

4.2 LAND USE

4.2.1 Setting

a. Countywide Land Use. San Luis Obispo County is located on the California Central Coast between Monterey County to the north and Santa Barbara County to the south. The county's coastline spans 96 miles and the land area encompasses over two million acres of mostly agricultural, rural, and open space land. Incorporated cities within the county include Paso Robles, Atascadero, Morro Bay, San Luis Obispo, Pismo Beach, Grover Beach, and Arroyo Grande. Unincorporated communities include San Miguel, Shandon, Cambria, Templeton, Cayucos, Santa Margarita, Los Osos, Avila Beach, Oceano, and Nipomo. Urban areas are connected to U.S. Highways 1 and 101, which are the primary transportation corridors serving the Central Coast. There are also 13 villages located throughout the county.

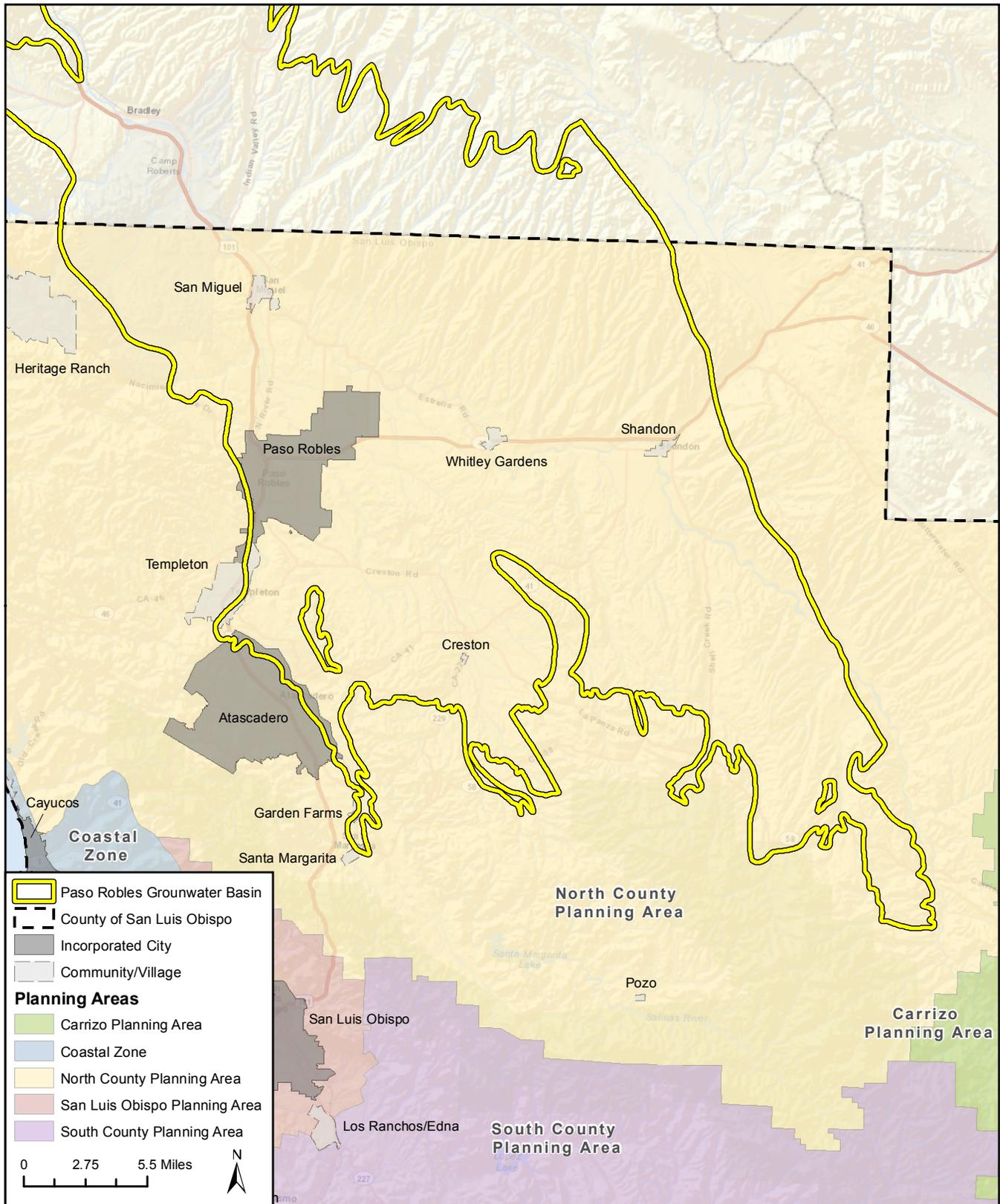
The majority of land in San Luis Obispo County is used for agriculture (66 percent) (County of San Luis Obispo, 2009). The Agriculture Element of the County's General Plan identifies those areas of the region with productive farms, ranches and soils, and establishes goals, policies, and implementation measures to enable their long-term stability and productivity. Agricultural resources in the county are further described in Section 4.1, *Agricultural Resources*.

Most of the remaining land in the unincorporated county is used for rural land uses (14 percent) and open space (10 percent) (County of San Luis Obispo, 2009). Approximately 9 percent of the county's land is designated as incorporated city, residential, public facility, recreation, industrial, commercial, office, or multi-use (County of San Luis Obispo, 2009).

The Water Waste Prevention (WPP) program would apply to all unincorporated areas of San Luis Obispo County where the existing purveyor does not already have an existing ordinance (or other similar program) in place. See Section 2.0, *Project Description*, for further detail about where these areas are located.

b. Level of Severity III Area Land Use. The Water Neutral New Development (WNND) requirements would include Urban/Rural Offset requirements and an Agricultural Offset program. The Urban/Rural Offset requirements would require that new urban and rural development in all certified LOS III groundwater basins offset new water use at a minimum 1:1 ratio. Groundwater basins which have been certified by the Board of Supervisors at LOS III include: the Paso Robles Groundwater Basin, the Los Osos Groundwater Basin, and the Nipomo Mesa portion of the Santa Maria Groundwater Basin (known as the Nipomo Mesa Management Area; NMMA). The Agricultural Offset program would require new or more intensively irrigated agriculture in the Paso Robles Groundwater Basin to offset new water use at a minimum 1:1 ratio. If approved, the Urban/Rural Offset requirements could also apply to any areas certified at LOS III for water supply in the future. Currently, the Cuyama Valley, Morro-Chorro and North Coast groundwater basins are all recommended in the 2010-2012 Resource Summary Report for LOS III but have not yet been certified by the Board of Supervisors (County of San Luis Obispo, 2013). Groundwater basins certified at LOS III- are shown in Figures 4.2-1a through 4.2-1c.

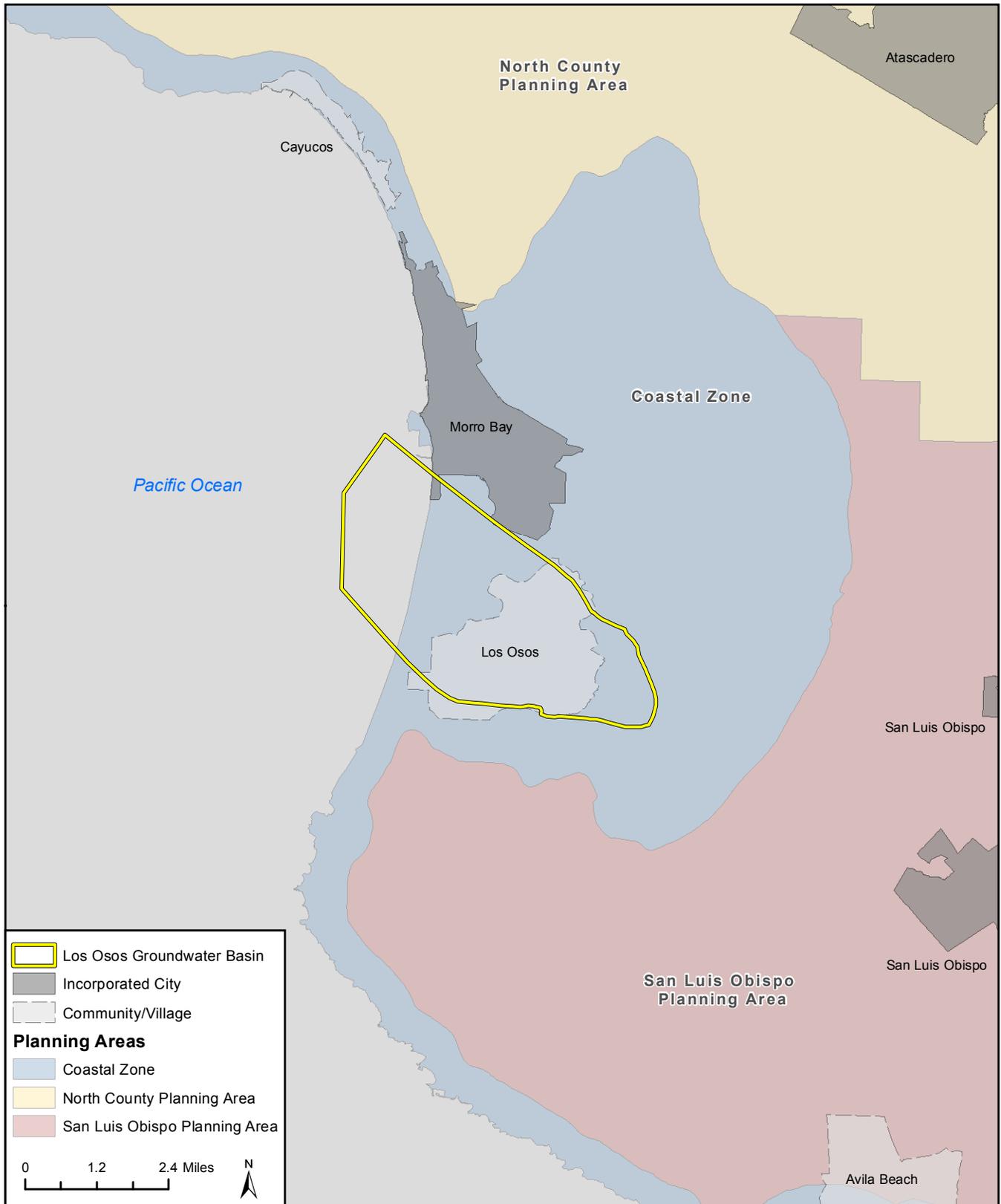




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 Department of Conservation, 2005.

