

ATTACHMENT 7: STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE SYVCP EIR

9. STATEMENT OF OVERRIDING CONSIDERATIONS

The SYVCP Final EIR identifies impacts that, although with incorporation of feasible mitigation measures, could still exceed significant impact thresholds in the areas of public services, biological resources, air quality, noise, water/wastewater, cultural resources, and visual and aesthetic resources. These impacts are categorized as Class I impacts (Significant and Unavoidable) and are likely to occur as a result of:

Public Services (Fire Protection) - development in the townships of Ballard and Los Olivos located outside of the five-minute response time standard;

Public Services (Solid Waste) - significant solid waste generation in excess of the County's solid waste threshold;

Biological Resources - development impacts on Sensitive Habitats, Special-Status Plants and Special-Status Animals);

Air Quality - Mixed Use Overlay development unaccounted for in the Clean Air Plan;

Noise (Increased Traffic Noise) – traffic-related noise;

Water - increased demand from existing water sources;

Wastewater - increased wastewater flows;

Visual and Aesthetic Resources - alteration of community visual character; and

Agricultural Resources - conversion of agricultural lands to non-agricultural uses.

The Board of Supervisors, therefore, makes the following Statement of Overriding Considerations which serve to explain the reasons for approving the project despite the findings that the above-identified impacts are not fully mitigated. Pursuant to Sections 15043, 15092, and 15093 of the State CEQA Guidelines, the Board of Supervisors has the authority to determine that any remaining significant effects on the environment found to be unavoidable may be considered to be acceptable due to overriding considerations. The overriding considerations for the SYVCP are as follows:

- A. The SYVCP provides for necessary and orderly development to accommodate population growth within the planning horizon (Government Code §65060.1).
- B. The SYVCP provides for growth within available resource and service capacities (Land Use Element LUDP4), provides for a range of housing types affordable to all income levels, protects agriculture (Agricultural Element Goal I), provides for

needed recreation and open space areas including public trails, protects natural resources, preserves the area's rural and semi-rural character, and balances the needs of the future residents with the needs of existing residents.

- C. The SYVCP provides for affordable housing by its encouragement of Residential Second Units, Mixed-Use development, and farm employee housing on appropriate sites pursuant to existing zoning regulations and applicable policies and development standards (Housing Element Policies 1.5-Action 3, 2.1, and 2.3).
- D. The SYVCP provides for orderly development while avoiding hazards to the maximum extent feasible (Seismic Safety and Safety Element, Land Use Planning, Page 238).
- E. The SYVCP places a Mixed Use Overlay on sites in Santa Ynez and Los Olivos in order to encourage vital urban development with co-located commercial and residential uses (Housing Element Policy 1.8 and Energy Element Policy 3.7).
- F. The SYVCP provides for a more orderly and stable Rural boundary to delineate Rural areas of active productive agriculture with generally larger parcel sizes from the Inner-rural and Urban areas with more intensive residential and commercial development on generally smaller parcel sizes (Land Use Element, LUDP 3; Urban/Rural Boundaries, Page 25).
- G. The SYVCP assists in protecting valuable prime and non-prime agricultural lands by reducing potential encroachment by incompatible residential uses, and establishing larger minimum parcel sizes that will prevent fragmentation of commercially viable operations through the Downzone Alternative (Agricultural Element Policy I.F.).
- H. The SYVCP affords protection of the important natural resources of the various habitats within the Plan's boundaries, and preserves the value of these lands for their important biologic, hydrologic, and aesthetic qualities (Conservation Element, Preservation of Natural Systems, Page 75).
- I. The SYVCP contains an adequate circulation system of streets, existing and planned bikeways, and other alternative transportation means including public transit (Circulation Element Policy B).
- J. The SYVCP incorporates the environmentally superior alternative. The other alternatives analyzed in the EIR, including the "No Project" alternative, would either result in environmental impacts of greater severity than those of the adopted Plan or have been found to be incapable of meeting the beneficial objectives of the Plan.

- K. The SYVCP provides clarity for future developers and land use regulators. The clearly defined policies and development standards of the Plan will minimize future environmental review, time, uncertainty, and cost in the permit process.