

# DANA RESERVE

SUBMITTAL DOCUMENT | JUNE 2020



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# 1 Introduction

## 1.1 Scope and Legal Authority for the Specific Plan

Under California Law (Governmental Code Section 65450-65457) a specific plan is a planning tool that allows a county/community to articulate a vision for a defined area and apply guidelines and regulations to implement that vision.

The Dana Reserve Specific Plan (DRSP) provides a vision and guides development of “The Dana Reserve” (project) by defining land uses and development standards, circulation, parks and trails, and infrastructure for the future residential, commercial, and open space uses. The DRSP also provides a phasing/implementation plan and public facility financing options to accommodate this future development.

## 1.2 Location and Setting

The DRSP is located in the southern portion of San Luis Obispo County, California (see Exhibit 1-1). This property is immediately north of the Urban Reserve Line of the Nipomo community. It is bounded by Willow Road and Cherokee Place to the north, existing residential ranchettes to the south and west, and U.S. Highway 101 to the east (see Exhibit 1-2). The property is less than a mile north of the Tefft Street corridor, a primary commercial corridor servicing the community, and is within 1,500 feet of the prominent Nipomo Regional Park from the property’s southwest corner.

*Exhibit 1-1: Regional Location*

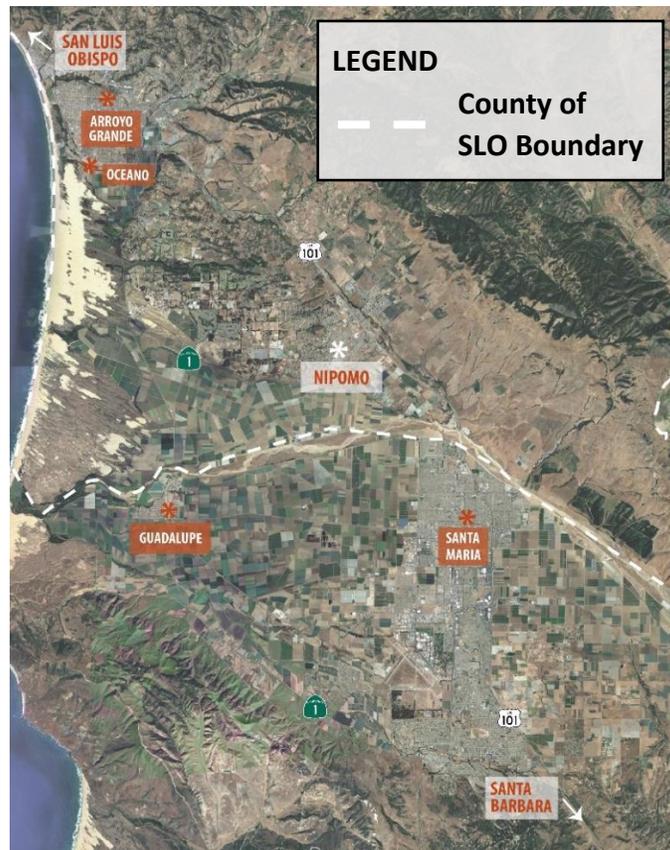
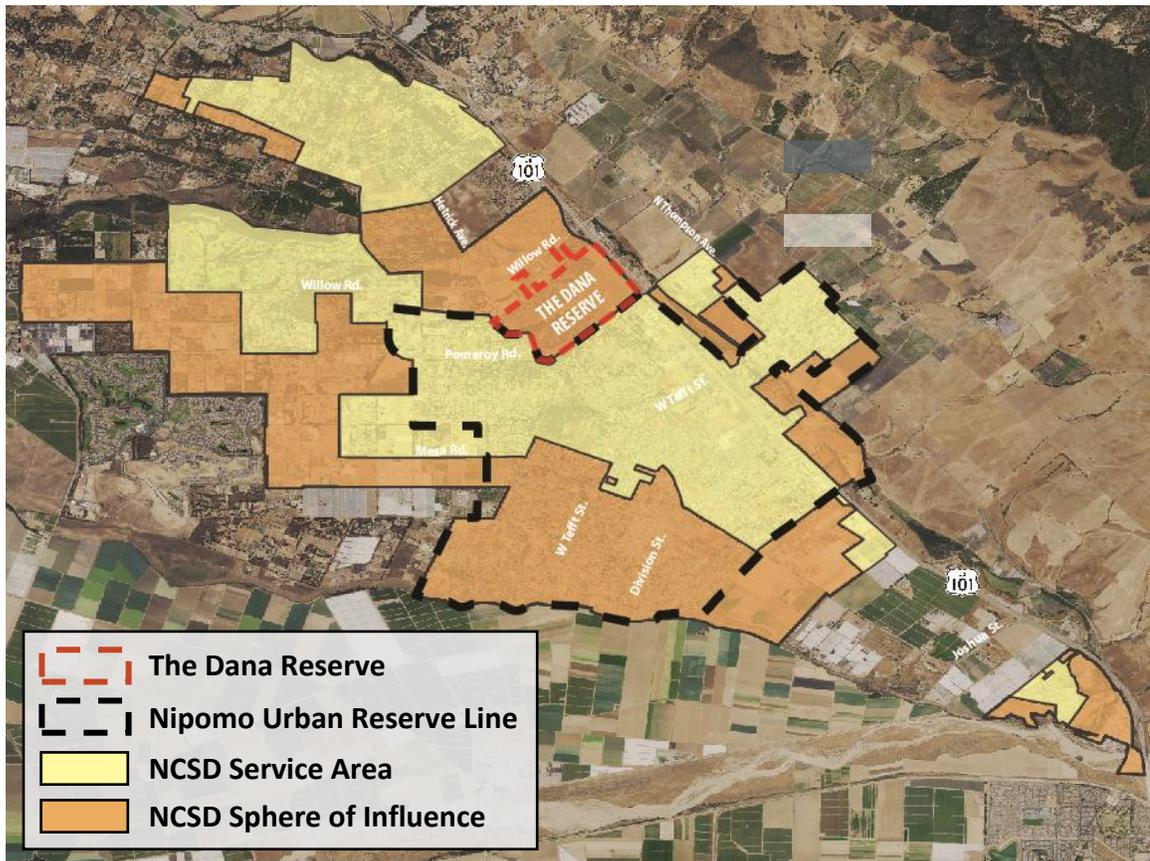


Exhibit 1-2: Community Location



The DRSP consists of three parcels totaling approximately 288 acres and is undeveloped. It includes the 275-acre western portion of the property formerly referred to as Cañada Ranch as well as two additional 6.5-acre properties to the north that will provide access to Willow Road.

The DRSP is currently located adjacent to the Nipomo Urban Reserve Line (URL) and is identified in the Nipomo Community Services District (NCS D) sphere of influence, which determines where water and wastewater services are planned to be extended in the future. As part of the DRSP, these properties will be brought into the URL and the NCS D service boundary through the Local Agency Formation Commission (LAFCO) processes.

## 1.3 Planning Area Character

### 1.3.1 Historic Setting

The community of Nipomo has a rich history in agricultural and a strong connection to the Dana Family and Dana Adobe. The Dana Reserve property was once part of the Dana Rancho Nipomo and was owned by the Cañada family beginning in 1912. The property has mainly been used for seasonal grazing for the last 100 years. There are no structures or other improvements on the site. No formal roads exist on the property, although informal unpaved ranch roads traverse portions of the property.

1.3.2 *Cultural Setting*

One site was identified on the property. The project has been designed to protect and avoid this resource location by integrating it into the designated open space areas, as further discussed in Chapter 3.

1.3.3 *Natural Setting*

The property has three primary natural features. These include open grasslands in level areas, oak savannahs on gently rolling hills and oak woodlands along several steeper slopes, and a small cluster of native plants. Each of these features will be incorporated into the design of the project or mitigated off-site. There are no creeks, wetlands, or riparian habitats present on the property. The soil types are Class III and IV non-prime.

*Exhibit 1-3: Aerial of The Dana Reserve Property (as of 2018)*



1.3.4 *Existing Setting*

Portions of the DRSP property can be viewed from U.S. Highway 101, as shown below. The property also borders Pomeroy Road at the southwest, Hetrick Avenue to the west, and Cherokee Place to the north.

*Exhibit 1-4: View from U.S. Highway 101 looking southwest (Source: Google Earth 2018)*



## 1.4 Specific Plan Vision and Goals

### 1.4.1 Vision

The DRSP is a master-planned neighborhood that is envisioned to capture the essence of the central coast lifestyle – where living simply, working locally, celebrating family, and enjoying the great outdoors are combined. Acting as a natural extension of the community, thoughtfully arranged land uses as well as an array of amenities have been blended in a manner to complement the existing community.

Understanding the need for more north-south roadway connections within this area of the Nipomo community, the DRSP will provide extensions of existing public roadway networks through the property in order to enhance access to Willow Road and the broader community roadway network.

Overall neighborhood design and building architecture of the DRSP is intended to reflect the rural history of the property, while a diversity of housing types have been included to create new opportunities for home ownership or apartments.

To generate new employment opportunities and provide access to day-to-day goods and services, a village commercial center and flex commercial/light industrial area has been included, which includes opportunities for a hotel and daycare center. A new educational campus provides an opportunity for life-long learning and job training possibilities.

By integrating an interconnected network of walking, bicycling, and equestrian facilities within the DRSP area, both the existing community as well as future residents alike will find new avenues for embracing the essence that is the central coast lifestyle.



*Architecture connects to the area history, while providing indoor/outdoor community spaces.*



*A variety of residential home types/sizes creates expanded opportunities for home ownership and apartments.*



*Pedestrian and bicycle lanes connect residents to parks and open space areas.*

## 1.4.2 Specific Plan Goals

The following goals have guided the design, layout, and configuration of the DRSP:

**Goal 1:**

Provide a mix of land uses that recognizes the existing neighborhoods while providing a range of amenities accessible to residents and community members. To respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to complement, rather than compete with this area.

**Goal 2:**

Provide neighborhood parks and common open space areas within each residential neighborhood, linking the neighborhoods together through a network of trails and open spaces.

**Goal 3:**

Incorporate the rural history of the property through neighborhood design.

**Goal 4:**

Provide a diversity of housing types and opportunities for home ownership and apartments, including affordable homes per County's requirements.

**Goal 5:**

Create new employment and job training opportunities for the community and the broader South San Luis Obispo County area.

**Goal 6:**

Enhance circulation of the DRSP and existing community by continuing the existing public roadway network through the property to connect to Willow Road, providing a new park and ride lot to encourage carpooling, and creating new public transportation points of connection to facilitate public transit use and reduce single-occupant automobile use.

**Goal 7:**

Integrate a network of walking, bicycling, and equestrian facilities to connect on-site residential neighborhoods and the broader community to new open space, public park, and commercial amenities.

**Goal 8:**

Maintain the large, centrally located oak woodland area as a site feature. Minimize impacts to special status plants on-site. Avoid disturbance of listed plant species.

**Goal 9:**

Meet the current Building Code requirements for energy efficiencies and water savings.

## 1.5 Specific Plan Format

The DRSP is currently under the County of San Luis Obispo (County) jurisdiction. The property is designated as an expansion area under the South County Area Plan (SCAP) Section 4.5 and 4.8 as well as the San Luis Obispo County Code – Title 22, Land Use Ordinance (LUO) Section 22.98.072. The General Plan requires that a specific plan be adopted prior to adjusting the URL of the Community of Nipomo. This process will also include the request for annexation to the NCSD.

The DRSP provides a guide for future private and public development in conformance with the requirements set forth in California Government Code §65450 through §65457. The DRSP provides a bridge between the County’s General Plan and detailed plans such as development plans and subdivisions. It directs all facets of future development within the DRSP area and includes the following chapters and appendices:

- *Chapter 1 – Project introduction and background;*
- *Chapter 2 – Designation of land uses and development standards;*
- *Chapter 3 – Overview of open space, recreation, and conservation;*
- *Chapter 4 – Designation of circulation elements;*
- *Chapter 5 – Location and sizing of infrastructure;*
- *Chapter 6 – Ensuring adequate public facilities;*
- *Chapter 7 – Options for development and financing methods for public improvements;*
- *Appendix A – Relevant General Plan text*
- *Appendix B – Policy consistency analysis.*

## 1.6 General Plan and Land Use Ordinance Guidance for Cañada Ranch

The SCAP description and policies applicable to the Cañada Ranch (now known as Dana Reserve) were adopted in 1994, almost 25 years ago. At the time, the objectives of the SCAP were aimed at job creation opportunities as well as addressing the jobs housing balance in Nipomo. Although the SCAP described the broad objective for job creation, it did not identify specific requirements for the type, size, or scale of these expected uses. The SCAP also indicates that housing should be provided on the Cañada Ranch site, again without identifying the type, size, or scale of the residential development. Appendix A of this document provides a summary of existing SCAP policies applicable to the Cañada Ranch.