Level of Severity III Areas and San Luis Obispo County
 Planning Areas and Community/Village Plans:
 Paso Robles Groundwater Basin

Figure 4.2-1a



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County of San Luis Obispo, 2014.

Level of Severity III Areas and San Luis Obispo County
Planning Areas and Community/Village Plans:
Los Osos Groundwater Basin

Figure 4.2-1b



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 Department of Conservation, 2005.

Level of Severity III Areas and San Luis Obispo County
 Planning Areas and Community/Village Plans:
 Nipomo Mesa Management Area

Figure 4.2-1c

As shown in Figure 4.2-1a, the Paso Robles Groundwater Basin is located entirely within the North County planning area. The North County planning area is the largest planning area in the county, encompassing 1,035,714 acres. It includes the unincorporated areas north of the Cuesta Ridge to Monterey County, and is bounded by the Coastal Zone to the west and Kern County to the east. It contains three unincorporated urban areas located along U.S. Highway 101 (San Miguel, Templeton, and Santa Margarita), the Shandon urban area located 18 miles east of U.S. Highway 101, and six village areas (Creston, Heritage Ranch, Oak Shores, Garden Farms, Whitley Gardens, and Pozo). The communities of San Miguel, Shandon, and Templeton, and the villages of Creston and Whitley Gardens overlie portions of this basin, as does the city of Paso Robles and a portion of the city of Atascadero.

The North County planning area is experiencing diverse economic growth in all sectors, including agriculture. Agriculture traditionally has been the principal industry and the foundation of the rural lifestyle and image of the North County. Much of the new development is increasingly oriented to commuter and retirement living, light industry, service businesses and tourism. The cities of Atascadero and Paso Robles generate growth in these sectors as the two regional population centers with full urban services. The unincorporated towns provide various local services and some specialized regional facilities, such as the Twin Cities Hospital in Templeton. The planning area has been influenced economically by the city of San Luis Obispo in terms of regional shopping and employment, as well as the housing shortage that "spills over" into the North County (County of San Luis Obispo, 2014).

As shown in Figure 4.2-1b, the Los Osos Basin is located in the Estero planning area (Coastal Zone). The community of Los Osos and a small portion of the city of Morro Bay overlie this basin. The Estero planning area occupies a narrow strip along the coast north of the city of Morro Bay and south of the unincorporated community of Los Osos. The Los Osos urban area encompasses approximately 2,590 acres (four square miles) at the westerly end of the picturesque and agriculturally productive Los Osos Valley. Los Osos is bounded by the environmentally important Los Osos Creek and riparian corridor to the east and southeast, and the older coastal dunes to the north, south, and southwest. The creek and dune-covered hills form a natural edge to and greenbelt for the community. Morro Bay and its tidelands, and estuary of national importance, lie to the north. The scenic Irish Hills on the south, rugged Montana de Oro State Park on the southwest, and popular Morro Bay State Park on the northwest form natural, scenic backdrops (County of San Luis Obispo, 2009).

As shown in Figure 4.2-1c, the NMMA is located within both the South County Coastal Planning Area and the South County (Inland) Planning Area. In addition, the community of Nipomo and the village areas of Black Lake, Callender-Garrett, Los Berros, Palo Mesa, and Woodlands overlie this area. Urban services are available in Nipomo community and various services can be found in the South County villages. The dominant land use on the Nipomo Mesa outside of these areas is rural residences at a one unit per five-acre density. There are also a wide range of agricultural uses on the Nipomo Mesa including avocado and citrus orchards, nursery specialties, tree farms, and fruit and vegetable crops. The Nipomo Mesa and its environs are also an appealing destination for recreation. The rural landscape has attracted recreational development associated with destination resorts and rural residential living (County of San Luis Obispo, 2014).



c. Regulatory Setting. Applicable plans, regulations, and policies relevant to the Program are described below.

California Sustainable Groundwater Management Act of 2014. The Sustainable Groundwater Management Act of 2014 requires the designation of groundwater sustainability agencies (GSA) and the adoption of Groundwater Sustainability Plans (GSP) for basins designated as medium- or high-priority by the Department of Water Resources (DWR). GSPs must be developed to eliminate overdraft conditions in aquifers and to return them to a condition that assures long-term sustainability within 20 years of plan implementation. The Act requires that a GSA be identified for all medium- and high-priority groundwater basins by June 30, 2017, and that GSPs for these basins be adopted by January 31, 2022. For basins subject to critical overdraft conditions, a GSP must be adopted by January 31, 2020. The proposed Agricultural Offset program would have a sunset provision upon adoption of a GSP for the Paso Robles Groundwater Basin.

General Plan. The San Luis Obispo County General Plan guides development within the county. The General Plan expresses the County's development goals, embodies public policy relative to the distribution of future land uses, provides a basis for local government decision making, and informs citizens, developers, and decision-makers of the ground rules pertaining to new development. The County's General Plan consists of the following elements:

- *Land Use.* The Land Use Element, which includes a Framework for Planning, 13 Area Plans, a Local Coastal Program, and Coastal Plan Policies, provides designations and descriptions of types of land use and density of dwellings-per-acre that are allowed in mapped districts or land use categories. Areas subject to flooding are included in the LUE as part of the Local Coastal Program, which implements the California Coastal Act within the Coastal Zone and is certified by the California Coastal Commission.
- *Circulation.* The Circulation Element contains maps and policies for transportation routes and modes such as vehicles and transit, correlated with the Land Use Element.
- *Housing.* The Housing Element, adopted June 17, 2014, describes existing and projected housing needs, and goals, policies and programs for the preservation, improvement and development of housing.
- *Agriculture.* Separated from the Open Space Element in May, 2010, this Element focuses on wisely managing and protecting agricultural resources in San Luis Obispo County.
- *Conservation and Open Space.* Adopted May 11, 2010, this Element consolidates and revises five previous elements including the Conservation Element, Historic Element, Aesthetics Element, Energy Element, and Open Space Element. This element addresses planning issues regarding:
 - *Air quality;*
 - *Biological resources;*
 - *Cultural resources;*
 - *Energy;*



- *Mineral resources;*
 - *Open space;*
 - *Soil resources;*
 - *Visual resources; and*
 - *Water resources.*¹
- *Noise.* The Noise Element describes existing noise problems and projected noise levels, with policies and implementation measures to minimize exposure of receptors to excessive noise.
 - *Safety.* The Safety Element is intended to protect the community from unreasonable risks associated with earthquakes, geologic hazards, flooding and fires.
 - *Offshore Energy.* The Offshore Energy Element plans for the location and extent of on-shore resources and facilities that would be appropriate for addressing off-shore oil development and production.
 - *Economic.* The Economic Element contains policies to establish a context and priorities for economic development.
 - *Parks and Recreation.* The Parks and Recreation Element provides policy guidance regarding the provision of park and recreation services, documents the County's existing park and recreation resources, and evaluates park and recreation needs.

Individual policies within each of these elements that are applicable to the Program are identified in Table 4.2-1, provided as part of the discussion under Impact LU-1 in Section 4.2.2.b.

Area Plans. San Luis Obispo County is physically diverse and is spread over beaches, mountains, and valleys. In recognition of the specific land use concerns of individual areas throughout the county, the unincorporated county is divided into two major planning areas: Coastal Zone and the Inland Area. The Coastal Zone is further divided into four planning areas: Estero, North Coast, San Luis Bay Coastal, and South County Coastal. The Inland Area is also further divided into four planning areas: Carrizo, North County, San Luis Obispo, and South County. In the Coastal Zone, each area (Estero, North Coast, San Luis Bay Coastal, and South County Coastal) has its own adopted Area Plan. In the Inland area, the four Inland Area Plans are consolidated into a single document called *The Area Plans*, which describes where land use categories are applied. *The Area Plans* also establishes policies and programs for land use, circulation, public facilities, services, and resources that apply 1) "area-wide" (throughout the entire planning area), 2) in rural areas, and 3) in unincorporated urban areas adjacent to cities.

The Area Plans consolidates and reorganizes the content of 11 former area plans into four new regional planning areas. The geographic boundaries of the 11 former planning areas have been preserved as "sub-areas" of the four new regional planning areas. These sub-areas include: Adelaida, El Pomar-Estrella, Las Pilitas, Los Padres (North and South), Nacimiento, Salinas River, Shandon-Carrizo (North and South), San Luis Obispo (North and South), San Luis Bay Inland (North and South), South County Inland, and Huasna-Lopez.

¹ The Conservation and Open Space Element (COSE) Environmental Impact Report is being used as the basis for this Supplemental EIR.



Area Plans (for both the Coastal Zone and Inland Area) are adopted as part of the Land Use and Circulation Element, and all Area Plan Standards are adopted as part of the applicable Land Use Ordinance for that area (Title 22 - Inland or Title 23 - Coastal). Area Plans include detailed descriptions of the county's planning areas, specific programs and associated Planning Area Standards intended to address local planning issues. *The Area Plans* also provides maps showing detailed overlays of environmental concern, called "Combining Designations." This overlay distinction requires special design and/or development considerations to provide for more detailed review when necessary for environmental issues such as sensitive habitats, flood hazards, etc.

