

5.7.1 OVERVIEW AND SUMMARY

The City of Solvang (City) is nearing General Plan buildout. Existing land uses in the City include residential and commercial uses with some limited light industrial use. Land uses in the area surrounding the City consist primarily of open space, agricultural and ranch uses. The proposed Master Plan Update would guide future water improvements within the City's service area and allow for the extension of the Existing Reach of Diversion provided for under water right Permit 15878 downstream of Alisal Bridge along the Santa Ynez River.

The proposed Master Plan Update is considered a public infrastructure improvement project that would serve existing and future needs of the City. Upon implementation, the proposed water facilities would support existing and future land uses by providing for a more secure and stable water source.

*The proposed Master Plan Update would not physically divide an established community. The project is consistent with the applicable policies of the City's General Plan Land Use Element as well as the County of Santa Barbara (County's) Santa Ynez Community Plan. The project site is not located within a habitat conservation plan or natural community conservation plan. The City would be consistent with the Biological Opinion (BO) and the Lower Santa Ynez River Fish Management Plan (FMP), as discussed in **Section 5.1** and **5.2** of the EIR. Therefore, impacts associated with each of these plans would be less than significant (Class III).*

5.7.2 DATA SOURCES AND METHODOLOGY

The following analysis considers the proposed Master Plan Update's consistency with applicable policies of state, regional, City and County land use plans and policies, and the potential impacts of the proposed Master Plan Update on existing and future land uses. The analysis is based on information provided by applicable land use plans and policies.

5.7.3 APPLICABLE REGULATIONS

5.7.3.1 Local Regulations

City of Solvang

General Plan

California law requires that each county and city in the state develop and adopt a General Plan. The General Plan consists of a statement of development policies and includes a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. It is a comprehensive long-term

plan for the physical development of the county or city. In this sense, it is a "blueprint" for development. The City's General Plan consists of a Circulation, Community Design, Conservation and Open Space, Housing, Land Use, Noise, Parks and Recreation and a Safety Element.

Government code section 65300.5 requires that all elements of the general plan be consistent with one another. Section 65302(a) states the requirements of the land use element and discusses that the land use element should address the distribution of land uses, the location of public facilities, and identification of areas subject to flooding.

Land Use Element

The purpose of the Land Use Element¹ is to provide for balanced development that is responsive to the City's unique opportunities and constraints and that respects the values of the community. The following goals, policies, and action items are applicable to, and consistent with, the proposed Master Plan Update.

Goal 1 Promote development of well-balanced and functional mix of land uses to provide residents with a high quality of life.

Policy 1.6 Ensure that the demand for public facilities and services does not exceed the City government's ability to provide these facilities and services.

Action Item (A) The City shall periodically review projected municipal service and public facilities demands to ensure adequate levels of service are maintained.

Municipal Code

The City's Municipal Code provides for certain land use restriction as follows:

Municipal Code/Zoning Ordinance

The purpose of the zoning regulations is to implement the adopted General Plan of the City. The City's Municipal Code² classifies and regulates the uses of land, buildings, and structures within the City, and is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare. The provisions of the Zoning Ordinance shall apply to all development undertaken in the City with the following exceptions: (1) Development by the federal government on leased or federally

¹ City of Solvang, General Plan, *Land Use Element*, 2008.

² City of Solvang, Municipal Code, Title 11, Chapter 2, Section 11-2-2, "General Provisions of the Zoning Ordinance."

owned land; (2) Development by the City; (3) Development by the state or an agency of the state acting in its sovereign (governmental) capacity; and (4) certain facilities of local agencies as defined in Government Code section 53090.

Section 11-16-1: Land Use Permits

The City's Municipal Code Section 11-16-1³ establishes procedures and findings for the issuance of land use permits which are required for all uses and developments permitted under the regulations of the Permit Procedures. This Chapter requires that development proposals conform to the provisions of the permit procedures in the Municipal Code, the General Plan and any conditions set by the City. The proposed Master Plan Update is exempt from obtaining a land use permit issued by the planning/community development director as it is an activity listed as an exempt activity. The proposed Master Plan Update would include the future construction of water facilities within the City limits. All public works facilities constructed by the City are designated as exempt according to subsection B of Section 11-16-1.

Santa Barbara County

Comprehensive Plan

The Land Use Element⁴ of the County of Santa Barbara Comprehensive Plan designates the general location and types of housing, business, industry, agriculture, open space, recreational facilities, and public and educational facilities in the unincorporated County. The Air Quality Supplement to the Land Use Element includes strategies and measures that incorporate air quality planning techniques into the County's land use planning program. It includes background studies and policy options that are used to promote high standards for air quality when developing land use policy. The purpose of the Land Use Element is to interrelate all of the different factors that affect population growth, urban development and open land preservation and to represent the county's policy on land use.

The Land Use Element has four fundamental goals:

- **Environment:** Environmental policies on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.
- **Urbanization:** In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the

³ City of Solvang, Municipal Code, Chapter 16, "Permit Procedures."

⁴ County of Santa Barbara, Comprehensive Plan, Land Use Element, adopted 1980, amended February 2011.

County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

- **Agriculture:** In the rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.
- **Open Lands:** Certain areas may be unsuited for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These open lands have importance as grazing, watershed, wildlife habitat, mineral resources, recreation, and scenic qualities. These lands are usually located so that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.

The following policies to implement these goals that are applicable to the proposed Water System Master Plan include:

Land Use Development Policies

- Policy No. 3. No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.

Hillside and Watershed Protection Policies

- Policy No. 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.
- Policy No. 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.
- Policy No. 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.

- Policy No. 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.

Streams and Creeks Policies

- Policy No. 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.