Since the adoption of the SCAP, much has changed in the State and in the County. A period of significant economic expansion (housing bubble) and the “great recession” (the housing crash) occurred. Since 2010, the economy of the Nation and the County have since recovered. Currently and into the foreseeable future, California faces significant challenges in providing housing for the States’ growing population. This need for housing has reached a crisis due to very constrained supply at all levels of housing affordability. Prices and rents for existing housing have increased dramatically and are continuing to increase. For the first time in many, many years the State has begun to intervene in local housing policies. In the last two years alone, over 15 housing bills have

been passed by the State that set standards and enforceable requirements for local agencies to meet their housing goals.

While the SCAP and LUO identify the eastern portion of the Cañada Ranch property, located east of U.S. Highway 101, to be included as part of a specific plan, it is currently under separate ownership and is not included as part of the DRSP. An amendment to the DRSP document and separate environmental review will need to be conducted in the future if the owner(s) of that portion of the Cañada Ranch property decided to move forward with a development concept.

## 1.7 Goals and Consistency with the General Plan

The DRSP has been designed to meet the goals and objectives established in the County's General Plan by providing a framework for future development of the property. The DRSP is consistent with, and serves as an extension of, the County's General Plan. The policies and standards in the DRSP will take precedence over more general policies and standards during the review of private and public development projects within the DRSP area. In situations where policies or standards relating to an aspect of development have not been provided in the DRSP, the existing policies and standards of the County's General Plan and LUO will apply.

Appendix B of this document provides an analysis of the project's consistency with the various policies of the County's General Plan Elements.

## 1.8 Relationship to Other Adopted County Documents

### 1.8.1 *County of San Luis Obispo General Plan*

The DRSP is located in the County of San Luis Obispo's jurisdiction and is therefore under the jurisdiction and governance of the County's General Plan. The General Plan sets policy direction for allowable land uses for both public and private lands and acts to provide applicable review bodies appropriate guidance and direction for making future discretionary land use decisions. There are seven required general plan elements, which include: Land Use, Circulation, Open Space, Conservation, Noise, Housing, and Safety. In addition to these required elements, the County of San Luis Obispo has also adopted five optional elements, which include Agriculture, Offshore Energy, Economic, Master Water and Sewer Plan, and Parks and Recreation. These elements are implemented through County of San Luis Obispo adopted area plans, community plans, and specific plans as well as other codified ordinances.

Appendix B of this document provides a policy consistency analysis of the County General Plan, including goals and policies from many of the documents listed below, in the context of the DRSP.

#### 1.8.1.a. *Framework for Planning (Inland)*

The Land Use and Circulation Element (LUCE) is the over-arching guidance document for the County and encompasses two elements in one document – land use pattern and circulation system. It identifies the layout and intensity of land uses, including housing, commercial, industrial, open space, education, public facilities, and other categories of both public and private uses. The LUCE establishes a balanced circulation network that includes both existing and proposed road network system improvements.

*1.8.1.b. South County Area Plan (SCAP)*

The South County Area Plan is encompassed within the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan sets land use strategies to balance housing types, economic growth, conserve resources, and integrate a well-balanced land use pattern throughout South County area, including the Nipomo Mesa.

*1.8.1.c. Nipomo Community Plan*

The Nipomo Community Plan (Community Plan), adopted in February 2014, sets a vision for the future of the community and the proposed land uses and circulation/infrastructure improvements at the community level. The Community Plan is also part of the LUCE of the County General Plan and is intended to be consistent with and implemented by other County plans, policies, and programs.

*1.8.2 Land Use Ordinance – Inland (Title 22)*

The Land Use Ordinance – Inland (Title 22) provides standards for land use regulations and site-specific development that guide and regulate the size, shape, and type of use for development within the non-coastal areas of the County. The DRSP customizes some of the standards and regulations found within Title 22 to implement the DRSP vision. The DRSP document will take precedence and where the DRSP is silent on a topic or matter, the Land Use Ordinance – Inland requirements will prevail.

*1.8.3 Real Property Division Ordinance (Title 21)*

The Real Property Division Ordinance (RPDO) regulates division of land in the County to promote the orderly development of real property. Applicant requirements pursuant to the Subdivision Map Act are enacted in this title. Subdivision activity within the DRSP area must be consistent with the RPDO.

*1.8.4 San Luis Obispo County Design Guidelines*

The San Luis Obispo County Design Guidelines document consists of design objectives, guidelines, and examples that are intended to help retain and enhance the unique character of the unincorporated communities and rural areas of San Luis Obispo County. Since the DRSP will provide its own design direction to inform the design and planning of future development, the County’s Design Guidelines document will not be applied in the review of development projects within the DRSP area.

*1.8.5 San Luis Obispo County Bikeways Plan*

The San Luis Obispo County Bikeways Plan (Bikeways Plan) prioritizes bikeway facilities in the unincorporated areas of the County. It recognizes a variety of facilities, including bicycle lanes, routes, parking, connections with public transportation, educational programs, and funding. The DRSP has taken guidance found in the Bikeways Plan and expanded it to provide an interconnected bikeway system within the DRSP that connects to existing bicycle facilities adjacent to the project area.

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## 2 Land Use and Development Standards

### 2.1 Introduction

This Chapter contains the land use goals, policies, development standards, and allowable uses applicable to the Dana Reserve Specific Plan (DRSP). In general, the DRSP consists of both single-family and multi-family residential land uses as well as commercial land uses planned near the project's frontage adjacent to U.S. Highway 101. More specifically, individual commercial land uses include a village center, flex commercial/light industrial, neighborhood barn, hotel, daycare center, as well as an educational campus. A major component of the DRSP includes areas reserved for public recreation, neighborhood parks, trails, and open space.

### 2.2 Land Use Zones Designations

Land use zones determine the intended future use of each parcel of land within the DRSP. They describe uses and development standards. The proposed land use zones are separated into three primary categories, which include Residential, Commercial, and Recreation and Open Space.

The DRSP includes the following land use designations/zones:

#### *Residential Land Use Zones*

- *Residential Single-Family-1 (RSF-1)*
- *Residential Single-Family-2 (RSF-2)*
- *Residential Multi-Family (RMF)*

#### *Commercial Land Use Zones*

- *Village Commercial (VC)*
- *Flex Commercial/Light Industrial (FC/LI)*

#### *Recreation and Open Space Land Use Zones*

- *Recreation (REC)*
- *Open Space (OS)*

Table 2.1 includes an overview of all proposed land uses and the associated numeric information within the DRSP area. This table lists the proposed land uses and is correlated with the Land Use Zones Map (Exhibit 2-1a/b) and Concept Master Plan Map (Exhibit 2-2a/b).

Table 2.1: Land Use Zones Summary

Land Use Zones	Acres <sup>1</sup>	Density Range	Potential Units	Potential Square Feet <sup>2</sup>
<b>RESIDENTIAL</b>				
Residential Single-Family-1 (RSF-1)	133.2	4-7 du/ac	688	
Residential Single-Family-2 (RSF-2)	16.2	7.5-8.5 du/ac	124	
Residential Multi-Family (RMF)	23.3	18-24 du/ac	458	
Public Park (REC)	10			0.5-1.5k sf
Neighborhood Parks <sup>3</sup>	-			
Public Collector Roads	22.3			
<b><i>SUBTOTAL</i></b>	<b>205</b>		<b>1,270</b>	<b>0.5-1.5k sf</b>
<b>COMMERCIAL AND NON-RESIDENTIAL</b>				
Village Commercial (VC) ○ Village Center ○ Neighborhood Barn	4.4			10-23k sf
Flex Commercial/ Light Industrial (FC/LI) ○ Lodging ○ Schools	14.5			100-180k sf
Internal Neighborhood Roads <sup>3</sup>	-			
Park and Ride <sup>4</sup>	-			
<b><i>SUBTOTAL</i></b>	<b>18.9</b>			<b>110-203k sf</b>
<b>OPEN SPACE/RECREATION</b>				
Open Space (OS) ○ Open Space ○ Trails ○ Basins	64.1			
<b><i>SUBTOTAL</i></b>	<b>64.1</b>			
<b><i>TOTAL</i></b>	<b>288.0</b>		<b>1,270</b>	<b>110.5 – 204.5k sf</b>
<i>Notes:</i>				
<sup>1</sup> All acreage can be adjusted up to 10% to address site specific constraints and more suitable site design.				
<sup>2</sup> k indicates thousand.				
<sup>3</sup> Internal Neighborhood Roads and Neighborhood Parks acreage located within Residential Single-Family land use zone acreage calculation.				
<sup>4</sup> Park and Ride acreage located within Public Collector Roads.				

Exhibit 2-1a: Land Use Zones Map



COLOR	LAND USE	ACRES	%
	RESIDENTIAL MULTI-FAMILY (RMF)	23.3	8.0%
	RESIDENTIAL SINGLE FAMILY - TRADITIONAL (RSF-1)	133.2	46.3%
	RESIDENTIAL SINGLE FAMILY (RSF-2)	16.2	5.6%
	PUBLIC RECREATION (REC)	10.0	3.5%
	PUBLIC COLLECTOR ROADS	22.3	7.7%
	<b>RESIDENTIAL SUBTOTAL:</b>	<b>205</b>	<b>71.2%</b>
	FLEX COMMERCIAL/LIGHT INDUSTRIAL (FC/LI)	14.5	5.0%
	VILLAGE COMMERCIAL (VC)	4.4	1.5%
	<b>COMMERCIAL SUBTOTAL:</b>	<b>18.8</b>	<b>6.5%</b>
	OPEN SPACE (OS)	64.1	22.3%
	<b>TOTAL:</b>	<b>288</b>	<b>100%</b>

Exhibit 2-1b: Land Use Zones Map Legend

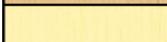
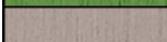
<b>COLOR</b>	<b>LAND USE</b>	<b>ACRES</b>	<b>%</b>
	RESIDENTIAL MULTI-FAMILY (RMF)	23.3	8.1%
	RESIDENTIAL SINGLE FAMILY- TRADITIONAL (RSF-1)	133.2	46.3%
	RESIDENTIAL SINGLE FAMILY (RSF-2)	16.2	5.6%
	PUBLIC RECREATION (REC)	10.0	3.5%
	PUBLIC COLLECTOR ROADS	22.3	7.7%
	<b>RESIDENTIAL SUBTOTAL:</b>	<b>205</b>	<b>71.2%</b>
	FLEX COMMERCIAL/LIGHT INDUSTRIAL (FC/LI)	14.5	5.0%
	VILLAGE COMMERCIAL (VC)	4.4	1.5%
	<b>COMMERCIAL SUBTOTAL:</b>	<b>18.8</b>	<b>6.5%</b>
	OPEN SPACE (OS)	64.1	22.3%
	<b>TOTAL:</b>	<b>288</b>	<b>100%</b>



Exhibit 2-2b: Concept Master Plan Legends

MAP FEATURES		
	Primary Entry Feature	Equestrian Trail (3.1 miles)
	Secondary Entry Feature	Pedestrian Trail (3.8 miles)
	8' deep Storm water Basin	
	Shallow 2 foot deep Storm Water Basin	
	Bus Pullout / Transit Stop Locations	
	Equestrian Trail Head	

GROSS ACREAGE SUMMARY:	
UNDEVELOPED SITE ACRES=	64.1 ACRES= 22.3%
DEVELOPED SITE ACRES=	223.9 ACRES=77.7%
<b>GROSS ACREAGE OF SITE =</b>	<b>288 ACRES</b>

NET DEVELOPED AREAS		% OF NET SITE
HOUSING DEVELOPMENT=	172.7 ACRES =	77.1%
PUBLIC PARKS=	10.0 ACRES =	4.5%
PUBLIC COLLECTORS=	22.3 ACRES =	10%
COMMERCIAL=	18.9 ACRES =	8.4%
<b>DEVELOPED ACREAGE OF SITE = 223.9 ACRES</b>		

**HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE**

LAND USE TOTALS

<b>NBD</b>	<b>PRODUCT TYPE</b>	<b>LAND USE ACRES</b>	<b>% OF GROSS SITE</b>	<b>UNIT COUNT</b>
1	MULTI-FAMILY	8.8	3.1%	173
2	MULTI-FAMILY	10.5	3.7%	210
3	CLUSTER	16.2	5.6%	124
4	4,000 SF LOT	11.2	3.9%	72
5	4,000 SF LOT	16.75	5.8%	104
6	4,000 SF LOT	18.85	6.5%	114
7	4,800 SF LOT	26.7	9.3%	141
8	6,000 SF LOT	15.8	5.5%	65
9	6,000 SF - 7,000 SF LOT	37.3	12.9%	160
10	4,000 SF LOT	3.4	1.2%	15
11	4,000 SF LOT	3.2	1.1%	17
<b>SUBTOTAL:</b>	<b>-</b>	<b>168.7</b>	<b>58.6%</b>	<b>1,195</b>
12	AFFORDABLE (6% MIN. REQ'D)	4	1.4%	75 (71.7 REQ'D)
N/A	INTERNAL NEIGHBORHOOD ROADS*	-	-	-
N/A	NEIGHBORHOOD PARKS (PARK)*	-	-	-
N/A	PUBLIC RECREATION	10	3.5%	-
N/A	PUBLIC COLLECTOR ROADS	22.3	7.7%	-
N/A	PARK AND RIDE**	-	-	-
	<b>TOTAL:</b>	<b>205</b>	<b>71.2%</b>	<b>1,270</b>

**COMMERCIAL TOTALS ON GROSS SITE**

---

LAND USE TOTALS

	ACRES	% OF GROSS SITE
FLEX COMMERCIAL	14.5	5.0%
VILLAGE COMMERCIAL	4.4	1.5%
<b>TOTAL:</b>	<b>18.9</b>	<b>6.5%</b>

**OPEN SPACE ON GROSS SITE**

---

LAND USE TOTALS

	ACRES	% OF GROSS SITE
OPEN SPACE	64.1	22.3%
<b>TOTAL:</b>	<b>64.1</b>	<b>22.3%</b>

**GROSS TOTAL ACREAGE OF SITE = 288 ACRES**

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\* ALL STATISTICS ARE APPROXIMATE

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\* Internal Neighborhood Roads and Neighborhood Parks acreage accounted for under Residential Neighborhood totals.