Land Use Ordinance. The Land Use Ordinance implements the County's General Plan. The County's land use designations are divided into two Land Use Ordinances – Inland and Coastal. Inland uses are governed by Inland Land Use Ordinance (Title 22). Coastal uses are governed by the Coastal Land Use Ordinance (Title 23) in compliance with the California Coastal Act. Both land use ordinances provide specific land use definition, standards, and thresholds consistent with the goals and policies of the adopted General Plan, including land use standards from the applicable area plans.

Strategic Growth Principles. Overall planning guidelines on how growth should occur in a more sustainable manner are provided by the Strategic Growth Principles, which the County adopted in 2005. The principles seek to achieve the County's vision and mission, "to enhance the economic, environmental, and social quality of life in San Luis Obispo County." The Guiding Principles for Strategic Growth are as follows:

1. *Strengthen Regional Cooperation*
2. *Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas*
3. *Strengthen and Direct Development Towards Existing Communities*
4. *Foster Distinctive, Attractive Communities with a Strong Sense of Place*
5. *Provide a Variety of Transportation and Land Use Choices*
6. *Create a Range of Housing Opportunities and Choices*
7. *Encourage Mixed Land Uses*
8. *Create Walkable Neighborhoods and Towns*
9. *Take Advantage of Compact Building Design*
10. *Make Development Decisions Predictable, Fair and Cost Effective*
11. *Encourage Community and Stakeholder Collaboration*

Existing Water Neutral New Development Requirements. As outlined in Section 2.0, *Project Description*, the area overlying the Paso Robles Groundwater Basin (excluding cities), the community of Los Osos, and the NMMA currently have water neutral new development requirements in place. These requirements include the following:

- The Paso Robles Groundwater Basin Urgency Ordinance (Ordinance No. 3246), which includes a requirement to offset new on-site agricultural irrigation needs and plumbing retrofits to offset new non-agricultural development. Both agricultural and non-agricultural offsets are required at a 1:1 ratio.
- The Los Osos Groundwater Basin Retrofit Ordinances (Title 19), which require that all new development in Los Osos retrofit enough existing homes and business to save twice the amount of water the new development would use (2:1 ratio). Remodels and



additions to existing homes also require that the structure be retrofitted with new toilets and showerheads.

- The Nipomo Mesa Water Conservation Program (Title 8), which requires that homes built before 1994 be retrofitted with new toilets and showerheads prior to sale.

As described in Section 2.0, *Project Description*, the proposed Program would require that new urban and rural development offset water use in all certified LOS III groundwater basins, current and future, and would further require that new or more intensively irrigated agriculture offset new water use at a minimum 1:1 ratio in the Paso Robles Groundwater Basin only. The Urban/Rural Water Offset requirements (which would apply to all currently certified LOS III groundwater basins) would be implemented through two primary methods to generate offset credits: plumbing retrofits and a turf removal incentive program. Credits for the Agricultural Offset program (which would apply to the Paso Robles Groundwater Basin only) may come from fallowing of irrigated lands resulting in less pumping, and/or crop conversion(s) to less water intensive crops.

4.2.2 Impact Analysis

a. Methodology and Significance Thresholds. An evaluation of the potential land use impacts associated with implementation of the Countywide Water Conservation Program was based on a review of planning documents, including the various components and policies of the County General Plan and other County regulations affecting planning and implementation of the proposed Program.

A land use impact is considered significant if implementation of the Program would result in any of the following (based on the environmental checklist included in Appendix G of the *State CEQA Guidelines*):

1. *Physically divide an established community;*
2. *Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the program (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or*
3. *Conflict with an adopted conservation plan or natural community conservation plan.*

The proposed Program would not facilitate development beyond what was considered in the existing General Plan. Because the General Plan directs development toward existing and strategically planned communities, this development would not physically divide an established community. In addition, the Program would not generate impacts to biological resources, and would not, therefore, conflict with an adopted conservation plan or natural community conservation plan. Therefore, these issues (criteria 1 and 3) will not be discussed in the following section. For further detail see Section 4.4, *Effects Found not to be Significant*.



b. Project Impacts.

Impact LU-1 The proposed Countywide Water Conservation Program would be potentially consistent with applicable policies of the County of San Luis Obispo General Plan or other applicable planning documents. Though potential minor inconsistencies with aspects of some policies could occur, feasible mitigation measures to address these impacts have been required and are detailed in Section 4.1 of this SEIR.

WNND requirements would ensure that new urban and rural development within certified LOS III groundwater basins, and new or more intensely irrigated agriculture within the Paso Robles Groundwater Basin offset new water use at a minimum 1:1 ratio. The Urban/Rural Water Offset requirements include a variety of techniques for offsetting water use in new development, including plumbing retrofits, reducing outdoor water use (e.g. replacing turf with water efficient landscaping via a turf removal incentive program), and improving irrigation efficiencies. For agricultural planting within the Paso Robles Groundwater Basin, the Agricultural Offset program would facilitate the planting of new agriculture on currently uncultivated land and/or the intensification of irrigation of existing agriculture on currently cultivated land by offsetting any additional new water use. Any property owner of a sending site entering an agreement to transfer planting credits would be required to reduce or eliminate crops on their property to account for the offset.

Because WNND requirements are focused on offsetting future demand, they would neither increase nor decrease water use over current levels. Rather, they would maintain current water use while allowing both development and agricultural planting to occur consistent with the adopted General Plan and Land Use Ordinance. In this way, WNND requirements provide a pathway for urban and rural development in groundwater basins certified at LOS III and new irrigated agricultural development in the Paso Robles Groundwater Basin without provision of a new water supply source.

Some of this facilitated development may be in the form of new irrigated agriculture, such as row crops or wine grapes. However, in order for new or more intensively irrigated agriculture to be planted, existing agricultural land would be replanted in less water intensive crops, or allowed to go partially or completely fallow. As described in Sections 4.1, *Agricultural Resources*, this may result in impacts to Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (a Class II, *significant but mitigable*, impact).

The second component of the proposed Program is the Water Waste Prevention (WWP) program. The WWP program would prohibit certain uses of water deemed to meet the definition of water wasting in urban and rural areas (e.g. hosing down hardscapes, failure to repair leaks) and identification of a series of best management practices (BMPs) aimed at reducing water waste in agricultural practices. The WWP program would apply to all unincorporated areas of San Luis Obispo County where the existing purveyor does not already have an existing ordinance (or other similar program) in place. See Section 2.0, *Project Description*, for more detail on where this would apply. In contrast to WNND requirements, which would allow development to proceed while maintaining current water use, the WWP program is expected to result in a net decrease in water use countywide, but would not alter



development potential. The extent of this decreased demand would depend on the extent to which county residents change their water-use practices, as well as the effectiveness of violation reporting and enforcement within urban and rural areas.

It should be noted that neither component of the Countywide Water Conservation Program would alter existing land use or zoning designations. Thus, while WNND requirements would facilitate new urban and rural development in certified LOS III groundwater basins and new or more intensively irrigated agricultural development in the Paso Robles Groundwater Basin, it would do so consistent with existing San Luis Obispo County General Plan, land use designations, and Land Use Ordinance. The Program would, however, revise several components of the General Plan, including:

- *Agriculture Element (AG1, AGP10, AGP11)*
- *Conservation and Open Space Element (Policy WR 1.7, Policy WR 1.14)*

To determine potential consistency of these proposed revisions with the San Luis Obispo County General Plan and other applicable planning documents, the Countywide Water Conservation Program was evaluated with respect to applicable goals and policies of the County of San Luis Obispo General Plan, as well as the San Luis Obispo County Air Pollution Control District (SLOAPCD) Clean Air Plan and the Central Coast Regional Water Quality Control Board (CCRWQCB) Water Quality Control Plan for the Central Coast Basin (Basin Plan) (refer to Tables 4.2-1 and 4.2-2, below). Consistent with the scope and purpose of this EIR, the analysis in Tables 4.2-1 and 4.2-2 primarily focuses on those goals, policies, and regulations that relate to avoiding or mitigating environmental impacts, and an assessment of whether any potential inconsistency with these standards creates a significant physical impact on the environment. Only policies relevant and applicable to the Program are included.