Flood Hazard Areas Policies

The intent of the Flood Hazard Area policies is to avoid exposing development to flood hazards and reduce the need for future flood control protective works. This goal has the added benefit of reducing the need for alterations to natural stream and wetland environments. The intent of these policies is best implemented by, in part, regulating development within the 100 year flood plain and other hazardous areas in the following manner:

- Policy No. 1 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 federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.
- Policy No. 3 All development shall be reviewed in accordance with the requirements of County Code Chapter 15A-Floodplain Management and 15B-Development Along Watercourses.

smaller than the minimum parcel size for the Area and the applicable land use designation(s).

Policy No. 4. The creation of a parcel which is nonconforming as to size and/or use with the applicable land use designation(s) shall be avoided by a public agency, to the extent feasible, through the acquisition of, easements and/or lease or other rights appropriate to the facility or use to be established.

In 2009, the County adopted a Community Plan for the Santa Ynez Valley area (see Santa Ynez Valley Community Plan discussion below). This Plan updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan area. This update is necessary to manage current conditions, facilitate proper planning and accurately reflect prevailing vision and objectives of the area's residents. The Community Plan provides the general public, land owners and decision makers with a framework for planning future development in the region. The Community Plan establishes land use designations and zone districts and includes development standards to guide future development. In addition, the Community Plan contains a number of policies as well as actions which implement the goals and objectives of the Plan.

In addition to the applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Santa Ynez Valley Community Plan also apply. The Santa Ynez Valley Community Plan is drafted to apply to the specific geographical setting of the Santa Ynez Valley and thus its provisions shall be interpreted to be more site-specific than General Plan provisions on the same subject matter.

Santa Ynez Valley Community Plan

The Santa Ynez Valley Community Plan⁵ (SYVCP) includes by reference relevant policies of the County's Comprehensive General Plan.⁶ The SYVCP also contains development policies specific to the Santa Ynez Valley Region along with measures to implement those policies. The policy direction and development standards of the SYVCP will govern site-specific development proposals; however, site-specific environmental review and planning permit approvals are still required for specific developments. The applicable zoning ordinance in the SYVCP is the Land Use and Development Code of Chapter 35 of the Santa Barbara County Code.

⁵ County of Santa Barbara, Planning & Development Department, Office of Long Range Planning, *Santa Ynez Valley Community Plan*, 2009.

⁶ *Ibid*, *Santa Barbara County Comprehensive Plan*, 1991.

County Code

The Santa Barbara County Code⁷ provides for certain land use restrictions along watercourses, including the Santa Ynez River, as follows:

Chapter 15B – Development along Watercourses.⁸ The purpose of the chapter is to control development adjacent to watercourses in the unincorporated areas of the County of Santa Barbara. Development means any man-made change to improved or unimproved real property, including, but not limited to, buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations. No development shall occur within 200 feet from the top of the bank of any of the four rivers (Santa Ynez River, Santa Maria River, Sisquoc River and the Cuyama River) unless said development has been previously approved and the necessary permits have been obtained for such development. Any development subject to the requirement for a building permit or grading permit shall be reviewed and approved or denied by the building official in accordance with and subject to the provisions of Chapter 15B and other applicable county and state laws and regulations governing the issuance of such permits.

Chapter 34A – Wells. The purpose of this chapter is to regulate the (1) construction, (2) modification or repair, (3) destruction, (4) inactivation of wells in such a manner that the groundwater of the county will not be contaminated or polluted, and that water obtained from wells will be suitable for beneficial use and will not jeopardize the health, safety or welfare of the people of Santa Barbara County.

Chapter 35 – Agricultural and Industrial Zones. According to the Santa Barbara County Code, river wells (as classified as a water system with 5 or more connections) would require a minor conditional use permit in agricultural and industrial zones.⁹

Integrated Regional Water Management Plan

The intent of the Integrated Regional Water Management (IRWM) Program in Santa Barbara County is to promote and practice integrated regional water management strategies to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agriculture and watershed awareness. The IRWM program and projects are guided by the Santa Barbara Integrated Regional Water Management Plan (IRWMP).¹⁰

⁷ County of Santa Barbara, The Code of Santa Barbara County (The Santa Barbara County Code),

⁸ Ibid, County Code, Chapter 15B, "Development along Watercourses."

⁹ Ibid, County Code, Chapter 35, Section 21 and 25, "Agricultural and Industrial Zones," Table 2-1 and Table 2-20.

¹⁰ County of Santa Barbara, Santa Barbara Countywide Integrated Regional Water Management Plan, May 2007.

The Santa Barbara IRWM Program was developed in response to the State of California's IRWM program, and it shares the state's visions of IRWM as a collaborative effort to manage all aspects of water resources in a region. IRWM crosses jurisdictional, watershed, and political boundaries; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and differing perspectives of all entities involved through mutually beneficial solutions.

5.7.4 EXISTING CONDITIONS

5.7.4.1 Local Setting

The City of Solvang is situated within a tri-County regional area encompassing the counties of San Luis Obispo, Santa Barbara, and Ventura. The City limit is the existing boundary of the City, while the sphere of influence is the probable future boundary of the City. The majority of the land within City boundaries has been developed. The bulk of its land is zoned for residential use. The last of the large vacant residentially zoned areas were Skytt and Duff Mesas. Duff Mesa has been developed and Skytt Mesa is currently being developed. Solvang is separated from neighboring communities by a greenbelt of agricultural and open space areas.

5.7.4.2 Existing Land Use Designations

City of Solvang

General Plan Designations

The City of Solvang's municipal boundary (City limit) is the existing boundary of the City, while the sphere of influence is the probable future boundary of the City. The sphere of influence is "a plan for the probable physical boundaries and service area of a local government agency." The City's sphere of influence is shown on **Figure 3.0-1**.

