

5.0 POLICY CONSISTENCY ANALYSIS

5.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines §15125(d) requires that a project be evaluated to determine potential inconsistencies with applicable adopted general plans, policies and goals of the community where it is located, as well as any regional plans that may apply (e.g. habitat conservation plans, air quality attainment plans, etc.). Since the Community Plan applies to a certain geographic area within the County and serves as an implementing component of the County's Comprehensive Plan, the policies, programs, development standards and actions in the Community Plan must be consistent with the Comprehensive Plan. In addition, the Community Plan incorporates by reference the relevant policies of the Comprehensive Plan. The Community Plan's consistency with the Comprehensive Plan is analyzed in this section; however, it is recognized that many of the policies in the Community Plan are refinements of the Comprehensive Plan as it pertains to the Plan Area and set forth specifically targeted objectives that help implement the Comprehensive Plan.

5.2 POLICY CONSISTENCY ANALYSIS

The following section provides a *preliminary* evaluation of the proposed Community Plan's consistency with applicable County policies. The final determination of the proposed Community Plan's consistency will be made by the Board of Supervisors, with recommendations from staff.

This evaluation is done at the programmatic level. A finding of consistency with County policies for the program as a whole does not ensure that individual projects developed on contracted land in conformance with the proposed Community Plan will necessarily be found consistent as well. Such determinations shall be made on a project-specific basis.

The policy consistency evaluation is presented in the table below. The policies are listed in the left-hand column. Discussion and the preliminary consistency determination are provided in the right-hand column.



Table 5-1 Policy Consistency

| COMPREHENSIVE PLAN POLICIES: | DISCUSSION: |
|--|--|
| Agricultural Resource Protection | |
| <p><u>Agricultural Element Goal I:</u> <i>Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.</i></p> <p><u>Agricultural Element Policy II.D:</u> <i>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.</i></p> <p><u>Agricultural Element Policy III.A:</u> <i>Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.</i></p> <p><u>Land Use Element - Agricultural Goal:</u> <i>In rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and nonprime soils shall be reserved for agricultural uses.</i></p> <p><u>Land Use Element – Santa Ynez Valley Agriculture Goal:</u> <i>Agriculture should be preserved and protected as one of the primary economic bases of the Valley.</i></p> | <p>The majority of the planning area is designated for agricultural use. The proposed Plan contains numerous policies and development standards which seek to prevent new development from converting open agricultural land, and to promote denser development within townships, which would be consistent with the County’s agricultural resource protection policies.</p> <p>Nevertheless, additional residential and non-residential development under 20-year buildout conditions would convert agricultural lands to non-agricultural uses, some of which would be expected to be designated as Unique farmland or Farmland of Statewide or Local Importance by the Farmland Mapping and Monitoring Program (FMMP). This development would additionally lead to loss of open space that currently exists as privately owned grazing and other agricultural lands. With further subdivision of agricultural lands and development of additional second residential units and agricultural employee units, conversion of agricultural lands and open space would be expected upon buildout, as current agricultural land or undeveloped, non-agricultural properties with important or unique farmland designations are developed.</p> <p>Careful review of siting of new development in compliance with proposed policies and programs would reduce this impact but would not avoid conversion of agricultural lands and open space altogether. However, the Plan and Section 4.15 <i>Agricultural Resources</i> have policies and standards that encourage infill and development within urban areas which would limit conversion of rural open space and agricultural lands to non-agricultural uses. Therefore, the Plan would be potentially consistent with these policies.</p> |
| Agricultural Compatibility/Urbanization | |
| <p><u>Agricultural Element Policy I.A:</u> <i>The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</i></p> <p><u>Agricultural Element Goal II:</u> <i>Agricultural lands shall be protected from adverse urban influence.</i></p> <p><u>Agricultural Element Goal III:</u> <i>Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.</i></p> | <p>Additional development in accordance with Community Plan buildout has the potential to abut farming operations, creating potential conflicts. Residential development, including farm worker housing, adjacent to farmland can have several negative impacts on the continued on-site and adjacent agricultural production activities, as discussed above. In addition, residents living adjacent to farmland commonly cite odor, noise from farm equipment, and dust as typical land use conflicts. However, policies and standards contained within</p> |



