>Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental</p>	<p>Potentially Consistent: The proposed project includes upgrades to an existing subtransmission line, including improvements to the existing</p>

Policy Requirement	Consistency Discussion
documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.	access roads that are currently used during ongoing operation and maintenance activities. Operation activities of the proposed project would be similar to current operation activities; and therefore, the project would not create a demand for any new or additional public or private services and resources.
Recreation	
California Coastal Act	
Section 30213: Lower cost visitor and recreational facilities should be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.	Potentially Consistent: The proposed project would not involve the construction or expansion of recreational facilities and would not pose a substantial demand on existing recreational facilities. There would be no long-term increase in the use of existing neighborhood and regional parks or other recreational facilities.
Traffic and Transportation	
Santa Barbara County Comprehensive Plan: Circulation Element	
B. Roadway Standard: a. A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity would be considered consistent with this section of this Element.	Potentially Consistent: The proposed project would temporarily generate 182 maximum total daily vehicle trips only during construction. Operational impacts would be negligible as operation and maintenance of the proposed project would be similar to current procedures. Therefore, the proposed project would not generate traffic (Estimated Future Volume) that would exceed the policy capacity on unincorporated County Roadways.

References:

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