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><i>Land Use Element – Framework for Planning (Inland)</i></p>	
<p><u>Principle 1.</u> Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.</p>	<p><u>Potentially Consistent.</u> The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and BMPs in agricultural areas, with potential fines for non-compliance in non-agricultural areas. Although WNND requirements may facilitate new urban and rural development in groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin, it would do so only if that development could offset its water use at a 1:1 ratio. This may occur by allowing some agricultural lands to go fallow. As noted in Section 4.1, <i>Agricultural Resources</i>, fallowing of agricultural fields as a means of reducing water consumption within the Paso Robles Groundwater Basin could result in direct conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. However, Mitigation Measure AG-1 prohibits the fallowing of these lands, thus reducing the impact to a less than significant level. Some development facilitated by the ordinance could occur in open space or scenic areas. However, this development would be subject to existing land use regulations.</p>
<p><u>Policy 2.</u> Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities.</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development in groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin. However, it would do so only if that development could offset its water use at a 1:1 ratio. While it is not yet determined if current water use in certified LOS III groundwater basins (including the Paso Robles Groundwater Basin) is sustainable, WNND requirements would not increase water demand. Further, this Program would not alter existing land use designations of the San Luis Obispo County General Plan and Zoning Ordinance.</p>
<p><u>Policy 3.</u> Preserve and sustain important water resources, watersheds and riparian habitats.</p>	<p><u>Potentially Consistent.</u> The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and application of BMPs in agricultural areas, with potential fines for non-compliance in non-agricultural areas. WNND requirements would facilitate urban and rural development within certified LOS III groundwater basins and irrigated agricultural development in the Paso Robles Groundwater Basin while maintaining current water demand. In combination, the Countywide Water Conservation Program would therefore preserve and sustain important water resources, which is potentially consistent with this policy.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy 6.</u> Encourage the protection and use of agricultural land for the production of food, fiber and other agricultural commodities, and support the rural economy and locally-based commercial agriculture.</p>	<p><u>Potentially Consistent.</u> The Agricultural Offset program, as part of WNND requirements, would allow new irrigated agriculture which overlies the Paso Robles Groundwater Basin. The goal is to maintain current water demand which could strengthen the rural economy and locally-based commercial agriculture. However, new irrigated lands would be planted at the expense of other, existing agricultural areas, which would either be planted with less water intensive crops, or left fallow in order to offset the new water demand. If the new agricultural development is offset with less water-intensive crops, the net impact to agricultural production would be positive because more acres would be used for agriculture. If offset with fallowing of land, however, the net result could be negative. However, Mitigation Measure AG-1 in Section 4.1, <i>Agricultural Resources</i>, prohibits the fallowing of lands designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. This mitigation would reduce potential impacts to a less than significant level, and would similarly serve to protect agricultural land, which is potentially consistent with this policy.</p>
<p><u>Principle 2.</u> Strengthen and direct development toward existing and strategically planned communities.</p>	<p><u>Potentially Consistent.</u> The WWP program would not alter the existing development pattern of the county, and would therefore have no influence on consistency with this policy. WNND requirements may facilitate new urban and rural development in certified LOS III groundwater basins, and new irrigated agricultural development in the Paso Robles Groundwater Basin, but would do so in line with existing land use and zoning designations. Therefore, new development facilitated by the Program would generally be directed toward existing and strategically planned communities, in line with the General Plan.</p>
<p><u>Resource Management System Objective 1.</u> To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities.</p>	<p><u>Potentially Consistent.</u> The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and BMPs in agricultural areas, with potential fines for non-compliance in non-agricultural areas. These regulations would apply to both existing and future development. WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin, but would do so only if that development could offset its water use at a 1:1 ratio. Thus, the Program would serve to minimize impacts of future development on the long-term availability of water resources.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Public Service Considerations Policy 1.</u> Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities.</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin. However, it would do so only if that development could offset its water use at a 1:1 ratio. While it is not yet determined if current water use in LOS III groundwater basins (including the Paso Robles Groundwater Basin) is sustainable, WNND requirements would not increase water demand beyond current levels. Further, WNND requirements would not alter existing land use designations of the San Luis Obispo County General Plan and Zoning Ordinance.</p>
<p><i>Land Use Element – Framework for Planning (Coastal)</i></p>	
<p><u>Goal 1.</u> Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework For Planning (Inland) Principle 1</i>, above.</p>
<p><u>Objective 1.c.</u> Maintain and protect a living environment that is safe, healthful and pleasant for all residents by: Preserving and sustaining important water resources, watersheds and riparian habitats.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework For Planning (Inland) Policy 3</i>, above.</p>
<p><u>Objective 3.d.</u> Preserve urban and rural open space as an irreplaceable resource for future generations by: Protecting agricultural, natural and other rural areas between communities, and working with landowners and these communities to maintain rural character and land uses.</p>	<p><u>Potentially Consistent.</u> The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and application of BMPs in agricultural areas, with a threat of fines for non-compliance in non-agricultural areas. Although WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin, it would do so only if that development could offset its water use at a 1:1 ratio. In the Paso Robles Groundwater Basin, this may occur by allowing some agricultural lands to go fallow. As noted in Section 4.1, <i>Agricultural Resources</i>, fallowing of agricultural fields as a means of reducing water consumption could result in direct conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. However, Mitigation Measure AG-1 prohibits the fallowing of these lands, thus reducing the impact to a less than significant level. Some development facilitated by the ordinance could occur in open space or scenic areas. However, this development would be subject to existing land use designations.</p>
<p><u>Objective 4.</u> Encourage the protection and use of agricultural land for the production of food, fiber and other agricultural commodities, and support the rural economy and locally-based commercial agriculture.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework For Planning (Inland) Policy 6</i>, above.</p>
<p><u>Goal 2.</u> Strengthen and direct development toward existing and strategically planned communities.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework For Planning (Inland) Principle 2</i>, above.</p>
<p><u>Resource Management System (RMS) Objective 1.</u> To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework for Planning (Inland) Resource Management System Objective 1</i>, above.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Public Service Considerations Objective 1.</u> Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of <i>Land Use Element – Framework for Planning (Inland)</i> Public Service Considerations Objective 1, above.</p>
<p><i>Circulation Element</i></p>	
<p><u>Goal 1.</u> Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the county and its residents to expand and maintain the circulation system.</p>	<p><u>Potentially Consistent.</u> The WWP program would not alter the existing land use pattern or rate of population growth in the county, and would therefore have no influence on consistency with this policy. WNNd requirements may facilitate new urban and rural development within groundwater basins certified at LOS III-and new irrigated agricultural development in the Paso Robles Groundwater Basin, but would do so in line with existing land use and zoning designations. Therefore, new development facilitated by the Program would be potentially consistent with the land use pattern and rate of population growth accounted for in the General Plan.</p>
<p><i>Housing Element</i></p>	
<p><u>Overall Goal.</u> Achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.</p>	<p><u>Potentially Consistent.</u> WNNd requirements may facilitate new urban and rural development within groundwater basins certified at LOS III-, including housing.</p>
<p><i>Agriculture Element</i></p>	
<p><u>Goal AG1.</u> Support County Agricultural Production.</p> <ul style="list-style-type: none"> a. Support and promote a healthy and competitive agricultural industry whose products are recognized in national and international markets as being produced in San Luis Obispo County. b. Facilitate agricultural production by allowing a broad range of uses and agricultural support services to be consistently and accessibly located in areas of prime agricultural activity. c. Support ongoing efforts by the agricultural community to develop new techniques and new practices. d. Develop agricultural permit processing procedures that are rapid and efficient. Do not require permits for agricultural practices and improvements that are currently exempt. Keep the required level of permit processing for non-exempt projects at the lowest possible level consistent with the protection of agricultural resources and sensitive habitats. 	<p><u>Potentially Consistent.</u> WNNd requirements include an Agricultural Offset program, which would facilitate the planting of new or more intensively irrigated agriculture in the Paso Robles Groundwater Basin by allowing the potential grower to purchase water credits from an existing grower, thereby maintaining current water demands. As noted in Section 4.1, <i>Agricultural Resources</i>, fallowing of agricultural fields as a means of reducing water consumption could result in direct conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. However, Mitigation Measure AG-1 prohibits the fallowing of these lands, thus reducing the impact to a less than significant level. In addition, because the Agricultural Offset program also allows for water credits to be obtained through a shift to less water intensive crops (rather than fallowing), the program may result in a net increase in agricultural acreage overlying the Paso Robles Groundwater Basin. In this way, the WNNd requirements could help to implement this policy.</p> <p>WNNd requirements may also allow planting credits to be obtained by improving irrigation efficiency, which may support ongoing efforts by the agricultural community to develop new techniques and practices (of conserving water). In addition, the element of the WWP program aimed at reducing water waste in agricultural areas would include two parts: a) expansion/clarification of existing policy regarding increased water efficiency efforts and b) educational outreach. Measures would be implemented which would identify wasteful practices, describe BMPs, and provide better resources for education of agricultural water application to both the agriculture industry and public, potentially consistent with this policy.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Goal AG2. Conserve Agricultural Resources.</u></p> <ul style="list-style-type: none"> a. Maintain the agricultural land base of the county by clearly defining and identifying productive agricultural lands for long-term protection. b. Conserve the soil and water that are the vital components necessary for a successful agricultural industry in this county. c. Establish land-use policies in this element that support the needs of agriculture without impeding its long-term viability. 	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Goal AG1, above. As noted therein, the Agricultural Offset program may result in fallowing of existing agricultural land or result in a net increase in agricultural acreage in the Paso Robles Groundwater Basin, depending on whether water credits under the Agricultural Offset program are obtained via fallowing or transfer to less water intensive crops, respectively.</p> <p>The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and application of voluntary BMPs in agricultural areas, with a threat of fines for non-compliance in non-agricultural areas. This component of the Program therefore serves to conserve water, which is a vital component necessary for a successful agricultural industry.</p>
<p><u>Goal AG3. Protect Agricultural Lands.</u></p> <ul style="list-style-type: none"> a. Establish criteria in this element for agricultural land divisions that will promote the long-term viability of agriculture. b. Maintain and protect agricultural lands from inappropriate conversion to non-agricultural uses. Establish criteria in this element and corresponding changes in the Land Use Element and Land Use Ordinance for when it is appropriate to convert land from agricultural to non-agricultural designations. c. Maintain and strengthen the county’s agricultural preserve program (Williamson Act) as an effective means for long-term agricultural land preservation. d. Provide incentives for landowners to maintain land in productive agricultural uses. 	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program would not result in agricultural land divisions. Thus, Goal AG3(a) is not applicable to the Program. Although the Agricultural Offset program could result in the fallowing of some existing agricultural land, Mitigation Measure AG-1 in Section 4.1, <i>Agricultural Resources</i>, would prohibit the fallowing of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Thus, the Program would not convert these areas to non-agricultural use or change any existing agricultural land use designations, and would provide an incentive for maintaining land in productive agriculture. Thus, the Program would be potentially consistent with Goals AG3(b) and AG3(d). Mitigation Measure AG-3 would also ensure that implementation of the Program would not result in conflicts with existing Williamson Act contracts, potentially consistent with Goal AG3(c).</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy AGP10. Water Conservation.</u></p> <ul style="list-style-type: none"> a. Encourage water conservation through feasible and appropriate “best management practices.” Emphasize efficient water application techniques; the use of properly designed irrigation systems; and the control of runoff from croplands, rangelands, and agricultural roads. b. Encourage the U.C. Cooperative Extension to continue its public information and research program describing water conservation techniques that may be appropriate for agricultural practices in this county. Encourage landowners to participate in programs that conserve water. 	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program would include modifications to this existing Agriculture Element Policy. However, the Program would be consistent with the original intent of this policy. For example, the WWP program would promote water conservation in agricultural areas through identification of a series of BMPs aimed at reducing water waste in agricultural practices. BMPs for efficient agricultural water use could include increased adoption of crop water status monitoring, more precise irrigation scheduling, and other measures. This element of the WWP program recognizes the progress made over the decade in agricultural water use efficiency, while also encouraging continued innovation. In addition, WNND requirements include several offset mechanisms, including more efficient agricultural irrigation. In combination, these programs would encourage water conservation, consistent with Policy AGP10(a).</p> <p>The Program would not influence existing public information and research programs maintained by the U.C. Cooperative Extension, but would include an education program on how agriculture uses water and purpose behind certain practices. Therefore, the proposed Program would also be consistent with Policy AGP10(b).</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy AGP11. Agricultural Water Supplies.</u></p> <ul style="list-style-type: none"> a. Maintain water resources for production agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development. b. Do not approve proposed general plan amendments or rezonings that result in increased residential density or urban expansion if the subsequent development would adversely affect: (1) water supplies and quality, or (2) groundwater recharge capability needed for agricultural use. c. Do not approve facilities to move groundwater from areas of overdraft to any other area, as determined by the Resource Management System in the Land Use Element. 	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program would include modifications to this existing Agriculture Element Policy. However, the Program would be consistent with the original intent of this policy, which is to “strongly promote agricultural uses” (Agriculture Element, p. 2-23). Currently, due to groundwater overdraft conditions, no new or intensified agricultural development (i.e. planting of new crops or replacement of low water use crops with high water use crops) may occur in areas overlying the Paso Robles Groundwater Basin without receipt of an Agricultural Offset Clearance, which are currently being issued under authority of the Paso Robles Groundwater Basin Urgency Ordinance. In accordance with WNND requirements, the planting of more intensively irrigated crops on existing sites or new agriculture on uncultivated land overlying the Paso Robles Groundwater Basin would be facilitated by a property owner of a sending site entering into an agreement to transfer the planting credits to a receiving site that is proposed for new or expanded irrigated agriculture under the more formal Agricultural Offset program being proposed as part of the overall Program. Water credits could be obtained by allowing existing lands to go fallow, or by converting existing lands to less water intensive crops. The transfer of planting credits and conversion of higher water use crops (e.g. alfalfa) to lower water use crops (e.g. vineyards) could potentially yield increases in acreage dedicated to irrigated agriculture – all while maintaining current demand for groundwater resources.</p> <p>The Program would not modify existing general plan land use designations or zoning designations, and would therefore not increase potential residential density or urban expansion. Any non-agricultural development facilitated by WNND requirements in LOS III groundwater basins would only be permitted if the water demand from the new development is offset at a minimum 1:1 ratio. Further, the Program would not move groundwater from areas of overdraft to any other area, which is potentially consistent with this policy.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy AGP24. Conversion of Agricultural Land.</u></p> <p>a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:</p> <ol style="list-style-type: none"> 1. Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Advisory Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe. 2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations. 3. Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines. 4. Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines. 	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program would not expand urban service, urban reserve, or village reserve lines, nor would it change land use or zoning designations. Further, the Program would not result in the location of public facilities outside urban and village reserve lines. The Program would not redesignate agricultural lands to create new rural residential development. Although the Agricultural Offset program may result in fallowing of some existing agricultural lands in areas overlying the Paso Robles Groundwater Basin, Mitigation Measure AG-1 in Section 4.1, <i>Agricultural Resources</i>, would prohibit the fallowing of land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Thus, the Program would not convert important farmland to a non-agricultural use, and may allow more intensive agriculture in some areas.</p>
<p><i>Conservation and Open Space Element</i></p> <p><u>Goal AQ 3.</u> State and federal ambient air quality standards will, at a minimum, be attained and maintained.</p>	<p><u>Potentially Consistent.</u> As discussed in Section 4.4, <i>Effects Found not to be Significant</i>, prohibiting the application of water to exposed hard surfaces and unpaved roadways in urban and rural areas may inhibit the ability to mitigate for fugitive dust. However, multiple alternate strategies exist for the reduction of fugitive dust emissions (e.g. chemical stabilizers/dust suppressants, track-out devices, and enclosures/wind fencing for stockpiles). Thus, prohibiting the application of water in these instances would not increase fugitive dust.</p> <p>In addition, while reduced irrigation and/or fallowing of agricultural lands may incrementally increase the amount of exposed land susceptible to wind-blown fugitive dust within areas of the county overlying the Paso Robles Groundwater Basin, it would represent a small portion of the county's overall fugitive dust emissions and would not contribute substantially to an existing or projected violation of state and federal ambient air quality standards. Mitigation Measure AG-1 would preclude the fallowing of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. While the Agricultural Offset program may result in an increase in the fallowing of some classes of agricultural land, fallowing of fields is a typical agricultural practice and occurs regularly throughout the county. Therefore, while reduced irrigation and/or fallowing of agricultural lands may temporarily increase the amount of exposed land susceptible to wind-blown fugitive dust within the Paso Robles Groundwater Basin, it would not contribute substantially to an existing or projected air quality violation.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Goal AQ 4.</u> Greenhouse gas emissions from County operations and communitywide sources will be reduced from baseline levels by a minimum of 15% by 2020.</p>	<p><u>Potentially Consistent.</u> As discussed in Section 4.4, <i>Effects Found not to be Significant</i>, the WWP program would result in a net decrease in water use countywide, but would not alter development potential. The extent of this decreased demand would depend on the extent to which county residents change their behaviors, as well as the effectiveness of violation reporting and enforcement in urban and rural areas. A net decrease in water use would result in decreased energy use, and therefore decreased GHG emissions. In addition, water conservation is consistent with the goals of the San Luis Obispo County EnergyWise Plan.</p> <p>The proposed Program would not alter existing land use or zoning designations nor would it facilitate development beyond that envisioned in the County of San Luis Obispo General Plan and Zoning Ordinance. As such, the proposed Program would not result in an increase in GHGs beyond those that would be expected as a result of General Plan buildout, nor would it conflict with the San Luis Obispo County EnergyWise Plan.</p>
<p><u>Goal AQ 5.</u> The County will adapt to adverse climate change.</p>	<p><u>Potentially Consistent.</u> The Program has been proposed in response to severe drought conditions in San Luis Obispo County and the State of California. According to the California Environmental Protection Agency's (CalEPA) <i>2010 Climate Action Team Biennial Report</i>, potential impacts of climate change in California may include more drought years (CalEPA, April 2010). Because drought conditions may be a consequence of climate change and the proposed Program is a response to drought conditions, the Program may be viewed as an adaptation to adverse climate change.</p>
