

4.9 Land Use

4.9.1 Existing Setting

The Project site is located in the rural area of the Carpinteria Valley in the foothills of the Santa Ynez Mountains, and is bounded primarily by agricultural orchards and low density residential development. The Project site has been home to a private high school for the last 100 years, with the main campus area on the mesa having been initially developed in the mid-1920s. The property is zoned Agriculture (AG-I-10) and has an Educational Facility land use designation.

4.9.2 Regulatory Setting

The State of California's land use policies that apply to the proposed Project include:

- The *California Coastal Act (CCA)* of 1976, as amended, established the California Coastal Commission (CCC) as a permanent state coastal management and regulatory agency and created a state and local government partnership to ensure that public concerns of statewide importance are reflected in the local decisions about coastal development. The CCA (Public Resources Code Section 30000 et seq.) was enacted by the State Legislature to provide long-term protection of California's 1,100-mile coastline for the benefit of current and future generations. The CCA mandates that local governments and constitutional entities prepare a land use plan and schedule of implementing actions to carry out the policies of the CCA. The policies constitute the standards used by the CCC to determine the adequacy of these plans and the permissibility of proposed development (Public Resources Code, Div. 20, Ch. 3). The specific policies of the CCA address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, water quality, transportation, development design, and public works.

Key County of Santa Barbara Land Use policies that apply to the proposed Project are listed below. Also see Chapter 5, *Policy Consistency Analysis*:

- The *Coastal Land Use Plan (CLUP)* is intended to "protect coastal resources, provide greater access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal-dependent and coastal-related industry." The CLUP addresses siting of development, hazard avoidance, and planning for recreational activities. Policies presented in the CLUPs of local jurisdictions mirror, and in some cases expand on, CCA policies. The County of Santa Barbara has a certified CLUP and the County and CCC would use the CLUP in reviewing the Project. Specific land use policies under the CLUP that apply to the Project site include Land Use Element Hillside and Watershed Protection Policies 3-13 and 3-14 which state:
 - **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.
 - **Policy 3-14:** 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.

- **Policy 8-2:** If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless the conversion of the entire parcel would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with Section 30241 and 30242 of the Coastal Act.
- The *County of Santa Barbara Comprehensive Plan* includes the state-mandated elements of Circulation, Conservation, Noise, Open Space, Scenic Highways, Housing, Seismic Safety, Land Use, and Safety Elements of the County's Comprehensive Plan. The County of Santa Barbara has elective elements that carry the same weight, and also require internal consistency between all adopted elements. These include the: Agricultural, Environmental Resource Management (ERME), Hazardous Waste, and Energy Elements. The County's Comprehensive Plan provides general goals, policies, and programs which are applicable to the proposed Project, and the County's CLUP provides the most detailed policies designed to implement the State's CCA in the coastal zone.
 - *Land Use Element:* The Land Use Element defines goals, policies, actions, and development standards that provide the framework for physical development and use of land within the unincorporated portions of the County. The Land Use Element also defines land use categories (Rural, Urban, Inner-Rural and, Existing Development Rural Neighborhood Areas) and designations (e.g., Agriculture II, Residential, Commercial, etc.).
- *County of Santa Barbara, Chapter 35, Article II, Coastal Zoning Ordinance (Article II)*, includes development standards for land use within the coastal zone of unincorporated regions of the County of Santa Barbara.

4.9.3 Impact Analysis

This section reviews the analysis and mitigation measures found in the Scoping Document and MND and discusses the potential land use impacts associated with the proposed Project including potential land use impacts associated with an increased campus population and development onto steep slopes. Table 4.9-1 below provides a summary of the land use impacts resulting from the proposed Project.

Table 4.9-1. Summary of Land Use Impacts

Land Use Impacts	Mitigation Measure	Residual Significance
Impact LU-1. The Project would not result in development and/or land uses incompatible with existing land use.	No mitigation required	Less than significant (Class III)
Impact LU-2. The Project would not conflict with applicable land use plans, policies, or regulations.	No mitigation required	Less than significant (Class III)
Impact LU-3. The proposed Project would not induce substantial growth or concentration of population and/or result in the extension of sewer trunk lines or access roads with capacity to serve new development beyond the Project site.	No mitigation required	Less than significant (Class III)

4.9.3.1 Thresholds of Significance

Appendix G of the State CEQA Guidelines states that a project is considered to have a significant impact on land use and planning if it would result in an impact on any of the listed criteria.

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

In addition to the CEQA Guidelines, the County of Santa Barbara has an additional set of criteria for land use and planning resources to assist in determining significance. Applicable thresholds are as follows:

- a. Structures and/or land use incompatible with existing land use?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. The induction of substantial growth or concentration of population?
- d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed Project?