The City of Solvang General Plan Land Use Map (**Figure 5.7-1, City of Solvang Land Use Map**) designates the proposed Well Site A as Agriculture. According to the General Plan Land Use Element,¹¹ the Agriculture designation provides for agriculturally related land uses. No maximum building density is defined for this use since no development (other than farm houses or related facilities) is allowed in these areas. The Agricultural designation is comprised of 58.6 acres. Portions of the Alisal Guest Ranch and Santa Ynez Mission and areas south of the City along the Santa Ynez River make up the majority of this area.

¹¹ City of Solvang, General Plan, Land Use Element, adopted June 23, 2008.

The proposed water treatment plant site located in the City's Alisal Commons open space is located within the City's right-of-way and adjacent to Open Space/Recreation land uses on the Land Use Map. According to the General Plan Land Use Element,¹² this category includes public parks, a golf course, indoor recreation facilities, and open space uses. The Open Space/Recreation category is comprised of 216.7 acres. Although no maximum building density is defined for these areas, any structures constructed shall be integral components of the recreational uses and should be at a scale that is compatible with the recreational site.

The proposed water treatment facility site is designated as within the City's right-of-way and adjacent to a Recreational zone on the Zoning and Address Map.

The City General Plan and Municipal Code allow water facilities within the City limits. The County Santa Ynez Valley Community Plan, as well as the County Municipal code, allows water facilities within Rural and Inner-Rural land uses.

Zoning Designations

The City is comprised of residential, agricultural, commercial, institutional, light industrial, professional, recreational and resource management zones.¹³ As shown on **Figure 2.0-3**, water facilities are typically located adjacent to a roadway. As designated in the Zoning Ordinance (Section 11-2-2)¹⁴ development of water facilities by the City would be exempt from zoning regulations.

The Solvang Zoning and Address Map designates the proposed Well Site A as Agricultural.

County of Santa Barbara

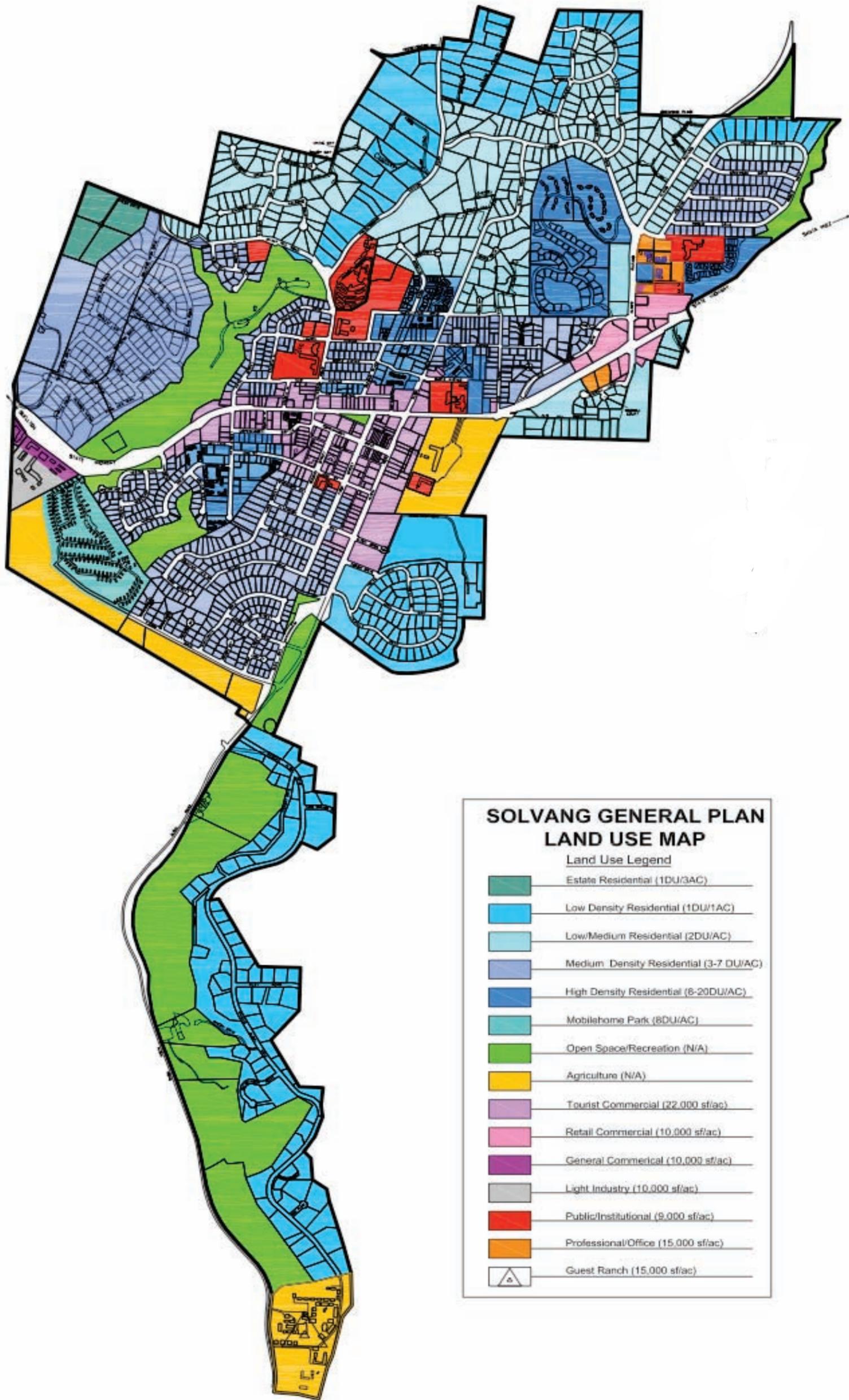
General Plan Designations

Existing land use in the area surrounding the City in unincorporated Santa Barbara County consists primarily of open space, agricultural and ranch uses. This area includes the undeveloped areas of the Purisima Hills, agricultural land uses, the Santa Ynez River, and the Santa Ynez Mountains flanking the southern portion of the City. Existing land use in the area just west of the City consists primarily of agricultural uses. The City of Buellton is located west of the agricultural uses.