\*\* Park and Ride acreage accounted for under Public Collector Roads.

## 2.3 Residential Land Uses

### 2.3.1. *Residential Land Use Goals and Policies*

The following overarching DRSP goals are brought forward from Chapter 1 of this document and associated policies are provided to guide the range and density of residential development envisioned within the DRSP area.

#### **Goal 1**

**Provide a mix of land uses that recognizes the existing neighborhoods while providing a range of amenities accessible to residents and community members. To respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to complement, rather than compete with this area.**

#### *Residential Policy 1.a*

*A variety of single-family and multi-family residential land uses shall be provided in varying configurations and densities.*

#### *Residential Policy 1.b*

*Single-family land uses shall be located within the DRSP area to transition from existing, surrounding Residential Suburban land uses.*

#### **Goal 3**

**Incorporate the rural history of the property through neighborhood design.**

#### *Residential Policy 3.a*

*Each residential neighborhood within the DRSP area should provide a unique aesthetic and design – including signage, consistent with the overarching vision for the DRSP area.*

#### *Residential Policy 3.b*

*While no specific architectural style is dictated herein, residential architecture should be reflective of the rural history of the community, such as Agrarian, Ranch, Spanish Revival, or other similar styles.*

#### **Goal 4**

**Provide a diversity of housing types and opportunities for home ownership and apartments, including affordable homes per County's requirements.**

#### *Residential Policy 4.a*

*A variety of for sale single-family and for sale/rental multi-family housing types shall be provided within the DRSP area to appeal to a broad range of customers.*

#### *Residential Policy 4.b*

*Affordable housing shall be constructed within the DRSP area consistent with County requirements.*

#### *Residential Policy 4.c*

*Multi-family homes should have private open space features, such as balconies or patios, and have access to common outdoor areas on-site.*

*Residential Policy 4.d*

*All common outdoor areas within individual residential neighborhoods shall be privately maintained.*

**Goal 9**

**Meet the current Building Code requirements for energy efficiencies and water savings.**

*Residential Policy 9.a*

*All residential development within the DRSP area shall meet the minimum Building Code requirements for energy efficiencies and water savings.*

2.3.2. *Residential Development Standards*

Residential development standards ensure consistency with the overarching DRSP vision while guiding the implementation and review of housing development project proposals by the County.

These development standards supersede the County’s existing land use ordinance requirements and will serve as the development standards for housing development projects within the DRSP area.

The development standards for Residential Single-Family and Residential Multi-Family are provided in Table 2.2 and Table 2.3 and are categorized based on land use type and density. It is assumed that these standards will be supplemented by additional covenants, conditions, and restrictions (CC&Rs), which will also be consistent with the DRSP.

*Exhibit 2-3: Neighborhood Perspective*



*Residential Single-Family-1 (RSF-1)*

The RSF-1 designation provides low-density housing, ranging from 4,000 sf to 7,000 sf lots at a density of 4 to 7 dwelling units per acre. Lots may include detached or attached single-family at one- or two-stories. The RSF-1 designation encompasses 133.2 acres within the DRSP area. Accessory Dwelling Units are allowed on each lot, as governed by AB 68.



*RSF-1 Housing Example.*

*Residential Single-Family-2 (RSF-2)*

The RSF-2 designation provides medium-density housing, ranging from 3,300 sf to 3,999 sf lots at a density of 7.5 to 8.5 dwelling units per acre. Lots may include attached or detached housing clusters at one- or two-stories. The RSF-2 designation encompasses 16.2 acres within the DRSP area.



*RSF-2 Housing Example.*

*Residential Multi-Family (RMF)*

The RMF designation allows medium to high-density residential development at a density of 18 to 24 dwelling units per acre. Development standards have been tailored to provide flexibility in the development of a variety of multi-family home types. The RMF designation encompasses 23.3 acres within the DRSP area.



*RMF Housing Example.*

*Table 2.2: Residential Single-Family Development Standards*

	<i>RSF-1</i>	<i>RSF-2</i>
<b>Minimum Setbacks</b>		
<i>Front</i>	16 ft	10 ft
<i>Side</i>	5 ft	5 ft
<i>Street Side</i>	10 ft	10 ft
<i>Rear</i>	12 ft	5 ft
<i>Garage</i>	20 ft from back of sidewalk	5 ft from motorcourt
<b>Maximum Porch Encroachment</b>		
	6 ft	N/A
<b>Maximum Lot Coverage<sup>1</sup></b>		
	NBD 4-7, 10-11 = 55% NBD 8-9 = 60%	65%
<b>Maximum Height<sup>2</sup></b>		
	30 ft, 2-stories	35 ft, 2- stories
<b>Typical Lot Size</b>		
	4,000 sf – 7,000 sf	3,300 sf - 3,999 sf
<b>Neighborhood Park Space</b>		
<i>NBD 3</i>		1.5 – 2.0 ac
<i>NBD 4</i>	0.7 – 0.9 ac	
<i>NBD 5</i>	1.1 – 1.5 ac	
<i>NBD 6</i>	0.7 – 1.0 ac	
<i>NBD 7</i>	2.7 – 3.6 ac	
<i>NBD 8</i>	1.1 – 1.5 ac	
<i>NBD 9</i>	1.8 – 2.5 ac	
<i>NBD 10</i>	1.1 – 1.5 ac	
<i>NBD 11</i>	0.3 – 0.5 ac	
<b>Neighborhood Park Total</b>	11 – 15 ac	
<b>Minimum Private Open Space</b>		
	300 sf rear yard w/ 12 ft min. dim.	300 sf rear yard w/ 12 ft min. dim.
<b>Parking</b>		
	2 enclosed off-street parking spaces per home	2 enclosed off-street parking spaces per home; plus 1 guest space per 5 homes
<b>Notes:</b>		
<sup>1</sup> Accessory Dwelling Units are allowable and do not count towards lot coverage.		
<sup>2</sup> A building may exceed the height indicated if it has a pitched roof with a slope greater than 2.5/ 12, and the additional height above the maximum allowed is used to achieve this pitched roof.		

Table 2.3: Residential Multi-Family Development Standards

	<i>RMF</i>
<i>Minimum Setbacks</i>	
<i>Front</i>	10 ft
<i>Side</i>	5 ft
<i>Street Side</i>	10 ft
<i>Rear</i>	10 ft
<i>Garage/Carport</i>	20 ft from back of sidewalk
<i>Minimum Building Separation</i>	
<i>Principal Building</i>	10 ft
<i>Between Facing Garages</i>	28 ft
<i>Porch Encroachment</i>	
	3 ft
<i>Allowable Density</i>	
	18-24 du/ac <sup>1,2</sup>
<i>Maximum Lot Coverage</i>	
	70%
<i>Maximum Height</i> <sup>3</sup>	
	45 ft, 4-stories <sup>4</sup>
<i>Minimum Lot Size</i>	
	N/A
<i>Minimum Neighborhood Open Space</i>	
	30%; of the 30%, a minimum of 125 sf is required per home as usable common open space
<i>Minimum Private Open Space</i>	
	175 sf per home (may include patios, decks, balconies, or porches)
<i>Parking</i>	
	1 sp./studio or 1 bdrm.; 1.5 sp./2-bdrm.; 2.0 sp./3+ bdrm. 1 guest sp. per 5 homes.
<i>Notes:</i>	
<sup>1</sup> Allowable dwellings for RMF zone based on units per gross acre.	
<sup>2</sup> Excludes density bonuses	
<sup>3</sup> A building may exceed the height indicated if it has a pitched roof with a slope greater than 2.5/12, and the additional height above the maximum allowed is used to achieve this pitched roof.	
<sup>4</sup> 33-ft to the top of plate, 45-ft to the roof	

### 2.3.3. Residential Allowable Uses

Table 2.4 below outlines the allowable land uses for the Residential Single-Family and Multi-Family land use zones within the DRSP area. As indicated in the table, primary uses are those that are a primary use within the residential land use zones, while secondary uses are those that are subordinate to or in support of a primary use.

Table 2.4: Residential Use Table

	RSF-1	RSF-2	RMF
<i>Primary Uses</i>			
Single-Family Dwellings	P	P	N
Multi-Family Dwellings <sup>1</sup>	N	N	P
<i>Secondary Uses</i>			
Accessory Dwelling Unit (Secondary Dwelling) <sup>1</sup>	P	P	P
Child Day Care – Family Day Care Homes	N	N	C
Community Center/ Clubhouse/Pool	P	P	P
Community Garden	P	P	P
Detached Garage	P	N	N
Home Occupation	P	P	C
Neighborhood Park	P	P	P
Residential Accessory Uses	P	C	C
Residential Care Home, 6 or fewer boarders	C	N	N
Residential Care Home, 7 or more boarders	N	N	C
<p><i>Notes:</i>            P: Permitted    C: Conditionally Permitted    N: Not Permitted            Uses listed above consistent with County use definitions, where applicable.  <sup>1</sup> Governed by applicable State law.</p>			

### 2.3.4. Architectural Design Guidance

As noted above, no specific architectural style is required for the DRSP. However, in order to implement the vision and character of the DRSP outlined in Chapter 1, the following architectural design interventions are prohibited:

- Tinted, mirrored, or smoked glass; and
- Satellite dishes or tv antennas located so as to be visible from the front elevation of a building. If proposed, satellite dishes or tv antennas shall be located to the rear of the building and away from public view.

2.3.5. Residential Fencing Standards

Table 2.5: Residential Fencing Standards below outlines fencing standards which apply to all residentially designated land use zones within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. In general, the intent of the residential fencing standards is to allow for individual properties to take advantage of adjacencies to park and open spaces on-site while providing privacy for future homeowners. Refer to Exhibit 2-4: Fencing Types for recommended locations for residential fencing.

Table 2.5: Residential Fencing Standards

<b>Location</b>
<ul style="list-style-type: none"> <li>A. Fencing is permitted along the side and rear property lines. Fencing within the required front or street yard setback areas is prohibited.</li> <li>B. Property line fencing at the side or street yards connecting to the primary residence shall be setback a minimum of 5-feet from the primary street facing facade.</li> <li>C. Where a Residential Multi-Family designated property is located adjacent to a Flex Commercial/Light Industrial designated property, no fencing is required on the Residential Multi-Family property.</li> </ul>
<b>Height</b>
<ul style="list-style-type: none"> <li>A. Side and Rear Yard – Six (6) feet minimum/maximum.</li> </ul>
<b>Type and Materials</b>
<p><b>Side Yard</b></p> <ul style="list-style-type: none"> <li>A. Abutting Residential <ul style="list-style-type: none"> <li>i. Good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material.</li> <li>ii. Fencing of abutting neighborhoods, such as Neighborhood 4, 5, and 6 shall maintain consistency in fencing type and material.</li> </ul> </li> <li>B. Abutting Commercial, Neighborhood Park, or Open Space <ul style="list-style-type: none"> <li>i. Good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material to 4-feet with an additional 2-feet comprised on top of 50% open rail permeable fencing.</li> </ul> </li> </ul> <p><b>Street Side Yard</b></p> <ul style="list-style-type: none"> <li>A. Street Side <ul style="list-style-type: none"> <li>i. Wood fencing or similar composite wood-textured material with finished side of fence facing the street.</li> </ul> </li> </ul> <p><b>Rear Yard</b></p> <ul style="list-style-type: none"> <li>A. Abutting Residential <ul style="list-style-type: none"> <li>i. Good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material.</li> <li>ii. Fencing of abutting neighborhoods, such as Neighborhood 4 and 5, shall maintain consistency in fencing type and material.</li> </ul> </li> <li>B. Adjacent to or Across from Open Space or Public Recreation <ul style="list-style-type: none"> <li>i. Metal picket located at rear property corners or good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material to 4-feet with an additional 2-feet comprised on top of 50% open rail permeable fencing. Fencing selection shall be consistent across an individual neighborhood.</li> </ul> </li> </ul>

- C. Adjacent to Neighborhood Park
- i. Good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material to 4-feet with an additional 2-feet comprised on top of 50% open rail permeable fencing.