<p><u>Goal BR 1.</u> Native habitat and biodiversity will be protected, restored, and enhanced.</p>	<p><u>Potentially Consistent.</u> The proposed Program may result in changes to existing agricultural lands including planting of new crops, reduced irrigation, and/or the fallowing of agricultural fields in the Paso Robles Groundwater Basin. As described in Section 4.4, <i>Effects Found not to be Significant</i>, these activities would not result in direct impacts to or loss of habitat for special status animals. In addition, although WNND requirements could facilitate urban and rural development in certified LOS III-groundwater basins and new or expanded irrigated agricultural development in the Paso Robles Groundwater Basin, such development would occur in accordance with existing land use and zoning designations. The impacts to native habitat and biodiversity would therefore not increase beyond what would be anticipated as a result of General Plan buildout.</p>
<p><u>Goal BR 2.</u> Threatened, rare, endangered, and sensitive species will be protected.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion for Goal BR 1, above.</p>
<p><u>Goal BR 3.</u> Maintain the acreage of native woodlands, forests, and trees at 2008 levels.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion for Goal BR 1, above. The proposed Program would not remove native woodlands, forests, or trees.</p>
<p><u>Goal BR 4.</u> The natural structure and function of streams and riparian habitat will be protected and restored.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion for Goal BR 1, above. In addition, maintaining groundwater levels may slow the rate at which streams and riparian areas desiccate, thus helping to protect these habitats.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Goal OS 1.</u> Important open space areas will be identified, protected, sustained, and where necessary, restored and reclaimed.</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new or expanded irrigated agricultural development in the Paso Robles Groundwater Basin, some of which could occur in open space areas. However, this development would be consistent with existing land use designations, which consider the location of important open spaces.</p>
<p><u>Goal OS 4.</u> Urban sprawl and inappropriate development of rural areas will be prevented.</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new or expanded irrigated agricultural development in the Paso Robles Groundwater Basin. However, this development would be consistent with existing land use designations. As existing land use designations direct development toward existing communities and within existing urban reserve lines, such development would not result in urban sprawl or inappropriate development of rural areas.</p>
<p><u>Goal SL 3.</u> Important Agricultural Soils will be conserved.</p>	<p><u>Potentially Consistent.</u> As discussed in Section 4.1, <i>Agricultural Resources</i>, the Program would result in the fallowing of agricultural fields, crop conversion, or conversion of irrigation systems as a means of reducing water consumption within the Paso Robles Groundwater Basin, which could result in direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, Mitigation Measure AG-1 prohibits the fallowing of these areas, thus protecting Important Agricultural Soils consistent with this policy.</p>
<p><u>Goal VR 1.</u> The natural and agricultural landscape will continue to be the dominant view in rural parts of the county.</p>	<p><u>Potentially Consistent.</u> The WWP program would not alter the existing development pattern of the county, and would therefore have no influence on consistency with this policy. In addition, while WNND requirements may result in the fallowing of some agricultural properties in the Paso Robles Groundwater Basin, the fallowing of fields is a normal aspect of a pastoral landscape. WNND requirements may also facilitate new urban and rural development in groundwater basins certified at LOS III, but would do so consistent with existing land use and zoning designations. Therefore, any new development facilitated by the Program would be directed toward existing and strategically planned communities, consistent with the General Plan. Because limited development outside of these existing communities would occur, the natural and agricultural landscape would continue to be the dominant view in rural parts of the county, which is potentially consistent with this policy.</p>
<p><u>Goal WR 1.</u> The County will have a reliable and secure regional water supply (IRWM).</p>	<p><u>Potentially Consistent.</u> The WWP program would prohibit water wasting in urban and rural areas and would identify BMPs for agricultural operations, with potential fines for non-compliance in non-agricultural areas. WNND requirements include several offset mechanisms, including more efficient agricultural irrigation. In combination, these programs would encourage water conservation throughout the county, which would contribute to providing a reliable and secure regional water supply.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Goal WR 2.</u> The County will collaboratively manage groundwater resources to ensure sustainable supplies for all beneficial uses.</p>	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program contains several mechanisms to conserve water and facilitate development while maintaining current water demand. The overall intent of the Program is to manage groundwater resources throughout the county, particularly within those groundwater basins certified at LOS III for water supply. The proposed Program is therefore potentially consistent with this policy.</p>
<p><u>Goal WR 4.</u> Per capita potable water use in the county will decline by 20 percent by 2020.</p>	<p><u>Potentially Consistent.</u> The WPP program would encourage water conservation through the prohibition of water wasting in urban and rural areas and BMPs for agricultural operations, with potential fines for non-compliance in non-agricultural areas. This component of the Program would result in a net decrease in water use countywide. Because the Program would not facilitate new development (beyond what was anticipated in the current General Plan, in the case of WNND requirements), it would not increase the population of the county. Thus, the net result would be a decrease in per capita water use. The extent of this decrease would depend on the extent to which county residents change their behaviors, as well as the effectiveness of violation reporting and enforcement in urban and rural areas.</p>
<p><u>Goal WR 5.</u> The best possible tools and methods available will be used to manage water resources.</p>	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program utilizes and builds upon existing water programs, as described in Section 2.0, <i>Project Description</i>. This includes the Paso Robles Groundwater Basin Urgency Ordinance. This Program requires that new urban and rural development offset water demand at a ratio of 1:1 within the Paso Robles Groundwater Basin. In addition, the County currently provides oversight of Agricultural Offset Clearances in the area overlying the Paso Robles Groundwater Basin under the authority of the Paso Robles Groundwater Basin Urgency Ordinance. These existing programs serve as a model for the proposed WWP program, WNND requirements, including both the Urban/Rural Water Offset requirements and Agricultural Offset program. In this way, the Countywide Water Conservation Program utilizes the best possible tools and methods available to manage water resources. It should be noted that the Agricultural Offset program component of the proposed Program, which is a land use program, has a sunset provision upon adoption of a GSP prepared pursuant to the Sustainable Groundwater Act. Therefore, the proposed Agricultural Offset program is considered an interim measure to address demand for groundwater resources within the Paso Robles Groundwater Basin.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy WR 1.1.</u> Protect water supplies. Continue to coordinate with water suppliers and managers to identify water management strategies to protect existing and secure new water supplies.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Goal WR 1, above. The proposed Program would encourage water conservation throughout the county, and would substantially reduce increases in groundwater extraction in groundwater basins certified at LOS III for water supply. In addition, as described under the consistency discussion of Goal WR 5, above, the proposed Program utilizes and builds upon existing programs, including water conservation programs initiated by water purveyors. Further, the County, has developed an Agricultural Offset program (as described in Section 2.0, <i>Project Description</i>) which will be implemented in the Paso Robles Groundwater Basin.</p>
<p><u>Policy WR 1.2.</u> Conserve Water Resources. Water conservation is acknowledged to be the primary method to serve the county's increasing population. Water conservation programs should be implemented countywide before more expensive and environmentally costly forms of new water are secured.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Goal WR 1, above. The proposed Program encourages water conservation throughout the county.</p>
<p><u>Policy WR 1.3.</u> New Water Supply. Development of new water supplies should focus on efficient use of our existing resources. Use of reclaimed water, interagency cooperative projects, desalination of contaminated groundwater supplies, and groundwater recharge projects should be considered prior to using imported sources of water or seawater desalination, or dams and on-stream reservoirs.</p>	<p><u>Potentially Consistent.</u> WNND requirements facilitate new urban and rural development in groundwater basins certified at LOS III for water supply, and new or more intensively irrigated agricultural development in the Paso Robles Groundwater Basin, but only if the development can offset its water demand at a 1:1 ratio. Water offsets in urban and rural areas may occur through plumbing retrofits and/or participation in a landscaping turf removal incentive program. Credits for the Agricultural Offset program may come from the fallowing of irrigated land, crop conversions to less water intensive crops, and/or improving irrigation efficiency. All of these methods involve efficient use of existing resources, potentially consistent with this policy. The WWP program similarly promotes water conservation by prohibiting wasteful uses of water (e.g. watering hardscaping) in urban and rural areas and through the identification of BMPs for agricultural operations, and thus also encourages a more efficient use of water resources.</p>
<p><u>Policy WR 1.6.</u> Water dependent species. Protect water sources for water-dependent species and the continuity of riparian communities.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Goal WR 1, above. Because the Program protects groundwater resources, it secondarily protects these resources for water-dependent species and riparian communities.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy WR 1.7.</u> Agricultural operations. Groundwater management strategies will give priority to agricultural operations. Protect agricultural water supplies from competition by incompatible development through land use controls.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Policy AGP11, above. As noted therein, due to the groundwater overdraft conditions, no new or intensified agricultural development (i.e. planting of new crops or replacement of low water use crops with higher water use crops) may occur in areas overlying the Paso Robles Groundwater Basin under the Paso Robles Groundwater Basin Urgency Ordinance, without receipt of an Agricultural Offset Clearance from the County. In accordance with WNNd requirements, the planting of more intensively irrigated crops on existing sites or new agriculture on uncultivated land would be facilitated by allowing a property owner of a sending site entering an agreement to transfer planting credits be required to reduce or eliminate crops on their property to a receiving site that is proposed for new or expanded irrigated agriculture. Water credits could be obtained by allowing existing lands to go fallow, or by converting existing lands to less water intensive crops. The transfer of water credits and conversion of high water use crops (e.g. alfalfa) to low water use crops (e.g. vineyards) could yield potential new irrigated agriculture acreage – all while maintaining current water demand. As a result, the proposed Program manages current groundwater supplies in the Paso Robles Groundwater Basin while continuing to encourage agricultural production. In addition, although the Program does not limit non-agricultural development, it does prohibit any urban or rural development in certified LOS III groundwater basins unless the water use of such development is offset through plumbing retrofits, reducing outdoor water use, or other techniques – though non-agricultural development could not be offset by participating in the Agricultural Offset program. In this way, the Program does not allow non-agricultural development to compete for water with agricultural uses.</p>
<p><u>Implementation Strategy WR 1.7.1.</u> Protect agricultural water supplies. Consider adopting land use standards, such as growth management ordinance limits for non-agriculturally-related development on certain rural areas, larger minimum parcel sizes in certain rural areas, and merger of substandard rural parcels, in order to protect agricultural water supplies from competing land uses.</p>	<p><u>Potentially Consistent.</u> Although the proposed Program does not limit non-agricultural development or modify existing parcels, the Program does protect water supplies for a variety of land uses, including agriculture. Further, as noted under the consistency discussion of Policy WR7, above, although the Program does not limit non-agricultural development, it does prohibit any urban or rural development in LOS III groundwater basins unless the water use of such development could be offset through plumbing retrofits, reducing outdoor water use, or other techniques. In this way, the Program does not allow non-agricultural development to compete for water with agricultural uses.</p>
<p><u>Policy WR 1.12.</u> Impacts of new development. Accurately assess and mitigate the impacts of new development on water supply. At a minimum, comply with the provisions of Senate Bills 610 and 221.</p>	<p><u>Potentially Consistent.</u> WNNd requirements would facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, and new or more intensively irrigated agricultural development in the Paso Robles Groundwater Basin. However, it would do so only if that development could offset its water use at a 1:1 ratio. By requiring an offset for future development, the Program halts the increase in water demand resulting from new development.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy WR 1.13.</u> Density increases in rural areas. Do not approve General Plan amendments or land divisions that increase the density or intensity of non-agricultural uses in rural areas that have a recommended or certified Level of Severity II or III for water supply until a Level of Severity I or better is reached, unless there is an overriding public need.</p>	<p><u>Potentially Consistent.</u> The Countywide Water Conservation Program would not modify allowed densities in rural areas. Although WNND requirements may facilitate urban and rural development in LOS III groundwater basins, it would do so consistent with existing General Plan and zoning designations (and only if the development can offset its water demand).</p>
<p><u>Policy WR 1.14.</u> Avoid net increase in water use. Avoid a net increase in non-agricultural water use in groundwater basins that are recommended or certified as Level of Severity II or III for water supply. Place limitations on further land divisions in these areas until plans are in place and funded to ensure that the safe yield will not be exceeded.</p>	<p><u>Potentially Consistent.</u> WNND requirements directly implement this policy by allowing new urban and rural development within groundwater basins certified at LOS III for water supply, and new irrigated agricultural development in the Paso Robles Groundwater Basin, but only if the proposed development can offset its water demand, thus facilitating development while avoiding a net increase in water use. Further, the WWP program would reduce non-agricultural water use countywide by prohibiting water wasting in urban and rural areas and by implementing BMPs for agricultural operations, with potential fines for non-compliance in non-agricultural areas.</p>
<p><u>Policy WR 4.1.</u> Reduce water use. Employ water conservation programs to achieve an overall 20% reduction in per capita residential and commercial water use in the unincorporated area by 2020. Continue to improve agricultural water use efficiency consistent with Policy AGP 10 in the Agricultural Element.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Policy AGP10, above. As noted therein, the WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and by implementing BMPs for agricultural operations, with potential fines for non-compliance in non-agricultural areas. The WWP program would encourage water conservation, consistent with this policy.</p>
<p><u>Implementation Strategy WR 4.1.2.</u> Adopt countywide water conservation ordinance. Develop and adopt a countywide water conservation ordinance that includes water efficiency and conservation standards for new development and the retrofit-upon-sale of existing residential and commercial properties. Prepare a public review draft Land Use Ordinance amendment by the end of 2011.</p>	<p><u>Potentially Consistent.</u> The proposed Program includes the WWP program, which would promote water conservation countywide. In addition, the Program includes WNND requirements, which would require new urban and rural development within certified LOS III groundwater basins and irrigated agricultural development in the Paso Robles Groundwater Basin to offset its water at a 1:1 ratio. The Program therefore directly executes this implementation strategy.</p>
<p><u>Policy WR 4.3.</u> Water conservation. The County will be a leader in water conservation efforts.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Policy AGP10, above. The proposed Program would encourage water conservation.</p>
<p><u>Policy WR 4.8.</u> Efficient irrigation. Support efforts of the resource conservation districts, California Polytechnic State University (Cal Poly), the University of California Cooperative Extension, and others to research, develop, and implement more efficient irrigation techniques.</p>	<p><u>Potentially Consistent.</u> WNND requirements would allow water credits to be obtained by improving irrigation efficiency, which may support ongoing efforts by resource conservation districts, Cal Poly, the U.C. Cooperative Extension, and others to research, develop, and implement more efficient irrigation techniques. In addition, the WWP program includes an expanded educational outreach effort aimed at reducing water waste in agricultural areas. This element of the WWP program would recognize the progress made over the decades in agricultural water use efficiency, while also encouraging continued innovation. These efforts may involve educational organizations external to the County, and will serve both industry and the general public.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Policy WR 5.1.</u> Watershed approach. The County will consider watersheds and groundwater basins in its approach to managing water resources in order to include ecological values and economic factors in water resources development.</p>	<p><u>Potentially Consistent.</u> The Urban/Rural Water Offset requirements would apply to groundwater basins certified at LOS III for water supply. As described in Section 2.0, <i>Project Description</i>, there are three areas of the county that are currently certified at LOS III. These areas are the Paso Robles Groundwater Basin, the Los Osos Groundwater Basin, and the NMMA. If approved, the Urban/Rural Water Offset requirements could also apply to any areas certified at LOS III for water supply in the future. Currently, the Cuyama Valley, Morro-Chorro and North Coast groundwater basins are all recommended in the 2010-2012 Resource Summary Report for LOS III but have not yet been certified by the Board of Supervisors. Because this component of the project (WNND requirements) would apply to areas based on their LOS ranking, and because LOS is applied by groundwater basin, the Program would be potentially consistent with the policy of considering groundwater basins in water resource management.</p>
<p><u>Policy WR 5.2.</u> Climate change. The County will consider ongoing research on long-term changes in climate and precipitation patterns in the county and region and incorporate relevant data in its approach to managing water resources.</p>	<p><u>Potentially Consistent.</u> The Program has been proposed in response to severe drought conditions in San Luis Obispo County and the State of California. According to CalEPA's <i>2010 Climate Action Team Biennial Report</i>, potential impacts of climate change in California may include more drought years (CalEPA, April 2010). Because drought conditions may be a consequence of climate change and the proposed Program is a response to drought conditions, the Program may be viewed as an approach to managing water resources that accounts for relevant climate change data.</p>
<p>Safety Element</p>	
<p><u>Goal S-4.</u> Reduce the threat to life, structures and the environment caused by fire.</p>	<p><u>Potentially Consistent.</u> Where currently irrigated, properties overlying the Paso Robles Groundwater Basin in the high and very high fire hazard zones could be eligible to act as creditor sites under the Agricultural Offset program. Fire hazard severity zones are dependent upon the historical climate, fuel conditions (vegetation), and topography. Depending on the management regime in place, fallowed fields that are bare or contain a low fuel load could provide a buffer between adjacent wildlands and urban development, and as such would reduce risk of wildland fire to existing adjacent urban development. As a result, the overall threat to life, structures and the environment caused by fire would be reduced as a result of this Program, which would be potentially consistent with this goal.</p>
<p><u>Policy S-13.</u> Pre-Fire Management. New development should be carefully located, with special attention given to fuel management in higher fire risk areas. Large, undeveloped areas should be preserved so they can be fuel-managed. New development in fire hazard areas should be configured to minimize the potential for added danger</p>	<p><u>Potentially Consistent.</u> As described previously, WNND requirements may facilitate new urban and rural development within certified LOS III-groundwater basins and new or expanded irrigated agricultural development in the Paso Robles Groundwater Basin. However, this would occur consistent with existing land use and zoning designations. In addition, as discussed under the consistency discussion for Goal S-4, above, the Program would reduce risk of wildland fire to existing adjacent urban development. Therefore, the Program would not expose new development to an increased risk of fire hazard.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<i>Economic Element</i>	
<u>Goal EE 1.</u> Promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the county.	<u>Potentially Consistent.</u> The WWP program would reduce water use by prohibiting wasteful uses of water in urban and rural areas and promoting BMPs for agricultural operations and WNNND requirements would facilitate new development while halting increases in groundwater extraction. In this way, the Program promotes economic development while managing water resources, thus balancing economic and environmental needs of the county.
Policy EE 1.3. Balance the capacity for growth with the efficient use or reuse of available resources (energy, land, water, infrastructure) and reasonable acquisition of new resources.	<u>Potentially Consistent.</u> Refer to the consistency discussion of Goal EE 1, above. The Program would facilitate urban and rural development within certified LOS III-groundwater basins and new or expanded irrigated agricultural development in the Paso Robles Groundwater Basin, but only if said development could offset its water use at a 1:1 ratio. Thus, the Program substantially reduces increases in groundwater extraction, but maintains some of the capacity for growth in areas where projected water demand equals or exceeds the estimated dependable supply.
<i>Strategic Growth Principles</i>	
<u>Principle 2.</u> Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas	<p><u>Potentially Consistent.</u> The WWP program would not alter the existing development pattern of the county. WNNND requirements may facilitate new urban and rural development within certified LOS III-groundwater basins and new irrigated agricultural development in the Paso Robles Groundwater Basin, but would do so consistent with existing land use and zoning designations.</p> <p>Refer also to the consistency discussion of Goal AG1. As noted therein, the Program may result in fallowing of existing agricultural land or result in a net increase in agricultural acreage overlying the Paso Robles Groundwater Basin, depending on whether water credits under the Agricultural Offset program are obtained via fallowing or transfer to less water intensive crops, respectively.</p>
<u>Principle 3.</u> Strengthen and Direct Development Towards Existing Communities	<u>Potentially Consistent.</u> Refer to the consistency discussion of Land Use Element – Framework for Planning (Inland) Principle 2. As noted therein, any new development facilitated by the Program would be directed toward existing and strategically planned communities, consistent with the General Plan.
<i>North County Area Plan</i>	