As the proposed Project is localized to an established site, it does not involve the removal of housing, or affordable housing, isolate or separate neighborhoods, or physically alter a community, intrude into public open space, or overlay with any airport safety zones, it would not generate an adverse impacts based on CEQA criteria a and County criteria e through j.

4.9.3.2 Project Impacts

Impact LU-1. The Project would not result in development and/or land uses incompatible with existing land use.

Existing land use at the Project site would be unchanged with implementation of the proposed Project. The construction of 180,861 sf of new building space and the addition of students, faculty, and staff would intensify the use of the site; however it would largely remain in its current condition. Proposed development would generally be clustered with existing structures and would not encroach on adjacent properties. Overall, land use at the Project site would not change and would be compatible with the Educational Facility land use designation and CUP No. 89-CP-062 (as amended under Case Nos. 89-CP-062 AM01, 89-CP-062 SC03, 02AMD-00000-00009, and 06RVP-00000-00013), which governs operation of the school. The Project would not introduce a new land use to the Project site and construction of a portion of the storm water system on the adjacent lands currently used for agriculture would remove approximately 0.57 acre of avocado orchards, corresponding to a loss of approximately 43 trees, however, as described in Impact AG-1, this impact would be less than significant. Consequently the Project would not result in development and or introduce land uses that would be incompatible with existing land uses and this impacts would be *less than significant* (Class III).

Impact LU-2. The Project would not conflict with applicable land use plans, policies, or regulations.

As discussed above, the property is zoned Agriculture (AG-I-10) and has an Educational Facility land use designation. Under the land use designation, the Project is an allowed use and because the Project site has historically been used for school facilities and would continue to be used for school facilities, the Project would not result in a conflict with land use plans or zoning codes established by the County of Santa Barbara, including Policy 8-2 of the CLUP.

However, the proposed Project could result in a physical change that results in significant conflicts with adopted environmental policies or regulations. The County has several development recommendations that discourage development on steep slopes exceeding 20 percent including those in the Comprehensive Plan's ERME and CLUP Policies 3-13 and 3-14. The ERME includes recommendations pertaining to development on lands subject to environmental constraints. Category B explicitly states that "Urbanization should be prohibited except in a relatively few special instances" on slopes between 20 to 30 percent and prohibited on slopes in excess of 30 percent. Coastal Land Use Plan Policies 3-13 and 3-14 call for the minimization of grading and the preservation of natural features, landforms, and native vegetation to the maximum extent feasible. The Coastal Land Use Plan Policy 3-13 states that "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". Coastal Land Use Policy 3-13 states "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".

However, there is no policy that precludes development in the Carpinteria area on slopes in excess of 20 percent. While most of the new development would occur in areas of the site that are level or

gently sloping and previously disturbed such that grading is minimized and natural features, landforms, and native vegetation are preserved, the proposed new faculty housing cluster is located on a hillside containing native vegetation and slopes in excess of 20 percent in some areas, construction of which involves vegetation removal and additional grading and site alteration. However, the design and orientation of the residences have been developed to minimize the amount of cut and fill by being set into the hillside, following the contour lines, and avoiding most of the steeper portions of the slope, consistent with CLUP Policies 3-13 and 3-14. Additional concerns of consistency with policies related to grading operations are addressed under Section 4.6, *Geologic Processes* and Section 4.13, *Water Resources/Flooding*. Also see Chapter 5, *Policy Consistency Analysis* for a preliminary policy consistency analysis for the Project. Consequently, the Project potential to conflict with applicable land use plans, policies, or regulations would be *less than significant* (Class III).

Impact LU-3. The proposed Project would not induce substantial growth or concentration of population and/or result in the extension of sewer trunk lines or access roads with capacity to serve new development beyond the Project site.

Under the proposed Project, enrollment would increase by up to 20 students, and new faculty residences are proposed to serve existing faculty. There is a consistent pattern and history of student enrollment at Cate School being composed of a combination of boarding and day students, with the ratio between the two averaging approximately 80 percent to 20 percent over the last 10 years. It is reasonable to conclude that this general pattern would continue into the future, such that the student population residing on campus would increase incrementally under the proposed Project. It is not reasonable to conclude that the school would abandon its longstanding practice of accepting day students. These increases in onsite population, consisting of the new students and faculty residing on the campus, would not be significantly growth inducing and there is no proposal to expand water or sewer capacity to encourage significant new growth on the campus beyond what is currently proposed. As a result, implementation of the Project is not anticipated to induce population growth or concentration, and impacts to land use would be *less than significant* (Class III).

4.9.3.3 Mitigation Measures

No mitigation is required.

4.9.3.4 Residual Impacts

Implementation of the Project would not result in potentially significant land use impacts. No mitigation measures are required. Therefore, the Project's residual land use impacts would be *less than significant* (Class III).

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