*Prohibited Styles*

- A. Chain link, razor/barbed wire, non-matte vinyl fencing (white), and temporary fencing, except for construction related temporary fencing, are prohibited.



*Closed wood fence example.*



*Open style metal fence example.*



*Semi open wood fence example.*

Exhibit 2-4: Fencing Types



Note: Typical, required side and rear fencing type not shown in exhibit above. Refer to Section 2.3.5 above for requirements.

### 2.3.6. Residential Lighting Standards

The following section is intended to guide the design and implementation of exterior lighting within the residential land use zones of the DRSP.

#### *Site and Building*

- a. Type and design of site and building lighting fixtures shall be “dark-sky” compliant, consistent with the County of San Luis Obispo requirements.
- b. Building lighting shall complement the architectural style of the building it serves.
- c. Site and building up-lighting, if proposed, shall only be used to highlight special features or elements.
- d. Any lighting utilized as part of a residential neighborhood signs shall be complementary to the individual design aesthetic of the surrounding neighborhood.

#### *Security*

- a. Security lighting activated by motion sensors shall be on no longer than 5 minutes with automatic shut off, the type which shall be selected and located so that it does not activate frequently due to regular outdoor traffic or activity, including minor movements typically produced by animals or leaf litter.
- b. Special care shall be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.

### 2.3.7. Residential Signage Standards

Signage for the individual residential land use areas within the DRSP shall be subject to the standards outlined below, including those for neighborhood, wayfinding and directional, and street signage. Where the DRSP is silent, the County of San Luis Obispo Sign Ordinance will apply. In instances where there may be inconsistencies between the DRSP and the County of San Luis Obispo Sign Ordinance, the DRSP shall prevail.

#### *Neighborhood*

- a. Individual residential neighborhood logos, branding, and signage shall be integrated through an established logo and sign program in order to create an identity for each residential neighborhood and shall be secondary to the overall DRSP logo and branding.
- b. Where a residential neighborhood includes multiple entry monuments or signage, the overall look and aesthetic shall be consistent throughout.

#### *Wayfinding and Directional*

- a. Wayfinding and directional signage shall be located at key locations within the DRSP to provide direction to important services and destinations, such as at commercial areas, parks, trailheads, or trail crossings.
- b. Secondary neighborhood wayfinding, gateway signage, and directional signs shall be consistent with the primary entry gateway signage in terms of materials and colors used.

Exhibit 2-5: Willow Road Entry Concept



Exhibit 2-6: Frontage Road Entry Monument Concept



*Street*

- a. Street signs shall be as specified by the Manual on Uniform Traffic Control Devices (MUTCD) or by special request, subject to the review and approval of the County. Any unique sign color shall be utilized consistently within the overall neighborhood's framework.
- b. Street identification signs and traffic control signs shall be mounted on light poles to organize these signs in a manner that minimizes the number of poles required.

*Residential Prohibited Signage*

- a. Prohibited signage in residential land use zones include pole, rotating, neon, or flashing signs.

2.3.8. *Affordable Housing*

As discussed below, the County's Housing Element (2014-2019) and Inclusionary Housing Ordinance (Section 22.12.080) outline the goals, objectives, policies, and implementation programs to provide for a variety of housing types at various affordability levels across the County. It is the goal of the DRSP to provide for a diversity of housing types and opportunities for home ownership and apartments. For more specific housing related policies, refer to Section 2.3.1 above.

*General Plan Housing Element*

The County's current Housing Element (2014-2019) is intended to facilitate the provision of needed housing in the context of the General Plan Land Use Element and related ordinance. It is also intended to meet the requirements of State law. It contains a number of relevant goals, objectives, policies, and implementation programs to ensure the County meets its goals of meeting the housing needs while remaining consistent with State law.

The overall goal of the County Housing Element is to:

*"Achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County."*

Relevant primary objectives and associated policies include:

*"Housing Element Objective 1.0 - Facilitate development of 1,092 new housing units during the five-year time period beginning January 1, 2014 and implement the principles and policies of the Land Use Element (Framework for Planning) when planning and reviewing new development proposals to the maximum extent practicable."*

*HE 1.1: Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.*

*HE 1.2: Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element. This is important because the tasks necessary to identify land for housing and provide infrastructure can take several years to accomplish.*

*HE 1.3: Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems when feasible."*

To ensure the County meets this objective and associated policies during the current Housing Element term and to position the County to meet future, longer-term housing needs, the following implementation program is identified:

*Program HE 1.A: Designate additional land for residential uses.*

*Land Use Ordinance Inclusionary Housing*

Section 22.12.080 of the County LUO contains policies and procedures related to inclusionary housing that is a requirement as part of development projects. Development containing two or more residential dwelling units, commercial/industrial uses with a cumulative floor area of 5,000 square feet or more, mixed-use development, and subdivision of land are subject to these requirements.

As of 2019, the County is currently applying Year 2, or the 8% inclusionary housing level requirement of a project’s base density. This 8% inclusionary housing mix is broken down by 2% increments between Workforce, Moderate income, Low income, and Very Low-income households. As noted in Section 22.12.080.G.2, the County provides for a reduction in required inclusionary housing by 25% for those units constructed on-site.

Requirements for inclusionary housing for residential dwelling units are based upon the base density of a project. Base density is the maximum number of residential units that may be allowed, not including any density bonuses. Commercial and industrial development of 5,000 square feet or more of floor area for commercial or industrial use also requires the payment of a housing impact fee or construction of inclusionary housing units.

*Specific Plan Application*

The DRSP will implement the goals and policies of the County Housing Element and Inclusionary Housing Ordinance by constructing these homes on-site. These homes would be constructed in conjunction with a local, affordable housing developer. As shown on Exhibit 2-2a, Neighborhood 12 has been appropriately sized and located to accommodate these affordable homes. It is anticipated that the Residential Single-Family land use zones may also provide additional affordable housing development opportunities within the DRSP through the provision of accessory dwelling units, which are allowed within the RSF-1 land use zone.

2.4 Commercial Land Uses

2.4.1 Commercial Land Use Goals and Policies

The following overarching DRSP goals brought forward from Chapter 1 of this document and associated policies are provided to guide the range and density of commercial development envisioned within the DRSP area.

**Goal 1**

**Provide a mix of land uses that recognizes the existing neighbors while providing a range of amenities accessible to residents and community members. To respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to complement, rather than compete with, this area.**

*Commercial Policy 1.a*

*A range of commercial, office, hospitality, and education space shall be provided within the commercial areas of the DRSP to provide the greatest flexibility of future uses.*

*Commercial Policy 1.b*

*The Village Commercial Center shall include a variety of neighborhood serving uses that accommodate the day-to-day needs of the neighborhood.*

*Commercial Policy 1.c*

*The Neighborhood Barn shall be designed as a venue space that can accommodate neighborhood, community, hotel, non-profit, and other local events.*

*Commercial Policy 1.d*

*Outdoor seating, pedestrian amenities, and play areas should be provided in conjunction with commercial land uses for residents, visitors, and employees.*

**Goal 3**

**Incorporate the rural history of the property through neighborhood design.**

*Commercial Policy 3.a*

*While no specific architectural style is dictated herein, commercial architecture should be reflective of the rural history of the community, such as Agrarian, Ranch, Spanish Revival, or other similar styles.*

**Goal 5**

**Create new employment and job training opportunities for the community and the broader South San Luis Obispo County area.**

*Commercial Policy 5.a*

*The Flex and Village Commercial land use designation shall provide a variety of tenant space configurations to accommodate a range of business types and sizes for new employment opportunities and may also include an educational campus to provide ongoing job training and life-long learning opportunities.*

**Goal 9**

**Meet the current Building Code requirements for energy efficiencies and water savings.**

*Commercial Policy 9.a*

*All commercial development within the DRSP shall meet the minimum County Building Code requirements for energy efficiencies and water savings.*

2.4.2 *Commercial Development Standards*

Commercial development standards apply to the Village Commercial (VC) and Flex Commercial/Light Industrial (FC/LI) land uses within the DRSP and are intended to ensure consistency with the overarching DRSP vision while guiding the long-term implementation and review of individual development proposals by the County.

These development standards supersede the County's existing land use ordinance requirements and will serve as the development standards for commercial development within the DRSP. They

are provided to ensure future development is context sensitive and compatible with surrounding land uses while remaining flexible and responsive to market conditions.

The commercial development standards for Village Commercial and Flex Commercial/Light Industrial land use zones are provided in Table 2.5 below.

*Exhibit 2-7: Village Commercial Barn Concept*



## *Village Commercial (VC)*

The VC designation allows for a variety of neighborhood and community serving commercial and retail uses to serve the day-to-day needs of residents and visitors. This designation also includes a neighborhood barn venue. Development standards have been tailored to capture the broad range of uses and the desired village character. The VC designation encompasses approximately 4.4 acres within the DRSP area.



*Village Commercial Example.*

## *Flex Commercial/Light Industrial (FC/LI)*

The FC/LI designation allows for a variety of commercial, office, and light industrial uses intended to allow for the creation of new job generating businesses. This designation also includes space for an educational campus and hotel. Development standards have been tailored to provide flexibility for design. The FC/LI designation encompasses 14.5 acres within the DRSP area.



*Flex Commercial/Light Industrial Example*

Table 2.5: Commercial Development Standards

	VC	FC/LI
<b>Minimum Building Setbacks</b>		
<i>Front</i>	0-ft	10-ft
<i>Interior Side</i>	0-ft	0-ft
<i>Street Side</i>	0-ft	10-ft
<i>Rear</i>	Per Building Code Requirements, except: 15' – adj. to RES. use.	Per Building Code Requirements
<b>Minimum Lot Size</b>		
	No minimum	0.5 ac
<b>Maximum Lot Coverage</b>		
	100%	70%
<b>Maximum Floor Area Ratio</b>		
	1.5; 2.5 for lodging or school uses	1.5; 2.5 for lodging or school uses
<b>Maximum Height</b>		
	35-ft, 2-stories; 50-ft, 4-stories for lodging or schools uses	35-ft, 2-stories; 50-ft, 4-stories for lodging or school uses
<b>Minimum Private/Common Area Landscaping</b>		
	5% of site area	10% of site area
<b>Minimum Parking Requirements <sup>1 2</sup></b>		
	<i>Restaurants &amp; Bars –</i> 1/200 sf <i>Commercial/Retail -</i> 1 sp/250 sf <i>Lodging -</i> 1 sp/room + 5% of total <i>Schools (Pre-Schools to Secondary) -</i> 1 sp/staff member plus 1 space per 5 children <i>Schools (Colleges/University) -</i> 1 sp/3.4 students <i>Daycare -</i> 1 sp/1 staff member plus 1 sp for each 5 children <i>Office –</i> 1/300 sf	<i>Restaurant &amp; Bars –</i> 1/200 sf <i>Commercial/Retail -</i> 1 sp/250 sf <i>Commercial Service –</i> 1 sp/250 sf <i>Schools (Pre-Schools to Secondary) -</i> 1 sp/staff member plus 1 space per 5 children <i>Schools (Colleges/University) –</i> 1 sp/3.4 students <i>Lodging -</i> 1 sp/room + 5% of total <i>Small Scale Manufacturing –</i> 1 sp/500 <i>Office –</i> 1/300 sf <i>Medical Office -</i> 1/200 sf

	VC	FC/LI
<i>Notes:</i>		
<sup>1</sup> Where two or more nonresidential uses are located on a single property, the number of parking spaces may be reduced at a rate of 5% for each nonresidential use, up to a maximum of 20%.		
<sup>2</sup> Minimum parking requirements shall be calculated based on the net floor area in both Village and Flex Commercial areas of useable space within a building. However, within the Village Commercial area shall not include storage areas.		

2.4.3 *Commercial Allowable Uses*

Table 2.6 below outlines the allowable land uses for the Village Commercial and Flex Commercial/Light Industrial land use zones within the DRSP area.

*Table 2.6: Commercial Use Table*

	VC	FC/LI
Animal Hospitals and Veterinary Medical Facilities	N	C
Automobile, Mobile Home & Vehicular Dealers	N	N
Automobile Service Stations/Gas Stations	N	N
Building Materials and Hardware	N	C
Child Day Care Centers	P	C
Drive-In and Drive-Thru Services	N	C
Food and Beverage Products	N	C
Furniture & Fixture Products, Cabinet Shops	N	C
General Retail	P	P
Health Care Services	N	P
Health/Fitness Club	P	P
Heavy Manufacturing	N	N
Lodging – Hotels & Motels, 40 or more units	P	P
Neighborhood Market (<10,000 sf)	P	P
Neighborhood Market (<32,000 sf)	N	P
Personal Services	P	N
Public Assembly and Entertainment Facilities	P	C
Offices	P	P
Residential <sup>1</sup>	C	C
Restaurant and Bars (including breweries, wine tasting, and distilleries)	P	P
Schools – College and University	P	P
Schools – Preschool to Secondary	P	P

	<i>VC</i>	<i>FC/LI</i>
Small Scale Manufacturing	N	C
Warehousing	N	N
<i>Notes:</i> P: Permitted C: Conditionally Permitted N: Not Permitted Per County use definitions, where applicable. <sup>1</sup> Governed by applicable State law.		