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Goal 2.</u> Agriculture as a primary focus of economic activity, with agricultural land uses maintained and protected. (Applies to the El Pomar-Estrella sub-area)</p>	<p><u>Potentially Consistent.</u> The Agricultural Offset program, as part of WNND requirements, would allow new or expanded irrigated agriculture within the Paso Robles Groundwater Basin, which underlies the El Pomar-Estrella sub-area. However, new irrigated lands would be planted at the expense of other, existing agricultural areas, which would either be planted with less water intensive crops, or left fallow in order to offset the new water demand. If the new agricultural development is offset with less water-intensive crops, the net impact to agricultural production would be positive because more acres would be used for agriculture. If offset with fallowing of land, however, the net result could be reduction in farmed land. However, Mitigation Measure AG-1 in Section 4.1, <i>Agricultural Resources</i>, prohibits the fallowing of lands designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. This mitigation would reduce potential impacts to a less than significant level, and would similarly serve to maintain agriculture as a primary focus of economic activity, potentially consistent with this policy.</p>
<p><u>Goal 5.</u> Natural resources that are protected and preserved. (Applies to the El Pomar-Estrella sub-area)</p>	<p><u>Potentially Consistent.</u> The Program would protect and preserve existing groundwater resources within the Paso Robles Groundwater Basin, including the El Pomar-Estrella sub-area of the North County Area Plan.</p>
<p><i>San Luis Obispo Area Plan</i></p>	
<p>Land use and circulation planning efforts in the inland area of the county are guided by general goals which have been adopted by the Board of Supervisors and incorporated into Framework for Planning (Inland). The consistency with applicable goals and policies of the Framework for Planning is discussed earlier in Table 4.3-1. In addition to the countywide goals in Framework for Planning, the North County Area Plan contains specific goals that apply to the San Luis Obispo North sub-area. The Los Osos community, to which the Urban/Rural Water Offset requirements would immediately apply, is not located within this sub-area. Therefore, there are no supplemental policies contained in the San Luis Obispo Area Plan that directly apply to the proposed Program.</p>	
<p><i>South County Area Plan</i></p>	
<p><u>Primary Goal 6.</u> The long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment. (Applies to South County South sub-area)</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply. However, it would do so only if that development could offset its water use at a 1:1 ratio. While it is not yet determined if current water use in certified LOS III groundwater basins is sustainable, WNND requirements would not increase water demand. Further, WNND requirements would not alter existing land use designations of the San Luis Obispo County General Plan and Zoning Ordinance.</p>
<p><u>Community Planning Goal 1.</u> Retain the open, low-density character around and between population centers. (Applies to South County South sub-area)</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply. Some development facilitated by the ordinance could occur in open space, low-density areas between population centers. However, this development would be consistent with existing land use designations.</p>
<p><u>Community Planning Goal 2.</u> Plan rural areas for agriculture, low-density residential and recreational development. (Applies to South County South sub-area)</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of Community Planning Goal 1, above. Development facilitated by WNND requirements would be consistent with existing land use designations</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Environment Goal 1(b)</u>. Promote the protection of natural resources and encourage the following in new development proposals: Conservation of water (Applies to South County South sub-area)</p>	<p><u>Potentially Consistent</u>. The WWP program would promote water conservation through the prohibition of water wasting in urban and rural areas and through promotion of BMPs for agricultural operations, with potential fines for non-compliance in non-agricultural areas. Although WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, it would do so only if that development could offset its water use at a 1:1 ratio. The Urban/Rural Water Offset requirements include several offset mechanisms, including plumbing retrofits and a turf removal incentive program. In combination, these programs would encourage water conservation, consistent with this goal.</p>
<p><u>Environmental Goal 2</u>. Review and balance economic and environmental impacts in making future planning decisions. (Applies to South County South sub-area)</p>	<p><u>Potentially Consistent</u>. The WWP program would promote water conservation through the prohibition of water wasting and potential fines for non-compliance in urban and rural areas. These regulations would apply to both existing and future development. WNND requirements may facilitate new urban and rural development within groundwater basins certified at LOS III for water supply, but would do so only if that development could offset its water use at a 1:1 ratio. Thus, the Program would balance economic development with environmental impacts (water use).</p>
<p><i>Estero Area Plan (Coastal)</i></p>	
<p><u>Economy Goal 1</u>. Encourage economic development that will generate local employment for residents, create an adequate supply of goods and services locally, help generate revenues to fund needed public services and facilities, and make the area more economically self-sufficient.</p>	<p><u>Potentially Consistent</u>. The WWP program would reduce water use by prohibiting wasteful uses of water in urban and rural areas and through promotion of BMPs for agricultural operations, and the Urban/Rural Water Offset requirements would facilitate new urban and rural development in certified LOS III groundwater basins while substantially decreasing groundwater extraction. In this way, the Program promotes economic development while managing water resources.</p>
<p><u>Areawide Water Supply Policy</u>. Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality.</p>	<p><u>Potentially Consistent</u>. The Los Osos Groundwater Basin is certified at LOS III for water supply, in accordance with the Resource Management System (refer to Section 2.2 of Section 2.0, <i>Project Description</i>, for a description of the Resource Management System and level of severity designations). As described in Section 2.0, <i>Project Description</i>, a Retrofit-to-Build requirement in Title 19 requires that developers in the community of Los Osos (within the Estero Area Plan) must retrofit plumbing fixtures in existing homes in order to save twice the amount of water that their proposed new development will use. The proposed WNND requirements would essentially extend the program already in place in Los Osos to other certified LOS III groundwater basins, though the specific requirements in each of the areas would depend on the language in the individual ordinances. In combination, these programs help to substantially reduce increases in demand for groundwater resources.</p>