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| COMPREHENSIVE PLAN POLICIES: | DISCUSSION: |
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| <p><u>Land Use Element - Santa Ynez Valley Land Use Goals:</u> <i>Future residential development should not be located on prime food producing or pasture land, but close to existing public services. The beauty of the land should be preserved by limiting urban sprawl and creating buffer zones to maintain the individual character of each town. Medium and heavy industrial uses are not considered compatible with the Valley's unique life style.</i></p> | <p>the Santa Ynez Valley Community Plan would reduce any land use conflicts between agricultural and urban land uses to a less than significant level. Because these mitigative policies are embedded within the Community Plan, the Plan would be potentially consistent with these policies.</p> |
| <p>Agricultural Support</p> | |
| <p><u>Agricultural Element Goal V:</u> <i>Santa Barbara County shall allow areas and installations for those supportive activities needed as an integral part of the production and marketing process on and/or off the farm.</i></p> | <p>Continued agricultural production may result in the need to have additional agriculturally related commercial and industrial facilities nearby for the processing, packaging, treatment and shipping of agricultural commodities. The proposed Plan contains Action LUA-SYV-3.3 which states that <i>“The County should consider approval of Agricultural Industrial Overlay areas on a case-by-case basis to ensure that adequate facilities for processing, packaging, treatment and transportation of agricultural commodities exist in the Valley.”</i> The proposed Plan is therefore potentially consistent with this policy.</p> |
| <p>Visual Resources</p> | |
| <p><u>Land Use Element - Visual Resource Policy 2:</u> <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><u>Scenic Highways Element Goal a.):</u> <i>To enhance and preserve valuable scenic resources located along roadways within the County.</i></p> | <p>The proposed Plan contains numerous policies and development standards which seek to prevent new development from significantly affecting the visual character of the Valley's open areas, and to keep development within the townships visually compatible with the existing architecture. Protection of scenic views is a key goal of the existing and proposed policies, and findings that important scenic views are not significantly compromised would need to be made before approving proposed developments subject to CBAR review.</p> <p>Careful review of design and siting of new development in compliance with proposed policies and programs would reduce impacts on visual resources. On a cumulative basis, under the 20-year buildout of the proposed Community Plan, perceptible changes to the rural character of the Plan Area are expected. However, the proposed Plan and the mitigation measures identified in Section 4.14 <i>Visual and Aesthetic Resources</i> would minimize impacts to the extent feasible while still providing for development expected in response to population growth in the area. Consequently, development under the proposed Plan would be potentially consistent with this policy.</p> <p>Two of the three main highways crossing the Valley are recognized by the State of California as scenic highways. The proposed Plan contains policies which seek to enhance and preserve the views from</p> |



Table 5-1 Policy Consistency

| COMPREHENSIVE PLAN POLICIES: | DISCUSSION: |
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| | <p>these highways. Through the application of the Design Control Overlay, the Heritage Sites Overlay, and the rezoning of Highway Commercial parcels to General Commercial, along with the identification of goals to enhance the “Gateway” parcels, the proposed Plan would be potentially consistent with this policy.</p> |
| <p>Biological Resources and Water Quality</p> | |
| <p><u>Land Use Element Hillside and Watershed Protection Policy 1:</u> <i>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><u>Land Use Element Hillside and Watershed Protection Policy 2:</u> <i>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 soils, geologic, flood, erosion, or other hazards shall remain in open space.</i></p> | <p>The proposed Plan contains a number of policies, development standards, and actions that support avoidance of excessively sloped areas that may need extensive grading, minimizing cut and fill slopes, and avoidance of excessive scarring of hillsides. Furthermore, standards for grading require design of erosion control measures and maintenance of existing drainage ways. A number of measures in the Biological Resources section of the Plan provide for protection of native vegetation. For these reasons, the proposed Plan is potentially consistent with these policies.</p> |
| <p>Housing</p> | |
| <p><u>Housing Element Goal 1:</u> <i>Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community.</i></p> <p><u>Housing Element Policy 1.1:</u> <i>The county shall grant a density bonus and incentives to developers of residential projects of five or more units who agree to provide very low income, low income, moderate income, or “qualifying resident” (senior) housing pursuant to Government Code §§ 65915-65918 or successor statute(s). Density Bonus projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines, and the Development Standards at right.</i></p> <p><u>Housing Element Policy 1.2:</u> <i>To increase the supply of price restricted affordable housing, the county shall require the provision of units, the donation of land, and/or the payment of fees for specified types of discretionary residential projects. Projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines and the following Development Standards.</i></p> <p><u>Housing Element Development Standard 1.2.2:</u> <i>In the South Coast and Santa Ynez HMAs the following requirements shall apply to the projects identified in Development Standard 1.2.1:</i></p> | <p>The proposed Plan accommodates a wider diversity of housing types and densities than existing land use and zoning allows. Specifically, the Plan’s inclusion of the Affordable Housing Overlay District and the Mixed Use Overlay District provides for compact, more affordable housing, which is identified as a need in the Plan Area. The Mixed Use Overlay District would promote development with a mix of complementary land uses, consistent with Housing Element Policy 1.8. Additionally, this Overlay District would promote moderate to higher density residential or mixed use development on in-fill sites within the communities of Los Olivos and Santa Ynez, as required by Housing Element Policy 1.9. Furthermore, residential development carried out under the MU-SYV Overlay or the AHOD Overlay would not conflict with State Density Bonus Regulations.</p> <p>Development of affordable units on the proposed AHOD Sites would occur at a density of 20 units per acre and at least 16 units per site in order to help meet the state’s Regional Housing Needs Allocation (RHNA) requirements [65583.2(h) and (i)]. The Plan would therefore contribute towards meeting the County’s fair share of affordable housing to each economic segment by removing barriers to</p> |