2.4.4 *Architectural Design Guidance*

As noted above, no specific architectural style is required for the DRSP. However, in order to implement the vision and character of the DRSP outlined in Chapter 1, the following architectural design interventions are prohibited:

- Tinted, mirrored, or smoked glass; and
- Satellite dishes or tv antennas located so as to be visible from the front elevation of a building. If proposed, satellite dishes or tv antennas shall be located to the rear of the building and away from public view.

2.4.5 *Commercial Fencing Standards*

Table 2.7: Commercial Fencing Standards below outlines the fencing standards which apply to all commercially designated land uses zones within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. Refer to Exhibit 2-4: Fencing Types recommended locations for commercial fencing.

*Table 2.7: Commercial Fencing Standards*

<b>Location</b>
A. Fencing is permitted along the side and street side property lines. Fencing within the front setback areas is prohibited. B. No fencing is required adjacent to U.S. Highway 101. C. Where a Residential Multi-Family designated property is located adjacent to a Flex Commercial/Light Industrial designated property, fencing is only required on the Flex Commercial/Light Industrial property.
<b>Height</b>
A. Side, Street Side, or Open Space – Three (3) feet maximum.
<b>Type and Materials</b>
<b>Side Yard</b>
A. Abutting Commercial <ul style="list-style-type: none"> <li>i. Good neighbor wood fencing with finished side facing open or public spaces and/or similar composite wood-textured material.</li> </ul> B. Abutting Residential, Public Recreation, or Open Space <ul style="list-style-type: none"> <li>i. None required.</li> </ul>
<b>Street Side Yard</b>
C. Street Side <ul style="list-style-type: none"> <li>i. None required.</li> </ul>
<b>Rear Yard</b>

<p>D. Abutting Residential, Public Recreation, or Open Space i. None required.</p>
<p><i>Prohibited Styles</i></p>
<p>A. Chain link, razor/barbed wire, non-matte vinyl fencing (white), and temporary fencing, except for construction related temporary fencing, are prohibited.</p>

2.4.6 *Commercial Lighting Standards*

The following section is intended to guide the design and implementation of exterior lighting within the commercial land use zones of the DRSP.

*Street and Pedestrian*

- a. Type and design of street and pedestrian light fixtures shall be “dark-sky” compliant, consistent with the County of San Luis Obispo requirements.
- b. Street and pedestrian lighting shall incorporate a cohesive design that is consistent with the vision and character of the DRSP.
- c. Fixtures for street and pedestrian lighting shall be made of durable and high-quality materials for maximum resistance to vandalism and tampering.
- d. Pedestrian lighting shall be utilized in paseos, plazas, parking lots, and other public areas, except for open space land uses zones, to delineate pedestrian spaces and pathways.
- e. Attractive parking lot light pole bases shall incorporate a cohesive design, such as colored concrete, for consistency throughout the DRSP where required.
- f. Any required lighting for transit stops within the DRSP shall be subject to the requirements of the San Luis Obispo Regional Transit Authority.

*Architectural and Landscape*

- a. Type and design of architectural and landscape light fixtures shall be “dark-sky” compliant, consistent with the County of San Luis Obispo requirements.
- b. Architectural and landscape lighting shall complement the architectural style of the building it serves.
- c. Architectural and landscape up-lighting, if proposed, shall only be used to highlight special features or elements.
- d. Ambient lighting with exposed bulbs, such as string lights, may be allowed to accent outdoor dining and seating areas, plazas, patios, and event spaces.

*Security*

- a. Security lighting activated by motion sensors shall be on no longer than 5 minutes with automatic shut off, the type which shall be selected and located so that it does not activate frequently due to regular outdoor traffic or activity, including minor movements typically produced by animals or leaf litter.

- b. Special care shall be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.
- c. Parks and trailheads shall be adequately lit for safety and security purposes during normal operating hours, depending on function and need.
- d. Any required security lighting for transit stops within the DRSP shall be subject to the requirements of the San Luis Obispo Regional Transit Authority.

2.4.7 *Commercial Signage Standards*

Signage for the individual commercial land use areas within the DRSP shall be subject to the standards outlined below, including those for wayfinding, directional, and street signage. Where the DRSP is silent, the County of San Luis Obispo Sign Ordinance will apply. In instances where there may be inconsistencies between the DRSP and the County of San Luis Obispo Sign Ordinance, the DRSP shall prevail.

- a. Master sign programs are required for each property owner or commercial area to specific size and design parameters for each tenant.
- b. Commercial signage shall complement the vision and character outlined for the project in terms of design, placement, and material and color application.
- c. Allowed commercial signage types include wall, suspended, free-standing or monument, projecting, and/or marquee signs.
- d. On-site signage may exceed the County standard of 100 square feet of signing per building by 20%.
- e. Freeway identification signage for properties adjacent to U.S. Highway 101 shall be allowed an on-site freeway identification sign with a maximum area not to exceed 150 square feet. Maximum height for freeway identification signs shall be 50-feet above grade.
- f. Signage for the transit stops and park and ride within the DRSP shall be consistent with the requirements of the San Luis Obispo Regional Transit Authority.

*Commercial Prohibited Signage*

- g. Prohibited signage in the flex and village commercial space land use zones include pole, rotating, neon, or flashing signs.

2.4.8 *U.S. Highway 101 Screening*

In order to sensitively address the DRSP adjacency to U.S. Highway 101, the following screening standards apply to commercial land use zones located adjacent to U.S. Highway 101.

- a. A landscape buffer shall be provided along U.S. Highway 101 where commercial land use “back of house” areas are located directly adjacent to U.S. Highway 101. Landscape buffer plantings utilized shall be selected to be compatible with the overall character and aesthetic of the DRSP, such as oak trees and/or other native plantings.
- b. Where parking is to be located directly adjacent to U.S. Highway 101, a berm, headlight hedge, and/or masonry wall no higher than 36-inches shall be provided to minimize cross highway

- lighting. Where masonry walls are to be used, walls shall be of a consistent design and character along the entire U.S. Highway 101 property line.
- c. Trash and recycling enclosures and loading areas shall be located to minimize views from U.S. Highway 101 and screened through use of vertical growing landscaping.
  - d. Any mechanical or other outdoor equipment, whether on a roof or side of a structure visible from U.S. Highway 101, shall be appropriately screened from view. The method of screening shall be architecturally compatible with the adjacent structure in terms of materials, colors, shape, and size and be used in combination of vertically growing landscaping, where practical.

## 2.5 Recreation and Open Space Land Uses

### 2.5.1 *Recreation and Open Space Land Use Goals and Policies*

The following overarching DRSP goals brought forward from Chapter 1 of this document and associated policies are provided to guide the recreation and open space land use categories envisioned within the DRSP area. For additional goals and policies related to Recreation and Open Space, refer to Chapter 3.

#### **Goal 1**

**Provide a mix of land uses that recognizes the existing neighbors while providing a range of amenities accessible to residents and community members. To respect Old Town Nipomo, the small, neighborhood-oriented village commercial area has been designed to complement, rather than compete with, this area.**

#### *Recreation and Open Space Policy 1.a*

*Recreation and Open Space land uses shall be distributed throughout the DRSP area to provide access to both residents and the community.*

#### *Recreation and Open Space Policy 1.b*

*Recreation and Open Space land uses should be utilized to provide a buffer between the DRSP area and the surrounding neighborhoods to the extent practical.*

#### *Recreation and Open Space Policy 1.c*

*Open space land uses shall serve a variety of uses including but not limited to recreation, trails, stormwater management, and habitat conservation.*

### 2.5.2 *Recreation and Open Space Standards*

Recreation and open space standards apply to the Recreation (REC) and Open Space (OS) land uses within DRSP. They are intended to ensure consistency with the overarching DRSP vision while guiding the long-term implementation and review of individual proposals by the County.

These standards supersede the County's existing land use ordinance requirements and will serve as the standards for recreation and open space within the DRSP area. For additional standards related to Recreation and Open Space land use zones, refer to Chapter 3.

*Recreation (REC)*

The REC designation allows for a public park centrally located within the DRSP area. The public park is anticipated to contain a variety of passive and active uses, which may include sports fields, sports courts, picnic areas, restroom building, and informal play areas. The REC designation encompasses 10 acres within the DRSP area.



*Recreation Example.*

*Open Space (OS)*

The OS designation allows for a variety of uses including trails, stormwater basins, and public facilities. It also will contain sensitive habitat locations. The OS designation encompasses 64.1 acres within the DRSP area.



*Open Space Example.*

2.5.3 *Recreation and Open Space Allowable Uses*

Table 2.8 below outlines the allowable land uses for the Recreation and Open Space land use zones within the DRSP area.

*Table 2.8: Recreation and Open Space Use Table*

	REC	OS
<i>Primary Uses</i>		
Equestrian Facilities (trails and trailhead)	P	P
Neighborhood Park	P	N
Outdoor Athletic Facilities	P	N
Pedestrian Trails	P	P <sup>1</sup>
Public Parks and Playgrounds	P	N
<i>Secondary Uses</i>		
Mobile Homes	N	N
Public Utility Facilities (Basins, Pumphouses)	P	P
Outdoor Sports and Recreational Facilities - Private	P	N
Outdoor Sports and Recreational Facilities - Public	P	N
Storage – Accessory	C	C
Temporary Events	P	P
Notes: P: Permitted C: Conditionally Permitted N: Not Permitted Per County use definitions, where applicable. <sup>1</sup> Pedestrian trails in the Open Space Land Use Zone will be unpaved.		

2.5.4 *Recreation and Open Space Fencing Standards*

Table 2.9: Recreation and Open Space Fencing Standards below outlines the fencing standards which apply to all recreation and open space designated land uses zones within the DRSP. This includes fencing standards related to location, height, type and materials, as well as prohibited styles. Refer to Exhibit 2-4: Fencing Types recommended locations for recreation and open space fencing.

*Table 2.9: Recreation and Open Space Fencing Standards*

<b>Location</b>
A. Not required along streets or trails, unless an equestrian trail is located adjacent to a street, in which case a 4-foot high, split rail fence is required.
B. Fencing at storm water basins shall match the type and material of adjacent residential fencing conditions when adjacent to Open Space.
<b>Height</b>
A. Adjacent to Streets, Parks, and Open Space - Four (4) feet maximum.
B. Adjacent to Detention Basin - Per County requirements.

<i>Type and Materials</i>
<ul style="list-style-type: none"> <li>A. Adjacent to Streets, Parks, or Open Space <ul style="list-style-type: none"> <li>i. Three-rail, split rail fence of wood or similar composite wood-textured material.</li> </ul> </li> <li>B. At Stormwater Basin <ul style="list-style-type: none"> <li>i. Metal picket.</li> </ul> </li> </ul>
<i>Prohibited Styles</i>
<ul style="list-style-type: none"> <li>A. Razor/barbed wire, non-matte vinyl fencing (white), and temporary fencing, except for construction related temporary fencing, are prohibited. Chain link may be used to provide security of large public or recreation facilities but shall be black vinyl clad, or equivalent, with posts to match.</li> </ul>

### 2.5.5 Recreation and Open Space Lighting Standards

The following section is intended to guide the design and implementation of exterior lighting within the recreation and open space land use zones of the DRSP, including neighborhood and public park(s) and open space areas.

#### *Street and Pedestrian*

- g. Type and design of street and pedestrian light fixtures shall be “dark-sky” compliant, consistent with the County of San Luis Obispo requirements.
- h. Street and pedestrian lighting shall incorporate a cohesive design that is consistent with the vision and character of the DRSP.
- i. Fixtures for street and pedestrian lighting shall be made of durable and high-quality materials for maximum resistance to vandalism and tampering.
- j. Pedestrian lighting shall be utilized in paseos, plazas, parking lots, and other public areas, except for open space land uses zones, to delineate pedestrian spaces and pathways.
- k. Attractive parking lot light pole bases shall incorporate a cohesive design, such as colored concrete, for consistency throughout the DRSP where required.
- l. Any required lighting for transit stops within the DRSP shall be subject to the requirements of the San Luis Obispo Regional Transit Authority.

#### *Architectural and Landscape*

- a. Type and design of architectural and landscape light fixtures shall be “dark-sky” compliant, consistent with the County of San Luis Obispo requirements.
- b. Architectural and landscape lighting shall complement the architectural style of the building it serves.
- c. Architectural and landscape up-lighting, if proposed, shall only be used to highlight special features or elements.
- d. Ambient lighting with exposed bulbs, such as string lights, may be allowed to accent outdoor dining and seating areas, plazas, patios, and event spaces.

## *Security*

- a. Security lighting activated by motion sensors shall be on no longer than 5 minutes with automatic shut off, the type which shall be selected and located so that it does not activate frequently due to regular outdoor traffic or activity, including minor movements typically produced by animals or leaf litter.
- b. Special care shall be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.
- c. Parks and trailheads shall be adequately lit for safety and security purposes during normal operating hours, depending on function and need.
- d. Any required security lighting for transit stops within the DRSP shall be subject to the requirements of the San Luis Obispo Regional Transit Authority.