**Table 4.2-1
 Policy Consistency: County of San Luis Obispo General Plan**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><u>Los Osos Water Program 1. Water Management.</u> Based on community initiation, the County Public Works Department should work with communities, property owners and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for Los Osos which addresses population levels in relation to water availability, groundwater quality, and the need for alternative liquid waste disposal plans.</p>	<p><u>Potentially Consistent.</u> Refer to the consistency discussion of the Estero Area Plan Areawide Water Supply Policy, above.</p>

**Table 4.2-2
 Policy Consistency: Other Relevant Planning Programs**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><i>San Luis Obispo Air Pollution Control District Clean Air Plan</i></p> <p>Under state law, the APCD is required to prepare an overall plan for air quality improvement for the SCCAB, known as the Clean Air Plan (CAP). The most recent CAP was prepared in 2001. The 2001 CAP is the third update to the original 1991 CAP, adopted in 1992. The CAP is intended to bring the county into attainment of the State ozone standard within a three year timeframe through a comprehensive set of control measures designed to reduce ozone precursor emissions from a wide variety of stationary and mobile sources.</p> <p>CAP consistency impacts are determined based on evaluation of the following questions:</p> <ul style="list-style-type: none"> • <i>Are the population projections used in the plan or project equal to or less than those used in the most recent CAP for the same area?</i> • <i>Is rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?</i> • <i>Have all applicable land use and transportation control measures from the CAP been included in the plan or project to the maximum extent feasible?</i> <p>If the answer to all of the above questions is yes, then the proposed project or plan is consistent with the CAP. If the answer to any one of the questions is no, then the emissions reductions projected in the CAP may not be achieved, which could delay or preclude attainment of the state ozone standard. This would be inconsistent with the Clean Air Plan.</p>	<p><u>Potentially Consistent.</u> WNND requirements may facilitate new urban and rural development within certified LOS III-groundwater basins and new or more intensively irrigated agricultural development in the Paso Robles Groundwater Basin, but would do so consistent with existing land use and zoning designations. Therefore, any new development facilitated by WNND requirements would be consistent with the General Plan and consistent with the population projections used in the CAP.</p> <p>This new development would generate additional vehicle trips and resulting vehicle-miles-traveled in these portions of the county. However, any development facilitated by the Program would be subject to current General Plan and zoning designations. Thus, the vehicle-miles-traveled have been accounted for.</p> <p>Because the Program would not generate development beyond facilitating what was envisioned in the General Plan, there are no applicable land use or transportation control measures from the CAP to be incorporated into the Program.</p> <p>Compared to development potential under the existing Conservation and Open Space Element, the proposed Countywide Water Conservation Program would be potentially consistent with the 2001 CAP.</p>