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| COMPREHENSIVE PLAN POLICIES: | DISCUSSION: |
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| <ul style="list-style-type: none"> • 5% very low income units, and • 5% low income units, and • 10% moderate income units, and • 10% workforce income units. <p><u>Housing Element Policy 1.4:</u> <i>The county shall require that new construction of primary single dwelling units over 5,000 square feet and additions of 500 square feet or more that increase the total square footage of a house to over 5,000 square feet, in the South Coast and Santa Ynez HMAs, pay a fee to offset the disproportionate demand for low wage service workers that dwelling units this size are likely to create.</i></p> <p><u>Housing Element Policy 1.5:</u> <i>The county shall support the efforts of employers in the development of on- or near-site employee housing.</i></p> <p><u>Housing Element Policy 1.6:</u> <i>The county shall encourage the development of both attached and detached residential second units.</i></p> <p><u>Housing Element Policy 1.7:</u> <i>The county shall encourage the development of multi-family rental housing as this housing type can be affordable by design.</i></p> <p><u>Housing Element Policy 1.8:</u> <i>The county shall promote development with a mix of complementary land uses including housing, retail, office, commercial services and civic uses.</i></p> <p><u>Housing Element Policy 1.9:</u> <i>The county shall promote moderate to higher density residential or mixed use development on in-fill sites within the urban boundaries of the county to encourage efficient use of land and existing infrastructure.</i></p> <p><u>Housing Element Policy 1.10:</u> <i>The county shall ensure adequate sites zoned at densities that accommodate the county's "fair share" housing needs for the current planning period (January 2001-July 2008) at all income levels and in all HMAs as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002).</i></p> <p><u>Housing Element Action 1:</u> <i>Within one year of the adoption of this Element the county shall consider rezoning land to allow for a variety of housing types and affordability levels as follows:</i></p> <ul style="list-style-type: none"> • 45 acres rezoned to 14 to 20 DU/A • 32 acres rezoned to 10 to 16 DU/A • 32 acres rezoned to 8 to 12 DU/A <p style="text-align: center;">109 Total</p> | <p>development consistent with RHNA. By helping meet RHNA allocations, the Plan would help avoid long-term adverse impacts related to a shortage of affordable housing, including commuter traffic and associated noise and air quality impacts.</p> <p>The proposed Plan also maintains and refines the Urban/Rural Boundary Line, as discussed below in Land Use. The Plan maintains agriculturally zoned parcels in the inner rural and rural areas that could accommodate additional farm employee housing.</p> <p>For these reasons, the proposed Plan is <i>potentially consistent</i> with these policies.</p> |