## *2.5.6 Recreation and Open Space Signage Standards*

Signage for the individual recreation and open space land use areas within the DRSP shall be subject to the standards outlined below, including those for wayfinding, directional, and street signage. Where the DRSP is silent, the County of San Luis Obispo Sign Ordinance will apply. In instances where there may be inconsistencies between the DRSP and the County of San Luis Obispo Sign Ordinance, the DRSP shall prevail.

- a. Pedestrian-oriented projecting, sculptured cantilevered, or individually crafted plaque signs are encouraged within recreation and open space areas, such as at trailheads, neighborhood and public parks, and other open space areas.
- b. Recreation and open space signage within the DRSP shall complement the vision and character outlined for the project in terms of material and color use, placement, and design.
- c. Directional signs located at or along trails or pathways shall be a maximum size of two (2) square feet in size.

## *Recreation and Open Space Prohibited Signage*

- d. Prohibited signage in the recreation and open space land use zones include pole, rotating, neon, or flashing signs.

### 3 Conservation, Open Space, and Recreation

#### 3.1 Introduction

This Chapter discusses the extent and location of open space, cultural resources, and recreational spaces within the Dana Reserve (DRSP) area. It also includes goals and policies for ensuring the long-term success and management of these resources and assets. In particular, the open space, trail network, and recreational amenities are envisioned as a cornerstone for the DRSP. These open space areas will provide small moments to embrace tranquility and peacefulness, while recreation spaces will encourage exercise, exploration, play, and community engagement – part of the larger vision for the DRSP. Refer to Table 3.1 below for a summary of land use acreages of these areas within the DRSP and Exhibit 3-1 for their locations.

*Table 3.1: Recreation and Open Space Land Use Summary*

<i>Land Use</i>	<i>Acreage (ac)</i>	<i>% of Site (%)</i>
Open Space		
○ Open Space	64.1	22.3
○ Trails		
○ Basins		
Public Recreation (Public Park)	10.0	3.4
Neighborhood Parks	11 - 15	3.8 - 5.2
<i>Totals</i>	<i>85.1 - 89.1</i>	<i>29.5 – 30.9</i>

Exhibit 3-1: Open Space and Recreation Map



### 3.2 Conservation and Open Space

A significant land use within the proposed the DRSP area is Open Space, which occupies a total of 64.1 acres, or 22.3% of the total site acreage. This designation includes areas that are to remain undeveloped long-term, as well as areas that provide opportunities for passive uses. Examples of areas intended to remain undisturbed long-term include the central oak woodland area, while passive open space areas will include pedestrian and equestrian trails as well as seating areas. County trail standards for pedestrian and equestrian trails are specified in Chapter 4: Circulation.

A Biological Report was conducted for DRSP in 2018. The report identified five special status plant species located within the DRSP area. Additional special plant and habitat surveys were also conducted in 2019 as a follow-up to the initial 2018 surveys. The data collected from these biological studies served as a general guide to the siting of land uses within the DRSP area in order to avoid or minimize impacts to these species.



*Open space area concepts.*

#### 3.2.1 Biological

##### *Coast Live Oaks*

The DRSP contains coast live oak trees dispersed in different locations across the site. With the exception of one single pine tree on the southwestern boundary, no other tree types are located on the property. While many of the coast live oaks are scattered in various configurations, a primary oak woodland is located centrally on the property with a denser tree coverage and canopy structure than other areas of the site. A vast majority of this centrally located oak woodland is to be maintained as part of the DRSP. To maintain the integrity of this centrally located oak woodland, development and the circulation network has been located to minimize impacts. Where development is to occur adjacent to areas where coast live oaks are to be maintained, County oak tree protection construction measures will be implemented.

A Coast Live Oak Woodland Habitat Preservation Plan, Tree Protection Plan, Off-Site Habitat Acquisition and Preservation Plan, and On- and Off-Site Habitat Mitigation and Monitoring Plan will be prepared as an appendix for the adopted DRSP. A combination of both on-site mitigation and

impact fees will be used to offset the loss of coast live oak trees at a 1:1 ratio. On-site mitigation locations will be selected adjacent to existing coast live oak areas to be maintained, within open spaces, recreation and park areas, or street trees within select areas. To the extent practical, on-site mitigation of coast live oak trees will hail from existing coast live oak trees on-site.

*Special Status Plant Species*

As part of the 2018 Biological Report conducted for the DRSP effort, five special status plant species were identified within the DRSP area. These include Sand mesa manzanita (*Arctostaphylos rudis*), Sand buck brush (*Ceanothus cuneatus var. fascicularis*), Mesa horkelia (*Horkelia cuneata*), California spineflower (*Mucronea californica*), Sand almond (*Prunus fasciculata var. punctate*). Based on the extent of the DRSP development area, the 2018 Biological Report found the potential for adverse effects, however it noted that effects to all special status plan species can be mitigated.

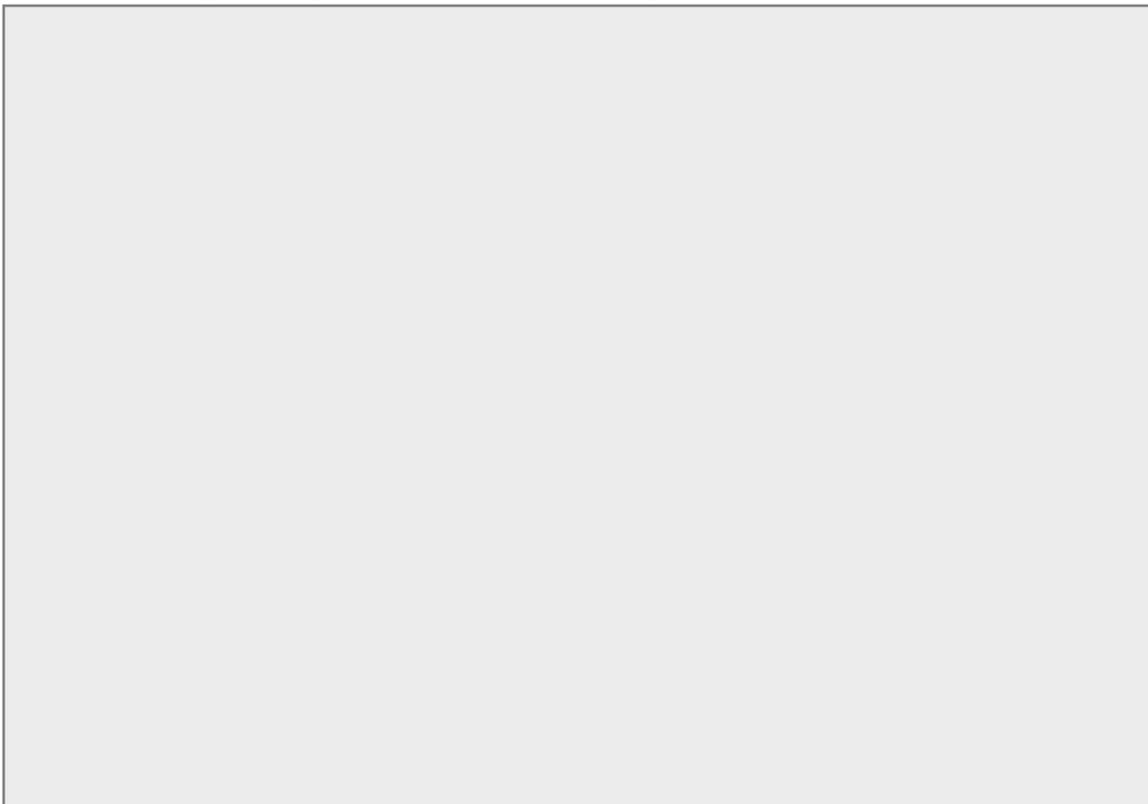
The DRSP will avoid impacts to special status plant species to the extent practical. For those special status species that cannot be avoided, appropriate mitigation ratios will be adhered to per the DRSP Final Environmental Impact Report.

*Listed Species*

During follow-up field observations on the property in 2019 to the 2018 Biological Report, small patches of a state listed species were identified in portions of the centrally located oak woodland area. Development, including roadways, have been situated on-site to avoid impacts to these areas.

*Biological Mitigation Area(s)*

*Exhibit 3-2: Biological Mitigation Area(s) – Forthcoming*



### 3.2.2 Cultural

Cultural resources include historical, archaeological, and/or paleontological resources. An archaeological cultural resource site has been identified within the DRSP area. Site design and layout of the property has been designed to avoid impacting this location by integrating it within open space and avoiding excavation of the resource site.

Known archaeological resources shall be protected to the greatest extent feasible. If additional archaeological resources are discovered during grading and construction activities the County's Inland Land Use Ordinance shall be applied, which may include, but is not limited to fencing or other protective measures around identified cultural resources.

### 3.2.3 Conservation and Open Space Goals and Policies

The following overarching DRSP goals brought forward from Chapter 1 of this document and associated policies are provided to guide the recreation and open space uses envisioned within the DRSP area. For additional goals and policies related to Recreation and Open Space, refer to Chapter 3.

#### Goal 8

**Maintain the large, centrally located oak woodland area as a site feature. Minimize impacts to special status plants on-site. Avoid disturbance of listed plant species.**

##### *Open Space Policy 8.a*

*Prepare a Coast Live Oak Woodland Habitat Preservation Plan, Tree Protection Plan, Off-Site Habitat Acquisition and Preservation Plan, and On- and Off-Site Habitat Mitigation and Monitoring Plan to mitigate loss of coast live oaks on-site and ensure continued success of coast live oaks either on- or off-site, as part of an appendix of the adopted DRSP.*

##### *Open Space Policy 8.b*

*Maintain to the extent practical oak tree canopy areas on-site, located centrally within DRSP, as a site element and feature.*

##### *Open Space Policy 8.c*

*The open space areas shall be reserved as a separate lot or lots under the ownership and maintenance of the Homeowners Association, the County of San Luis Obispo, non-profit, or other organization and shall include a system of equestrian/pedestrian trails, associated facilities and amenities, and signage, as further described by this document.*

##### *Open Space Policy 8.d*

*For unavoidable impacts to special status plant species, the mitigation ratios identified in the Environmental Impact Report shall be followed. Where feasible, plant salvage and seed collection shall be conducted prior to habitat disturbance.*

##### *Open Space Policy 8.e*

*Interpretive signage shall be installed at designated locations along the trail network and other open space areas to promote public awareness and education about oak woodlands and other special plant species within the DRSP area.*



Example of interpretive signage identifying local habitats.

### 3.3 Recreation

A variety of recreational amenities are proposed within the DRSP area, including a public park, neighborhood parks, pedestrian trails, and equestrian trails. The County of San Luis Obispo requires the provision of a minimum of 3 acres of parkland per 1,000 residents for the County’s unincorporated communities. Using the County Parkland Dedication and Fee Requirements of Chapter 21.09 of the County Land Use Ordinance, the County identifies the average population density for residential multi-family homes at 1.88 persons per dwelling unit while for other residential types, 2.47 persons per dwelling unit is utilized. Using the County multipliers, 0.00564 (multi-family) and 0.00741 (other residential) and multiplying the total multi-family homes (458) and single-family homes (812) proposed, 8.6 acres of public park is required for DRSP. See Table 3.2 below for detailed County Parkland requirement calculations.

Table 3.2: Required Public Parkland

	Single-Family (RSF)	Multi-Family (RMF)
Total Homes	812	458
County Multiplier	0.00741	0.00564
Acres Required	6.02	2.58
<b>Total Public Parkland Required (acres)</b>	<b>8.6</b>	

To address County parkland requirements, the DRSP includes a 10-acre, centrally located public park adjacent to the oak woodland area. An additional 11 - 15 acres of semi-private neighborhood park spaces are to be provided within the residential neighborhoods, for a total of 21 - 25 acres of parkland within the DRSP.

### 3.3.1 Recreation Amenities

#### *Public Park*

The County’s Parks and Recreation Element states that ‘parks and trails contribute to a high quality of life and make our communities more livable.’ Since providing park space is an important focal point of the DRSP, the proposed 10-acre public park will be an amenity not only to the residents of the DRSP area, but also visitors and the community.

The following amenities should be considered when developing the public park. This is not an exhaustive list and other complementary and/or similar amenities may also be included. Exhibits 3-3 and 3-4 demonstrates the character of the public park in the DRSP area.

- Bicycle racks
- Drinking fountains
- Entry signage and landscaping
- Farmer’s markets and holiday events
- Group and individual picnic areas
- Interpretive and educational panels
- Mini-sports court
- Multi-use ball field
- Parking areas
- Playground or play features
- Restroom facilities
- Shade canopy
- Sports courts
- Trail connections
- Trash and recycle bins
- Wayfinding signage and/or kiosks



*Shade structures and play equipment complement public recreation uses.*

*Exhibit 3-3: The Meadowlands Character Perspective*



*Exhibit 3-4: The Meadowlands Birds-Eye*



### *Neighborhood Recreation Area*

As a complement to recreation in the public park and trail system, neighborhood recreation areas support and promote passive play, exercise, social gatherings, and family get-togethers for people of all ages and abilities.