¹² City of Solvang, General Plan, Land Use Element, adopted June 23, 2008.

¹³ Ibid, *Zoning and Address Map*, 2008.

¹⁴ Ibid, Municipal Code, Title 11, Chapter 2, "General Provisions of the Zoning Ordinance."



**SOLVANG GENERAL PLAN
LAND USE MAP**

Land Use Legend

	Estate Residential (1DU/3AC)
	Low Density Residential (1DU/1AC)
	Low/Medium Residential (2DU/1AC)
	Medium Density Residential (3-7 DU/AC)
	High Density Residential (8-20DU/AC)
	Mobilehome Park (8DU/AC)
	Open Space/Recreation (N/A)
	Agriculture (N/A)
	Tourist Commercial (22,000 sf/ac)
	Retail Commercial (10,000 sf/ac)
	General Commercial (10,000 sf/ac)
	Light Industry (10,000 sf/ac)
	Public/Institutional (9,000 sf/ac)
	Professional/Office (15,000 sf/ac)
	Guest Ranch (15,000 sf/ac)



NOT TO SCALE

SOURCE: Solvang General Plan - June 2008

FIGURE 5.7-1

Well Site B is located outside of the City's limits in the Santa Ynez Valley Community Plan Area of unincorporated Santa Barbara County. Land use for Well Site B is designated as A-I-40 (Agriculture I-40 or more acres minimum parcel size), A-I-20 (Agriculture I-20 or more acres minimum parcel size), and General Industry according to the Santa Ynez Valley Community Plan Land Use Designations Inner-Rural and Rural Areas.¹⁵ (See **Figure 5.7-2, Santa Ynez Valley Community Plan Land Use Designations.**)

According to the Land Use Element of the Santa Barbara County Comprehensive Plan,¹⁶ the purpose of an agricultural designation is to preserve agricultural land for the cultivation of crops and the raising of animals. For the purposes of this Element, agriculture shall be defined as the production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, the preparation for marketing of products in their natural form when grown on the premises, and the sale of products that are accessory and customarily incidental to the marketing of products in their natural form that have been grown on the premises. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land, grazing land, land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts.

Zoning

The County zoned land surrounding the City is comprised of agricultural and industrial zones.¹⁷ River well site B is located outside of the City and is designated as AG-I-40 (Agriculture), AG-I-20 (Agriculture), and M-2 (Industrial) according to the Santa Ynez Valley Community Plan Zoning Inner-Rural and Rural Areas.¹⁸

Other Existing Jurisdiction Boundaries and Service Areas

In Santa Barbara County, a range of local agencies are responsible for various elements of water resource management. In the Santa Ynez Valley these include the City of Solvang, ID No. 1, and the City of Buellton.¹⁹

The City of Solvang's service area includes both the area within the City limit and portions of unincorporated Santa Barbara in the Santa Ynez Valley that are within the City's sphere of influence.

¹⁵ County of Santa Barbara, Santa Ynez Valley Community Plan Land Use Designations, October 2009 (Map).

¹⁶ Ibid, Comprehensive Plan, Land Use Element, Adopted 1980 amended February 2011.

¹⁷ Ibid, Planning & Development Department, *Santa Ynez Valley Community Plan*, Figure 11.

¹⁸ Ibid, Planning & Development Department, Santa Ynez Valley Community Plan, (2009) Figure 11.

¹⁹ Ibid, Comprehensive Plan, Land Use Element, Adopted 1980 amended February 2011, Table 4-1.

Within the Santa Ynez Valley there are a number of public water system purveyors as shown in **Figure 5.7-3, Public Water System Purveyors in the Santa Ynez Valley.**

The IRWMP provides for the ongoing compliance with Santa Barbara County's ongoing and future water management actions with the statewide priorities. Therefore, the IRWMP reduces conflicts between water users and assists in clarifying water rights disputes.²⁰ Conflicts between water users and water rights disputes are being addressed through a series of agreements, including the Cachuma Project Settlement Agreement and Upper Santa Ynez River Operations Agreement.

5.7.5 THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project would have a significant effect on the environment, the *California Environmental Quality Act (CEQA) Guidelines* identify criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions.

Specifically, Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form) lists the following threshold, under which a project may be deemed to have a significant impact on land use if it would:

- Physically divide an established community.
- 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.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