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| <p><u>Housing Element Action 5:</u> <i>The Santa Ynez Community Plan will address potential rezones to accommodate current and future housing needs in the Santa Ynez Community Planning Area. The community plan is expected to be adopted by the county by Summer 2005.</i></p> <p><u>Housing Element Goal 2:</u> <i>Encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels.</i></p> <p><u>Housing Element Policy 2.1:</u> <i>The county shall encourage the construction or conversion of existing facilities to emergency shelters, transitional housing, and single room occupancy units to meet the needs of the homeless population.</i></p> <p><u>Housing Element Policy 2.2:</u> <i>The County shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.</i></p> <p><u>Housing Element Policy 2.3:</u> <i>The county shall work cooperatively with cities within the county to provide housing within urban areas that meets the needs of farm employees.</i></p> <p><u>Housing Element Goal 3:</u> <i>Encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location, and affordability levels.</i></p> <p><u>Housing Element Policy 5.1:</u> <i>The county shall encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.</i></p> <p><u>Housing Element Goal 6:</u> <i>Preserve existing affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement.</i></p> | |
| <p>Land Use Policies</p> | |
| <p><u>Land Use Element – Development Policy 3:</u> <i>No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</i></p> | <p>The proposed Plan maintains and refines the Urban/Rural Boundary Line. A number of goals, policies, and actions in the Land Use section of the Plan provide additional guidance as to separation of urban and rural land development and ties any change to the location of this line to a County-initiated update of the Plan. The Plan also identifies and contains existing rural neighborhoods (EDRNs) and has policies that prevent expansion of these EDRNs into adjacent, larger parcels.</p> |



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| | Therefore, the proposed Plan is potentially consistent with this policy. |
| Public Services | |
| <p><u>Land Use Element – Development Policy 4:</u> <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental 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. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.</i></p> | <p>Development allowed under the proposed Plan could result in the need for public services and facilities such as the need for road widening to accommodate greater traffic volumes resulting from the development of large-scale agricultural support facilities. Individual development projects would be processed through the appropriate permit established under the applicable zoning ordinance, which would necessitate consistency with these policies prior to approval of the permit. In addition, the proposed Affordable Housing Overlay would incorporate the same affordability requirements outlined in this policy. Therefore, the proposed Plan is potentially consistent with this policy.</p> |
| Traffic and Circulation | |
| <p><u>Circulation Element:</u> <i>The Circulation Element is intended to provide clear traffic capacity guidelines to maintain acceptable levels of service on County roadways and intersections while allowing reasonable growth. The roadway classifications, intersection levels of service, and capacity levels apply to all roadways and intersections within the unincorporated areas of the County, except for those located in a community plan area.</i></p> | <p>Consistent with this objective, the Plan sets forth acceptable Levels of Service (LOS) for intersections and roadways within the Plan Area. Section 4.4 <i>Traffic and Circulation</i> analyzes existing and future levels of services and identifies a number of improvements to the circulation system to maintain adequate levels of service. Therefore, the proposed Community Plan is potentially consistent with these policies.</p> |
| Noise | |
| <p><u>Noise Element Policy 1:</u> <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p> | <p>This policy is incorporated into the proposed Plan through Land Use Policy LUG-SYV-1. Development under 20-year buildout conditions may expose additional development to noise levels in excess of this standard, as discussed in Section 4.8 <i>Noise</i>. Section 4.8 sets forth mitigation measures that would include siting and design methods to reduce noise exposure levels, and proscribes mitigation in the form of engineered noise attenuation to help ensure that interior noise levels are acceptable but acknowledges that noise exposure from increased roadway traffic volumes may need noise barriers such as sound walls or berms or other measures to reduce noise exposure in certain areas. Therefore, the proposed Plan is potentially consistent with this policy.</p> |



Table 5-1 Policy Consistency

| COMPREHENSIVE PLAN POLICIES: | DISCUSSION: |
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| Air Quality | |
| <p><u>Agricultural Element Policy I.F:</u> <i>The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.</i></p> <p><u>Land Use Element – Air Quality Supplement Goal:</u> <i>Reduce use of the automobile. The supplement expands on this goal in the text: “Any action that can be taken to reduce automobile use and hence vehicular miles traveled (VMT) will aid in reducing the pollutants contributed by the automobile... The automobile is the single largest source of hydrocarbon, nitric oxide, and carbon monoxide emissions in Santa Barbara County. Land use measures which can aid in reducing automobile use can thus contribute to the region’s ability to attain the federal ambient air quality standards.”</i></p> | <p>The Urban/Rural Boundary Line is refined and maintained in the proposed Plan, as discussed above in Land Use. Dust suppression requirements during grading and construction would also reduce the potential for dust impacts to crops and cultivated land from such sources. While development under the 20-year buildout of the proposed Plan would potentially lead to an increase in emissions resulting from increased trip generation and / or operational emissions, a number of plans, policies, standards, and mitigation measures seek to reduce dust emissions and ozone precursors. In particular, the Land Use section of the Plan includes a Mixed Use zoning overlay for the commercial cores of Los Olivos and Santa Ynez which would promote pedestrian- and transit-oriented development leading to a reduction in potential vehicle trips for these residents. Similarly, the application of the Affordable Housing Overlay District to sites within the Santa Ynez township would place new housing close to shopping and transit. The Circulation section of the Plan identifies new bike paths to encourage alternative transportation throughout the Plan Area. Furthermore, Section 4.6 <i>Air Quality</i> includes a number of measures to reduce greenhouse gas emissions. Thus, the proposed Plan is potentially consistent with these policies.</p> |
| Cultural Resources | |
| <p><u>Land Use Element – Historical and Archaeological Sites Policy 1:</u> <i>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.</i></p> <p><u>Land Use Element – Historical and Archaeological Sites Policy2:</u> <i>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.</i></p> <p><u>Land Use Element – Historical and Archaeological Sites Policy3:</u> <i>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.</i></p> | <p>These policies are incorporated into the proposed Plan through Land Use Policy LUG-SYV-1. The proposed Plan also includes additional policies, standards, and actions that provide more specific guidance for protection of historical and archaeological resources, as discussed in the Plan’s History and Archaeology section. Therefore, development under the proposed Community Plan is potentially consistent with these policies.</p> |