These neighborhood recreation areas are specific to each neighborhood within the DRSP area and are integrated into the larger open space network. Positioning neighborhood parks along a system of connection trails enables users to enter the trail system and safely walk to each park within the DRSP.

The DRSP neighborhood recreation areas will be designed with multigenerational activities and needs as well as emphasize the physical and social inclusion of all ages and abilities. Playground equipment and other hardscape features will be designed to complement the character and landscape of the DRSP property. Exhibit 3-5 illustrates the neighborhood park character and scale.

Neighborhood recreation areas features may include but are not limited to the following:

- Neighborhood clubhouse or meeting area
- Bicycle racks
- Children’s play area
- Group and individual picnic areas
- Interpretive and educational panels
- Mini-sports court
- Natural play areas
- Neighborhood mailbox facilities
- Parking areas
- Trail connections
- Trash and recycle bins
- Wayfinding signage and/or kiosks



*Examples of neighborhood park features.*

### *Equestrian Trailhead and Trails*

The DRSP area will provide equestrian trailhead access at the property’s perimeter, as well as through open space areas to create an interconnected trail network on the property. Approximately 3.1 miles of equestrian trails will be accessible to residents and the community. The Equestrian Trail Head will be integrated at the southeastern corner of the property, providing a staging area for trailers to load/off-load horses for trail access. The equestrian trail network will be available to

residents of the DRSP area as well as to visitors and the community. The equestrian trails will be owned by a Homeowners Association, with a local non-profit(s) assisting in the ongoing operations and maintenance of the trail system. For specific equestrian trail standards and trail head features, refer to Chapter 4. Exhibit 3-5 illustrates an equestrian trail concept.

*Exhibit 3-5: Equestrian Trail Perspective*



*Example of equestrian trail.*

*Pedestrian Trail System*

Trails are an integral component of the DRSP’s open space and recreational infrastructure. Connecting residential areas with shopping, dining, recreation, and jobs is accomplished through a series of connecting pedestrian trails.

Consistent with the goals and policies of the DRSP, the pedestrian trails are an alternative mode of transportation encouraging residents to access nearby services without using their automobile. Approximately 3.8 miles of pedestrian trails will be accessible to residents and the community. Pedestrian trails provided in the DRSP area will be maintained by a Homeowners Association to ensure ongoing maintenance of the trail system. For specific pedestrian trail standards, refer to Chapter 4. The proposed pedestrian trail system configuration may change based on the ultimate configuration of each individual residential neighborhood. However, a point(s) of access from the overall pedestrian trail system into/from each residential neighborhood shall be maintained, as shown by neighborhood on Exhibit 2-2a.



*Example of pedestrian trail.*

3.3.2 *Recreation Goals and Policies*

The following overarching DRSP goals brought forward from Chapter 1 of this document and associated policies are provided to guide the recreation and open space uses envisioned within the DRSP. For additional goals and policies related to Recreation and Open Space, refer to Chapter 2.

**Goal 2**

**Provide neighborhood parks and common open space areas within each residential neighborhood, linking the neighborhoods together through a network of trails and open spaces.**

*Recreation Policy 2.a*

*Provide a park or common open space area within each residential neighborhood.*

*Recreation Policy 2.b*

*Connect parks and recreation spaces within the DRSP through a network of pedestrian trails and sidewalks, thereby encouraging non-motorized transit.*

## **Goal 7**

**Integrate a network of walking, bicycling, and equestrian facilities to connect on-site residential neighborhoods and the broader community to new open space, public parks, and commercial amenities.**

### *Recreation Policy 7.a*

*Ensure walking and bicycling facilities are included to provide connections from residential neighborhoods to on-site open space, parks, and commercial areas.*

### *Recreation Policy 7.b*

*Provide sidewalk, trails, and bicycle access points to public park and open space amenities within the DRSP area for the community.*

### *Recreation Policy 7.c*

*Create an equestrian trailhead and trail system.*

### *Recreation Policy 7.d*

*Integrate informational and directional signage within open space, trails, and neighborhood parks areas, reflecting a cohesive theming and branding of DRSP.*

### *Recreation Policy 7.e*

*Public parkland will be owned and maintained by the County of San Luis Parks and Recreation Department. Pedestrian and equestrian trail systems will be owned and maintained by a Homeowners Association. Neighborhood parks will be owned and maintained by a Homeowners Association.*

## **3.4 Maintenance and Management**

### *3.4.1 Public Agency Maintained*

The 10-acre public park, identified in Chapter 2, shall be owned and maintained by the County of San Luis Obispo.

### *3.4.2 Homeowners Association*

There will be a Homeowners Association within the DRSP area.

### *3.4.3 Fire Protection/Vegetation Management*

With the continuation of the central oak woodland area within the overall DRSP site plan, best practices in fire protection and vegetation management will be implemented to ensure the safety of future residents. Fire protection and vegetation management within the DRSP will be consistent with CalFire/San Luis Obispo County requirements. Ongoing management will provide preemptive and preventative measures in preparing and planning for fire protection for those neighborhoods adjacent to the central oak woodland area on-site. Neighborhoods adjacent to the central oak woodland area and anticipated to be subject to the fire protection and vegetation management requirements of CalFire/San Luis Obispo County include Neighborhoods 3, 7, 8, and 9.

Proposed irrigated landscaping on public and private properties adjacent to the central oak woodland area will help buffer residences and limit fuel starters by limiting dead or fuel-prone vegetation loads. The establishment and maintenance of additional emergency vehicle access

points, street names, directional signage, building identification, and fuel modification measures also establish and add to fire protection within the DRSP. These measures and programs incorporated at the time of site design and implemented at time of construction and prior to occupation will positively influence the responsiveness and preparedness during emergencies. Updates to strategies, best practices, and/or County requirements will be conveyed to residents through the Homeowners Association.

Site-specific requirements for identified neighborhoods include but are not limited to the following:

- A minimum of 100-feet of defensible space shall be maintained around all buildings on the site per Cal Fire/San Luis Obispo County Requirements.
- Defensible space areas containing brush shall be thinned and/or masticated in accordance with recognized methods to minimize ground level fuel loads and lessen the potential impact of fire.
- Within 30-feet of permanent structures, trim trees, including oaks, to a minimum clear height of 6 to 8 feet above the ground to avoid continuous ladder fuels.
- Grasses that are dead, dormant, or directed to be trimmed by County Fire Official, shall be maintained at a maximum of 4 inches to minimize light flash fuels with the intent of mitigating continuous fire spread.
- Landscaping shall be fire resistant and meet County standards for fire resistant planting.



*Defensible space areas around structure requirements (Source: CDF).*

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## 4 Circulation

### 4.1 Introduction

This chapter focuses on the street and other circulation systems within the Dana Reserve Specific Plan (DRSP). The goal is to provide an efficient and highly functional circulation network for pedestrians, bicycles, equestrians, automobiles, and public transit, consistent with the South County Inland Area Plan (SCAP) and Nipomo Community Plan policy direction. The overall framework for the street system design has been guided by the requirements of the County of San Luis Obispo Road Standards. Those roadways to be constructed as part of the DRSP that are identified by County documents will be completed based on a fair share basis.

### 4.2 Street Network

The primary organizational element of the street system within the DRSP area is focused on the primary roadways, or “backbone” roads, that connect to off-site roads within the vicinity or that act as a continuation of existing County maintained roads. These primary roadways are identified as Collector ‘A,’ Collector ‘B,’ and Collector ‘C’ as described further below. In addition, other roadways within the DRSP area include Collector ‘D,’ Local Roads, and Private Motorcourt, and are also described below. See Exhibit 4-1 for an overview of the circulation plan, including individual proposed roadway types and their location within the DRSP.

#### *Collector ‘A’– North Frontage Road*

Collector ‘A’ is designed as a County maintained public collector road that is located on the east side of the DRSP area. It is an extension of the existing North Frontage Road that currently terminates at the southeast corner of the DRSP area. This new road will provide a through connection from Tefft Street in the South to Willow Road to the north. This collector road is identified in the SCAP as eligible for reimbursement by the County.

#### *Collector ‘B’- Pomeroy to Willow Road*

Collector ‘B’ is designed as a County maintained public collector road that is located on the west side of the DRSP area. It provides a direct connection through the DRSP area from Pomeroy Road to Willow Road. At the Pomeroy connection with this new road, there will be a one-way stop intersection. Collector B is the functional extension of Hetrick Avenue extension and this collector road, as identified in the SCAP as eligible for reimbursement by the County.

#### *Collector ‘C’*

Collector ‘C’ is designed as a County maintained public collector road that is located centrally within the DRSP area. It provides a direct east-west connection between the planned Collector ‘A’ and Collector ‘B.’ At the intersections with Collector ‘A’ and Collector ‘B,’ there will be roundabouts.

#### *Collector ‘D’*

Collector ‘D’ is designed as a County maintained public collector road that is a north-south traveling and located at the east side of the DRSP area, just west of Collector ‘A.’ This new road is intended to provide additional, internal connection points between Collector ‘A’ and Collector ‘C.’

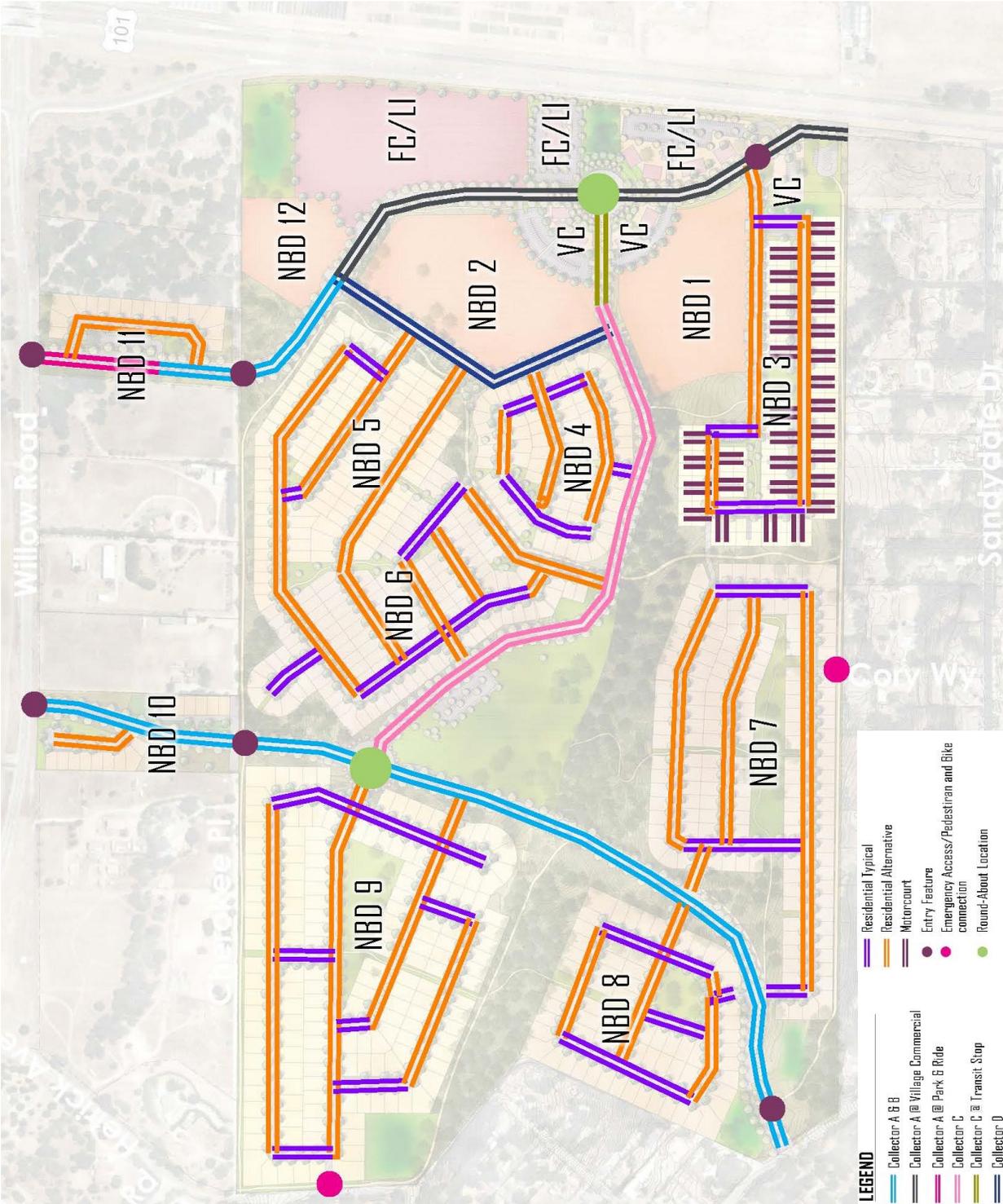
### *Local Streets - Residential*

Local Streets - Residential include those located within the individual residential neighborhoods of the DRSP area. These roadways vary in orientation and design and are intended to provide the connection from the residential neighborhood to the collectors within the DRSP area. A Homeowners Association may privately maintain these local streets.