**Table 4.2-2
 Policy Consistency: Other Relevant Planning Programs**

County of San Luis Obispo General Plan Policy	Consistency Discussion
<p><i>Central Coast Regional Water Quality Control Board Water Quality Control Plan for the Central Coast Basin</i></p> <p>The objective of this Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, is to show how the quality of the surface and ground waters in the Central Coast Region should be managed to provide the highest water quality reasonably possible. This Basin Plan lists the various water uses (Beneficial Uses). Second, it describes the water quality which must be maintained to allow those uses (Water Quality Objectives). The Implementation Plan describes the programs, projects, and other actions which are necessary to achieve the standards established in this plan. The plan then summarizes State Water Resources Control Board (State Board) and Regional Water Quality Control Board (Regional Board) plans and policies to protect water quality. Finally, the plan describes statewide surveillance and monitoring programs as well as regional surveillance and monitoring programs.</p>	<p><u>Potentially Consistent.</u> As described in Section 4.4, <i>Effects Found not to be Significant</i>, the proposed Program does not include any specific development nor would it add or enable any new development that would violate water quality standards or waste discharge requirements or otherwise degrade water quality. No impacts would occur, and the Program would be potentially generally consistent with the Basin Plan.</p>



As shown in Tables 4.2-1 and 4.2-2, the proposed Program would be potentially generally consistent with policies included in the Land Use Element (Framework for Planning [Inland] and Framework for Planning [Coastal]), Circulation Element, Housing Element, Agriculture Element, Conservation and Open Space Element, Safety Element, and Economic Element of the San Luis Obispo County General Plan; applicable Countywide Strategic Growth Principles; goals and policies of the Area Plans applicable to currently-certified LOS III groundwater basins; the SLOAPCD Clean Air Plan; and the CCRWQCB Basin Plan. As detailed in the tables, the proposed Program would conserve water resources and facilitate new urban and rural development within certified LOS III-groundwater basins, and new or more intensively irrigated agricultural development in the Paso Robles Groundwater Basin, while substantially reducing increases in groundwater extraction. Although some development may be facilitated by WNND requirements, any development would be required to offset its water demand at a minimum 1:1 ratio, and would occur in accordance with existing land use and zoning designations.

Implementation of the proposed Countywide Water Conservation Program would be potentially consistent with the adopted General Plan, Area Plans, and other applicable planning documents. Though potential minor inconsistencies with aspects of some policies could occur, feasible mitigation measures to address these impacts have been required and are detailed in Section 4.1, *Agricultural Resources*, of this EIR.

Mitigation Measures. Mitigation measures outlined in Section 4.1 would potentially achieve consistency with applicable policies included in the adopted General Plan. No further mitigation measures would be required.

Significance After Mitigation. Impacts would be less than significant.

c. Cumulative Impacts. As described under Impact LU-1, the Countywide Water Conservation Program would be potentially consistent with the existing land use and policy framework. While some development may be facilitated by WNND requirements, such development must be found consistent with adopted County policies and current ordinances and development standards in order to be approved. Considered together within the context of the greater San Luis Obispo County area, the implementation of the proposed Program would not contribute to cumulative land use impacts.