5.7.6 ENVIRONMENTAL IMPACTS

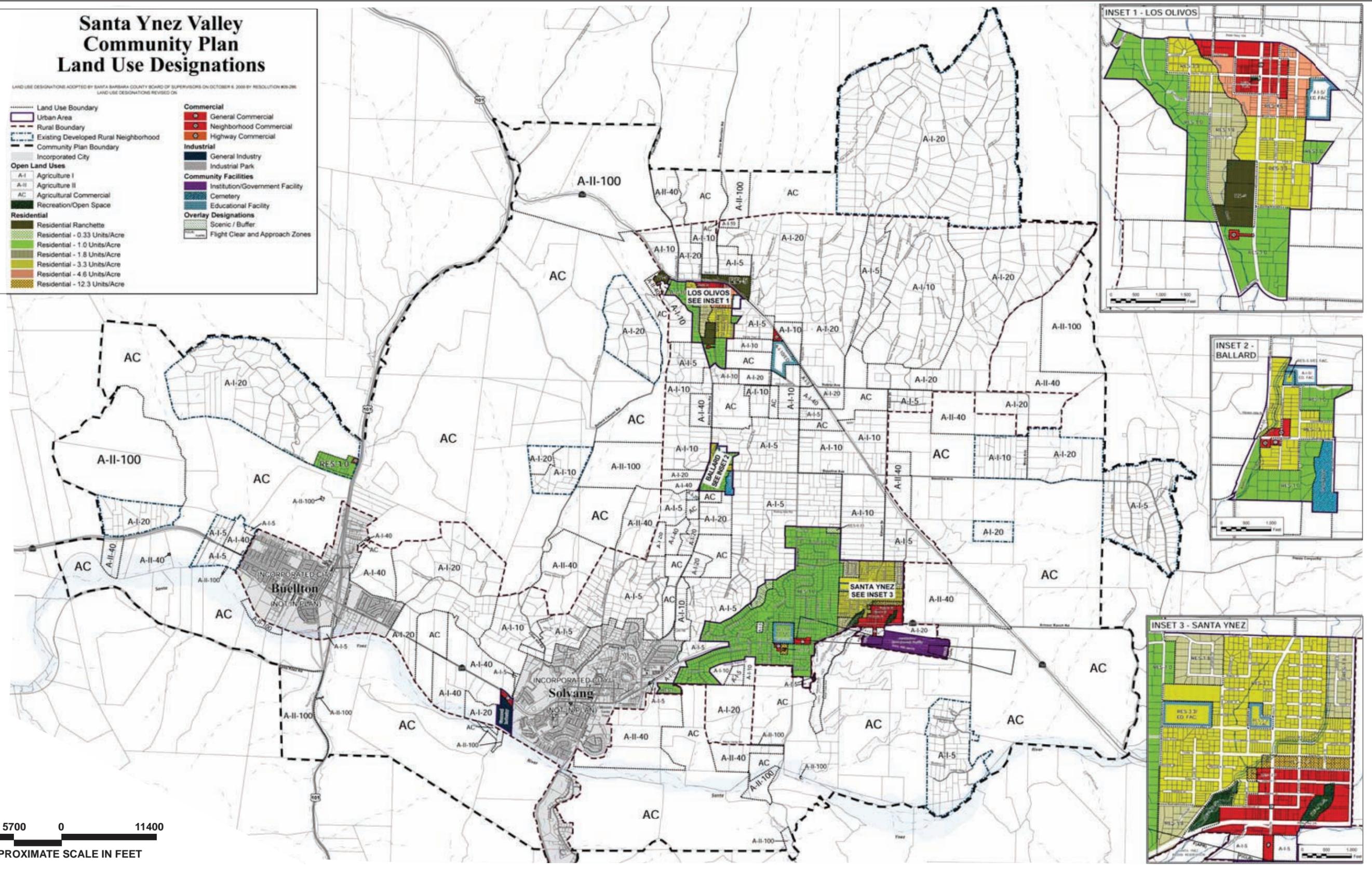
The environmental impact analysis presented below is based on determinations made in the Notice of Preparation (NOP) for issues that were determined to be potentially significant with mitigation incorporated, or for issues identified by reviewing agencies, organizations, or individuals commenting on the NOP that made a reasonable argument that the issue was potentially significant (see Responses to NOP, **Appendix 1.0**).

²⁰ County of Santa Barbara, Santa Barbara Countywide Integrated Regional Water Management Plan, May 2007. p. 9-1.

Santa Ynez Valley Community Plan Land Use Designations

LAND USE DESIGNATIONS ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS ON OCTOBER 6, 2009 BY RESOLUTION #09-206
LAND USE DESIGNATIONS REVISED ON

- | | |
|---|--|
| <ul style="list-style-type: none"> ----- Land Use Boundary Urban Area ----- Rural Boundary ----- Existing Developed Rural Neighborhood ----- Community Plan Boundary ----- Incorporated City <p>Open Land Uses</p> <ul style="list-style-type: none"> A-I Agriculture I A-II Agriculture II AC Agricultural Commercial Recreation/Open Space <p>Residential</p> <ul style="list-style-type: none"> Residential Ranchette Residential - 0.33 Units/Acre Residential - 1.0 Units/Acre Residential - 1.8 Units/Acre Residential - 3.3 Units/Acre Residential - 4.6 Units/Acre Residential - 12.3 Units/Acre | <p>Commercial</p> <ul style="list-style-type: none"> General Commercial Neighborhood Commercial Highway Commercial <p>Industrial</p> <ul style="list-style-type: none"> General Industry Industrial Park <p>Community Facilities</p> <ul style="list-style-type: none"> Institution/Government Facility Cemetery Educational Facility <p>Overlay Designations</p> <ul style="list-style-type: none"> Scenic / Buffer Flight Clear and Approach Zones |
|---|--|



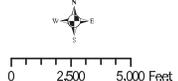
11400 5700 0 11400
APPROXIMATE SCALE IN FEET

SOURCE: County of Santa Barbara, Santa Ynez Valley Community Plan Land Use Map - 2009