Table 5-1 Policy Consistency

| OTHER PLANS AND POLICIES | DISCUSSION |
|---|---|
| Congestion Management Plan (CMP) | |
| <p><i>The Santa Barbara County Association of Governments has developed a set of traffic impact guidelines to assess impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the County CMP roadway system.</i></p> | <p>Section 4.4 <i>Transportation and Circulation</i> identifies a number of roadway and intersection impacts resulting from the 20-year buildout of the Plan under both existing + project and existing + project + cumulative conditions. Section 4.4 identifies a number of potential mitigation measures that would maintain adequate County and State Levels of Service. The programming and funding of any of these improvements would be part of the Santa Ynez Valley Traffic Improvement Plan. The Plan would be potentially consistent with the CMP.</p> |
| Clean Air Plan (CAP) | |
| <p><i>The 2007 Clean Air Plan (CAP), a comprehensive planning document generated by the Santa Barbara County Air Pollution Control District (SBCAPCD), is intended to provide guidance to the Air Pollution Control District, the County, the cities and other local agencies as to the progression and attainment of federal and state ozone standards. The 2007 CAP was prepared pursuant to the Clean Air Act of 1988. Under Health and Safety Code §40924 and 40925, the District is required to update its Clean Air Plan every three years to attain the State's one-hour ozone standard. Thus, the 2007 CAP is a direct update to the 2004 CAP which was preceded by the 2001 CAP, the 1991 Air Quality Attainment Plan and the 1994 and 1998 Clean Air Plans.</i></p> | <p><i>Consistency with the CAP means that direct and indirect emissions associated with the project are accounted for in the CAP's emissions growth assumptions and the project is consistent with policies adopted in the CAP. Twenty-year buildout under the proposed Plan would generate additional population in the Valley that has not been directly accounted for in the CAP growth projections. As discussed in Section 4.6 Air Quality, the potential 20-year buildout population increase of 633 people under the changes proposed in the Community Plan would exceed the population that has been incorporated into the Clean Air Plan's (CAP) buildout assumptions for the Plan Area. However, the Plan's direction of this growth into the urban portions of the Plan Area is consistent with County and CAP goals for reducing sprawl and directing new housing in areas in close proximity to transit and other available alternative transportation modes. In addition, it is not expected that the level of population growth projected for the Plan Area would hinder attainment of state or federal air quality standards. Provisions of the CAP would be implemented and enforced through the discretionary review and permitting process. While the Plan Area population increase under the proposed Plan would be slightly greater than under the existing Comprehensive Plan, and hence is inconsistent with the current CAP, the changes in land use and zoning in the Plan would be included in the next CAP update (2010). Therefore, the Plan would be potentially consistent with the CAP.</i></p> |
| Central Coast Regional Water Quality Control Plan (WQCP) | |
| <p><i>The purpose of the WQCP is to identify the beneficial uses in the Central Coast Region and provide the controls to assure the highest water quality for those uses. There are 24 beneficial uses including municipal and domestic supply, agricultural supply, industrial process supply, groundwater recharge, and aquatic habitat.</i></p> | <p>The proposed Community Plan would provide opportunities for development that are potentially consistent with the objectives of the Regional Water Quality Control Plan as all development allowed by the Plan would be evaluated for compliance with applicable water supply and wastewater discharge standards.</p> |



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