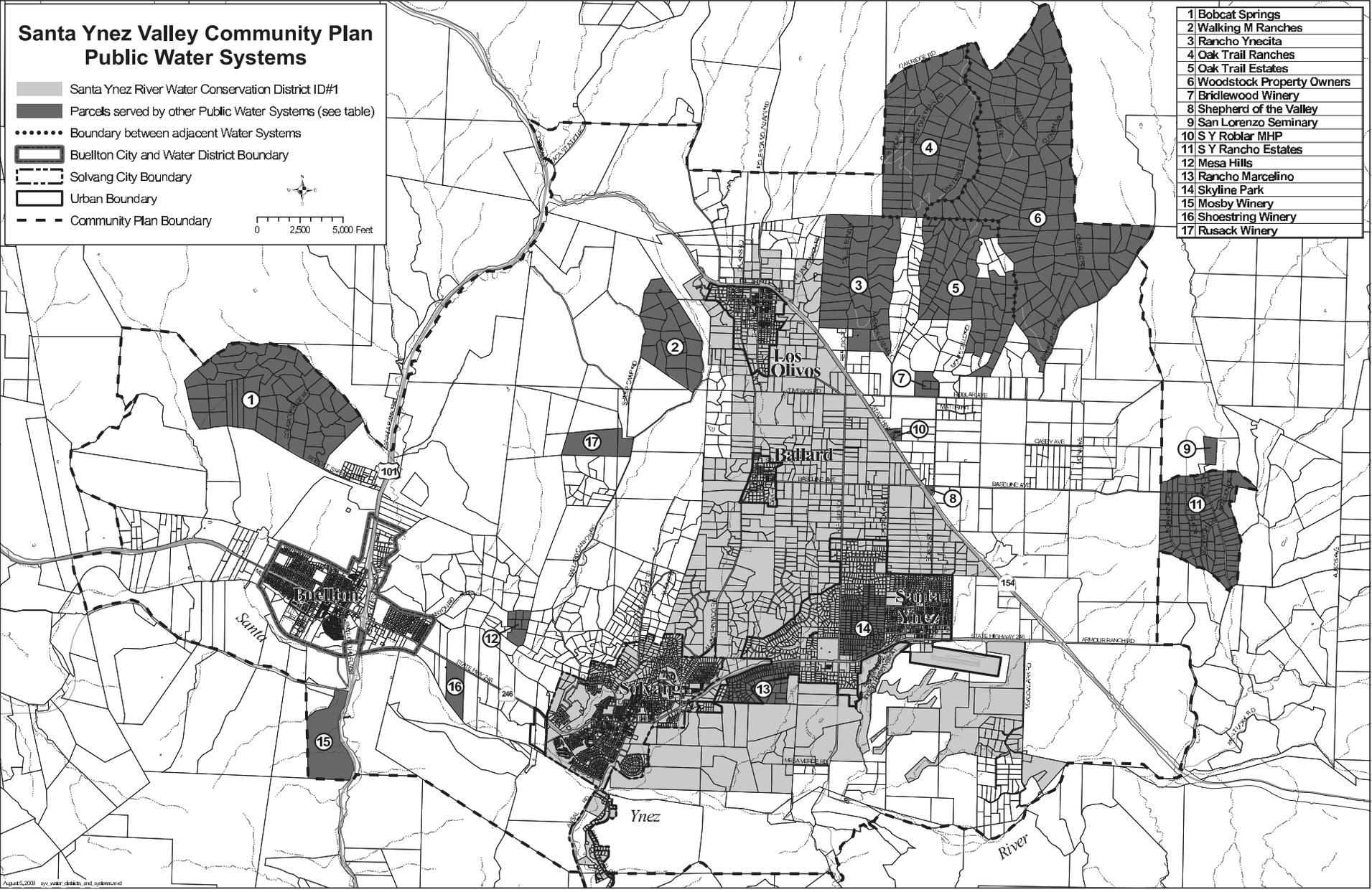
FIGURE 5.7-2

Santa Ynez Valley Community Plan Public Water Systems

- Santa Ynez River Water Conservation District ID#1
- Parcels served by other Public Water Systems (see table)
- Boundary between adjacent Water Systems
- Buellton City and Water District Boundary
- Solvang City Boundary
- Urban Boundary
- Community Plan Boundary



- | | |
|----|---------------------------|
| 1 | Bobcat Springs |
| 2 | Walking M Ranches |
| 3 | Rancho Ynecita |
| 4 | Oak Trail Ranches |
| 5 | Oak Trail Estates |
| 6 | Woodstock Property Owners |
| 7 | Bridlewood Winery |
| 8 | Shepherd of the Valley |
| 9 | San Lorenzo Seminary |
| 10 | S Y Roblar MHP |
| 11 | S Y Rancho Estates |
| 12 | Mesa Hills |
| 13 | Rancho Marcelino |
| 14 | Skyline Park |
| 15 | Mosby Winery |
| 16 | Shoestring Winery |
| 17 | Rusack Winery |



SOURCE: County of Santa Barbara, Santa Ynez Valley Community Plan, Figure 18 - 2009

FIGURE 5.7-3



Public Water System Purveyors in the Santa Ynez Valley

5.7.6.1 Physically divide an established community

Impacts

Master Plan Update

The proposed Master Plan Update is considered a public infrastructure improvement project that would serve existing and future residents throughout the City. Upon implementation, the water facilities would support and enhance existing land uses by providing the opportunity for a more secure and stable water source.

Any need for future pipelines would be placed under ground. There are no facilities proposed by the proposed Master Plan Update that could divide an established community. Proposed water tanks would be located within the appropriate water zone and would be designed to conform to the City's architectural style and the surrounding land use characteristics. The resurfacing of the existing water tank would be considered a temporary construction impact. Implementation of the proposed Water Master Plan Update would not physically divide an established community.

Impacts would be less than significant.

Proposed Wells and Water Treatment Facilities

The project area consists of the boundaries of the City and the identified Well Sites A and B downstream of the Alisal Bridge, as shown in **Figure 2.0-5, Proposed Future Well Site Areas**. The construction of proposed wells within Well Sites A or B would consist of facilities that would extend below the ground surface and protrude 2 feet above the ground surface, as shown in **Figure 2.0-8, Proposed Well Design**. These facilities would not physically divide the established community within the City. The proposed Well Site B is located within unincorporated Santa Barbara County and would not divide existing agricultural operations adjacent to the site. Impacts would be less than significant.

The construction and location of the proposed water treatment facility would be located in the Alisal Commons open space area which is owned and maintained by the City. An existing State Water Project (SWP) pump station is located adjacent to the east of the proposed water treatment facility site. Residential uses surround the site to the north and west.

The water treatment plant site would be approximately 30,000 square feet (150 feet by 200 feet). The building would have security lights at the entrance doors. The existing pedestrian walkway that currently runs through the proposed treatment plant site would be re-routed around the westerly side of the treatment plant site. The water treatment plant would be constructed to the City's current building

standards and would contain architecture similar to the existing SWP pump station located to the east of the proposed water treatment facility. The construction and implementation of the water treatment facility would not physically divide the surrounding residential land uses. Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant (Class III).

5.7.6.2 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.

Impacts

Master Plan Update

The proposed Master Plan Update would be consistent with the City's General Plan in that it would provide a tool to implement needed improvements to the City's water system. The proposed Well Site B would be consistent with the County's Santa Ynez Valley Community Plan for the Inner-Rural and Rural designated areas.

The Master Plan Update proposes for the City to continue to provide service within its current service area and does not include any expansion. Therefore, it does not conflict with any existing service delivery responsibilities held by other water system purveyors in the Santa Ynez Valley. Additionally, this place of use is consistent with the area designated in the City's existing water right Permit 15878 (See **Figure 3.0-4**).

Implementation of components of the proposed Master Plan Update including future pipelines would be within the City's right-of-way beneath roadways. Storage reservoirs would be located within the City and would be required to undergo subsequent environmental review when a project is more clearly defined. The proposed Master Plan Update would be consistent with Policy 1.6 of the Land Use Element as it provides updated water infrastructure needs for the City (as identified in Action Item A). As discussed in

Local Regulations, the development of the proposed Master Plan Update would be exempt from zoning regulations.²¹

The proposed Well Site B would be located within unincorporated Santa Barbara County. Other components of the proposed Master Plan Update that could be located within unincorporated County areas would be designed to be consistent and compatible with adjacent agricultural lands (Policy LUA-SYV-3 of the Santa Ynez Valley Community Plan), including appropriate buffers and fences to protect adjacent agricultural operations from potential conflicts and claims of nuisance.

Implementation of the proposed Master Plan Update would not conflict with the City's Land Use Plan, policy, or regulation and impacts would be less than significant. Implementation of the proposed Master Plan Update in unincorporated County areas would not conflict with the County's Santa Ynez Valley Community Plan, policy, or regulations.

Impacts would be less than significant.

Proposed Wells and Water Treatment Facilities

The proposed Master Plan Update would guide future water improvements within the City's service area and allow for the extension of the Existing Reach of Diversion (see **Figure 2.0-4**) provided for under water right Permit 15878 downstream of Alisal Bridge along the Santa Ynez River. This would allow for the City to construct additional wells for withdrawal of groundwater from the Santa Ynez river underflow to meet future buildout demand. The City proposes to withdraw 1,980 acre-feet per year (afy) at a maximum extraction rate of up to 5 cubic feet per second (cfs) to meet buildout demand. This is an increase over the current baseline of 1,053 afy at a rate of 1.85 cfs.

As proposed in the Water System Master Plan Update, the City would construct up to six new wells in the Additional Reach of Diversion (see **Figure 2.0-4**). The new wells would be located in Well Sites A and/or B as shown on **Figure 2.0-5**. Well Site A is located within the City's boundary while Well Site B is located in unincorporated Santa Barbara County. The proposed Well Sites A and B are located downstream of the Alisal Bridge.

The City currently has easements for its existing wells and pipelines but new easements will be required for most of the proposed new wells and pipelines.

The Solvang General Plan Land Use Map designates the proposed Well Site A as Agriculture. River Well Site B is located outside of the City's limits in unincorporated Santa Barbara County and is designated as

²¹ City of Solvang, Municipal Code, Title 11, Chapter 2, "General Provisions of the Zoning Ordinance."

A-I-40 (Agriculture I 40 or more acres minimum parcel size), A-I-20 (Agriculture I 20 or more acres minimum parcel size), and General Industry according to the Santa Ynez Valley Community Plan Land Use Designations Inner-Rural and Rural Areas.¹

The Solvang Zoning and Address Map designates the proposed Well Site A as Agricultural. River well site B is located outside of the City and is designated as AG-I-40 (Agriculture), AG-I-20 (Agriculture), and M-2 (Industrial) according to the Santa Ynez Valley Community Plan Zoning Inner-Rural and Rural Areas.²²

River Well Site A would be located within the City's jurisdiction and is designated as Agriculture under the Land Use Map and Agriculture under the Zoning and Address Map. According to the City's Municipal Code Section 11-6-1(B), the proposed Master Plan Update is exempt from land use permit as the river wells would be a public works facility constructed by the City. Land use impacts would be less than significant for the proposed River Well Site A.

River Well Site B is located outside of the City limits and city's sphere of influence in unincorporated Santa Barbara County. The site is designated as A-I-40, A-I-20, and General Industry according to the Santa Ynez Valley Community Plan Land Use Designations Inner-Rural and Rural Areas. River well site B is zoned as AG-I-40 (Agriculture), AG-I-20 (Agriculture), and M-2 (Industrial) according to the Santa Ynez Valley Community Plan Zoning Inner-Rural and Rural Areas. The design of the wells would be consistent and compatible with adjacent agricultural lands (Policy LUA-SYV-3 of the Santa Ynez Valley Community Plan) including appropriate buffers and fences to protect adjacent agricultural operations from potential conflicts and claims of nuisance. Impacts would be less than significant.

According to the Santa Barbara County Code, the proposed river wells (as classified as a water system with 5 or more connections) would require a minor conditional use permit (CUP) in agricultural and industrial zones.²³ Depending on the City's ability to obtain access agreements, either or both locations may be utilized for the installation of the proposed six new wells. The City would be required to acquire additional easements for the new river wells and associated waterlines from Alisal Ranch and other owners downstream of Alisal Bridge. The City would need to obtain a minor CUP, as well as grading permits, for the development of wells within the proposed Well Site B. The proposed development of wells within the proposed Well Site B would not conflict with Santa Barbara County Code or the Santa Ynez Valley Community Plan. Therefore, impacts would be less than significant.

²² County of Santa Barbara, Planning & Development Department, Santa Ynez Valley Community Plan, (2009) Figure 11.

²³ Ibid, County Code, Chapter 35, "Agricultural and Industrial Zones," Table 2-1 and Table 2-20.

Well Site B also would be subject to Santa Barbara County Code, Chapter 15B, Development along Watercourses.²⁴ Pursuant to the County Code, no development shall occur within 200 feet from the top of the bank of Santa Ynez River unless said development has been previously approved and the necessary permits have been obtained for such development. Any development subject to the requirement for a building permit or grading permit shall be reviewed and approved or denied by the building official in accordance with and subject to the provisions of Chapter 15B and other applicable county and state laws and regulations governing the issuance of such permits.

In addition, construction wells would also be subject to Chapter 34A, Wells of the County Code²⁵ which regulates the (1) construction, (2) modification or repair, (3) destruction, (4) inactivation of wells in such a manner that the groundwater of the County will not be contaminated or polluted, and that water obtained from wells will be suitable for beneficial use and will not jeopardize the health, safety or welfare of the people of Santa Barbara County.

Compliance with the County Code requirements would result in impacts that are less than significant.

The proposed water treatment plant site is designated as within the City's right-of-way and adjacent to Open Space/Recreation land uses on the Land Use Map. The proposed water treatment plant site is designated as within the City's right-of-way and adjacent to a Recreational zone on the Zoning and Address Map.

The proposed water treatment plant site is located in the City's Alisal Commons open space. The building would be designed with architecture and color scheme to match the existing SWP Booster Pumping Station building. The existing pedestrian walkway that currently runs through the proposed treatment plant site would be re-routed around the westerly side of the treatment plant site. Site improvements would include minor low profile landscaping with native and drought tolerant plant species. The City's Municipal Code, Section 11-16-1²⁶ indicates that the proposed water treatment facility would be exempt from obtaining a land use permit. As such, the water treatment plant would not conflict with the surrounding designations of the City's Land Use Map or the Zoning and Address Map and would be consistent with the adjacent surroundings. As such, water treatment plant impacts would be less than significant.

²⁴ County of Santa Barbara, Municipal Code, Chapter 15B, "Development along Watercourses."

²⁵ Santa Barbara County Code, Chapter 34A, "Wells".

²⁶ City of Solvang, Municipal Code, Chapter 16, "Permit Procedures."

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant (Class III).

5.7.6.3 Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impacts

There are no habitat conservation plans²⁷ or natural community conservation plans²⁸ near the project area. As a result, implementation of the proposed Master Plan Update would not conflict with a habitat conservation plan (HCP) or natural communities conservation plan (NCCP). Impacts would be less than significant (Class III).

The City of Solvang is a member of the Santa Ynez Water Conservation District (SYWCD). The Santa Ynez River flows are dependent of operations of the Cachuma Project. The Cachuma Project operates under the Biological Opinion for the Operation and Maintenance of the Cachuma Project on the Santa Ynez River (BO)²⁹ and the Lower Santa Ynez River Fish Management Plan (FMP)³⁰ for the endangered species *O. mykiss* (steelhead). A Settlement Agreement was reached between the Member Units of the Cachuma Project (Montecito Water District, the City of Santa Barbara, Goleta Water District, and ID No. 1) to agree to protect downstream water rights. As discussed in **Section 5.1, Hydrology, Water Supply, and Water Quality**, the proposed Master Plan Update would not interrupt the flow requirements under the BO for steelhead. Therefore, the proposed Master Plan Update would be consistent with the BO and the FMP. Impacts would be less than significant (Class III).

²⁷ US Fish & Wildlife Service, Ventura Fish & Wildlife Office, "Habitat Conservation Plans," http://www.fws.gov/ventura/endangered/habitat_conservation_planning/hcp/index.html. Updated July 15, 2011.

²⁸ California Department of Fish and Game, *Summary of Natural Community Conservation Plans (NCCPs)*, November 2011.

²⁹ National Marine Fisheries Service. Biological Opinion for U.S. Bureau of Reclamation operation and maintenance of the Cachuma Project on the Santa Ynez River in Santa Barbara County, California September 11, 2000.

³⁰ Santa Ynez River Technical Advisory Committee. Lower Santa Ynez River Fish Management Plan. Volumes I and II. Prepared for the Santa Ynez River Consensus Committee, Santa Barbara, California. Final Report. October 2, 2000.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant (Class III).

5.7.7 CUMULATIVE ANALYSIS

Cumulative Impacts

The City of Solvang reviews all proposed projects against development and design guidelines that regulate permitted uses, development density, building heights, site and building design, transportation demand, and neighborhood protection.

The County of Santa Barbara reviews all proposed projects within the unincorporated County areas and towns of Ballard, Los Olivos, and Santa Ynez. All projects are evaluated for consistency with citywide and countywide land use controls, development standards, and applicable plans and policies, including those of the general plan, during project review and the approval process.

Therefore, cumulative impacts regarding conflict with applicable land use plans and development criteria would be less than significant.

Cumulative Mitigation Measures

No mitigation is required.

Residual Cumulative Impacts

Cumulative land use impacts would be less than significant (Class III).