### *Private Motorcourts*

Private Motorcourts are located within Neighborhood 3. These private streets vary in orientation and are intended to provide access to adjacent Local Streets within the DRSP area. A Homeowners Association will maintain these Private Motorcourts.

Exhibit 4-1: Circulation Plan



## 4.2.1 Circulation Goals and Policies

The following overarching DRSP goals brought forward from Chapter 1 of this document and associated policies are provided to guide the circulation pattern and development envisioned within the DRSP area.

### **Goal 6**

**Enhance the circulation of the DRSP and existing community by continuing the existing public roadway network through the property to connect to Willow Road, providing a new park and ride lot to encourage carpooling, and creating new public transportation points of connection to facilitate public transit use and reduce single-occupant automobile use.**

#### *Circulation Policy 6.a*

*Extend North Frontage Road collector through the property to connect to Willow Road. This collector road extension is identified in the SCAP and Nipomo Community Plan as eligible for reimbursement by the County.*

#### *Circulation Policy 6.b*

*Provide a north-south collector roadway connection from Pomeroy Road to Willow Road through the property rather than along Hetrick Avenue right-of-way (eligible for reimbursement).*

#### *Circulation Policy 6.c*

*Interlink the north-south collector roads with an east-west collector road.*

#### *Circulation Policy 6.d*

*Introduce a new park and ride lot along North Frontage Road to encourage Countywide carpooling and reduce single-occupant automobile use. The SCAP designates improvements associated with transportation demand management as eligible for reimbursement.*

#### *Circulation Policy 6.e*

*Provide locations for new public transportation stops within the neighborhood near commercial land uses and park and ride locations.*

#### *Circulation Policy 6.f*

*Create emergency access points at the neighborhood edge to allow for additional fire/safety personnel access.*

### **Goal 7**

**Integrate a network of walking, bicycling, and equestrian facilities to connect on-site residential neighborhoods and the broader community to new open space, public parks, and commercial amenities.**

#### *Circulation Policy 7.a*

*Provide Class IV bike lanes along Collectors 'A', 'B,' and 'C' to encourage bicycle use within and through the neighborhood.*

#### *Circulation Policy 7.b*

*Provide sidewalks along all road types to encourage walking and other non-motorized transportation within and through the DRSP.*

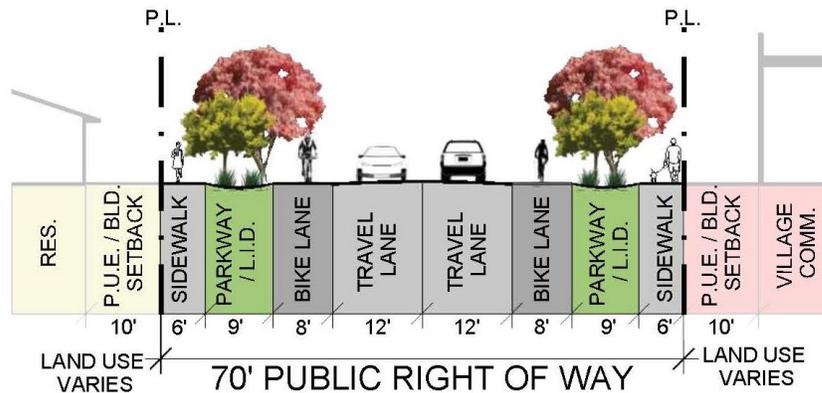
### 4.3 Street Cross Sections (New Roads)

The following sections provide descriptions of the design of individual roadways within the DRSP by use of individual street cross-section exhibits. The design of the individual street cross-sections includes opportunities for decentralized stormwater treatment LID features within roadway right-of-way areas.

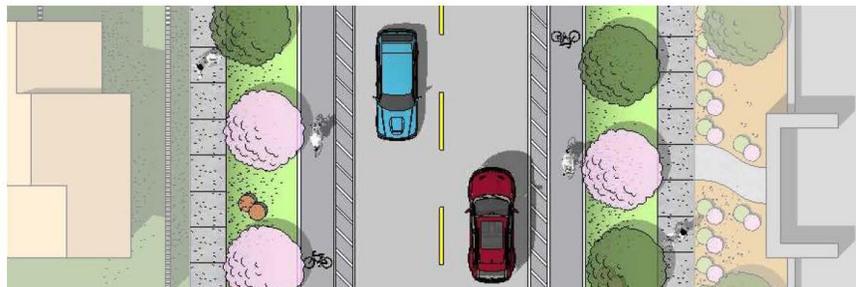
#### 4.3.1 Collector 'A' and 'B' Typical

Collector 'A' and 'B' Typical street section is designed as a 70-foot public right-of-way. From each side of the centerline, there will be a 12-foot travel lane, 8-foot Class IV bicycle lane, 10-foot parkway/LID feature, and 5-foot sidewalk. No on-street parking is provided. Flush curbs, also known as mow curbs, are provided at the parkway/LID feature on both sides of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. See Exhibit 4-2 for Collector 'A' and 'B' Typical cross section details.

Exhibit 4-2: Collector 'A' and 'B' Typical



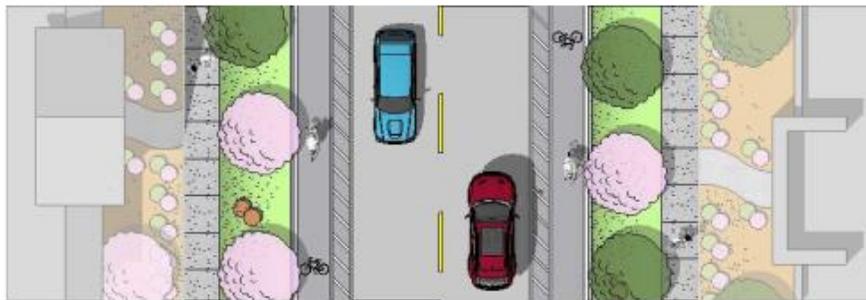
NOTE: DETACHED SIDEWALK WIDTH FOR COMMERCIAL RETAIL SHALL BE 6'-0", FOR ALL OTHER LAND USES, SIDEWALK MAY REDUCE TO 5'-0" AND L.I.D. WOULD WIDEN TO 10'-0"



## 4.3.2 Collector 'A' at Village Commercial Land Use

Collector 'A' at Village Commercial Land Use street section is designed as a 70-foot public right-of-way. From each side of the centerline, there will be a 12-foot travel lane, 8-foot Class IV bicycle lane, 10-foot parkway/LID feature, and 5-foot sidewalk. No on-street parking is provided. Traditional curbs with gutters and curb cuts are provided at the parkway/LID features on both sides of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. See Exhibit 4-3 for Collector 'A' at Village Commercial Land Use cross section details.

Exhibit 4-3: Collector 'A' Adjacent to Village Commercial

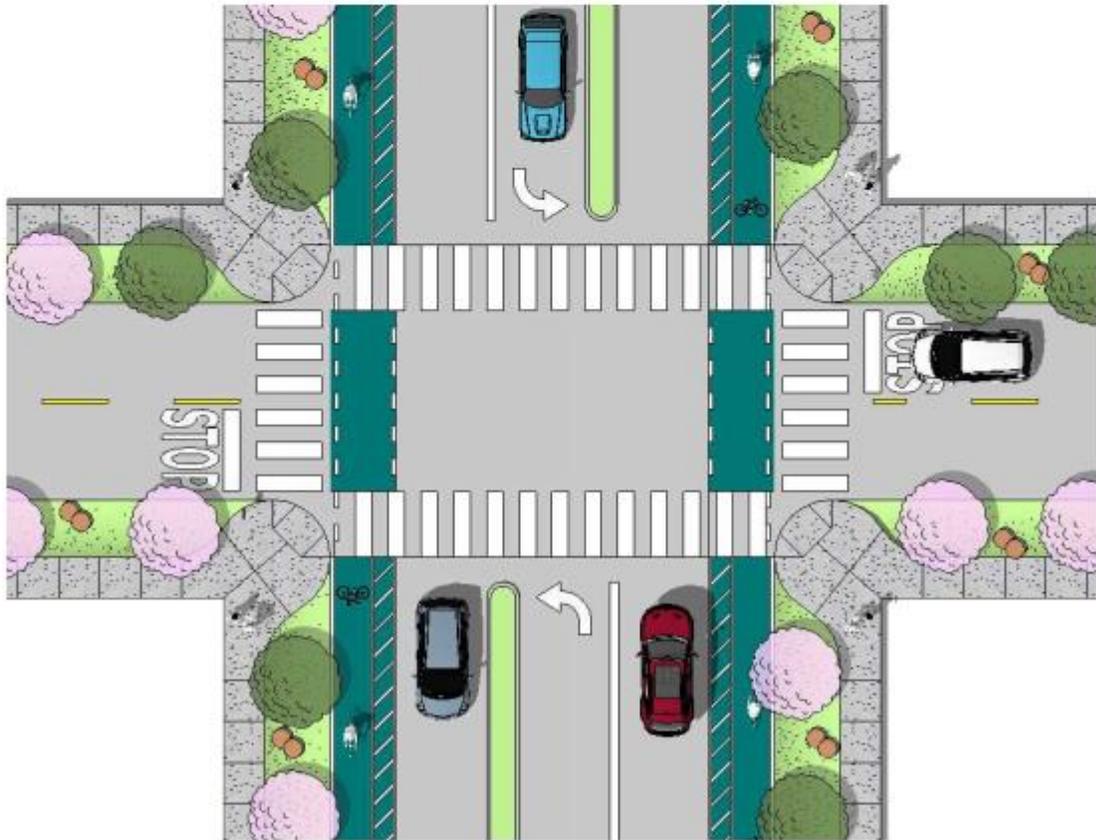
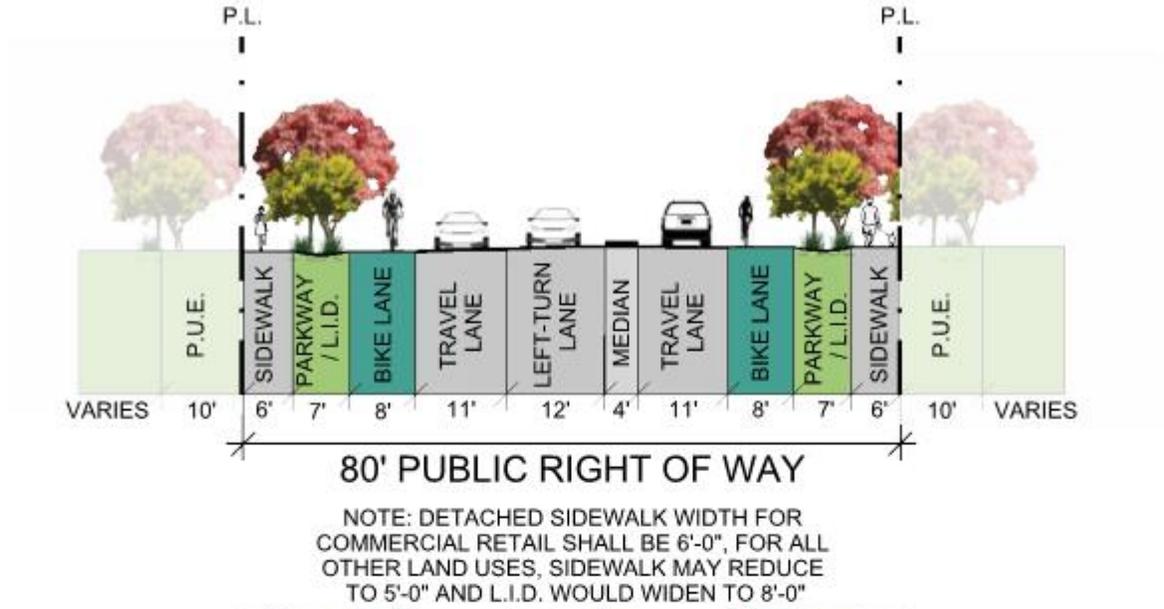


## 4.3.3 Collector 'A' and 'B' at Left Turn Lane

Collector 'A' and 'B' at Left Turn Lane street section is an 80-foot public right-of-way. From each side of the centerline, there will be with a 12-foot left-turn lane and 4-foot median separating an 11-foot travel lane, 8-foot Class IV bicycle lane, 8-foot parkway/LID feature, and 5-foot sidewalk on one side of the street and a 12-foot travel lane, 8-foot bicycle lane, 8-foot parkway/LID feature, and 5-foot sidewalk on the other side of the street. No on-street parking is provided. Flush curbs are provided at the parkway/LID feature on both sides of the street. Ten-foot PUE's are

incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. See Exhibit 4-4 for *Collector 'A' and 'B' at Left Turn Lane* cross section details.

Exhibit 4-4: Collector 'A' and 'B' at Left Turn Lane

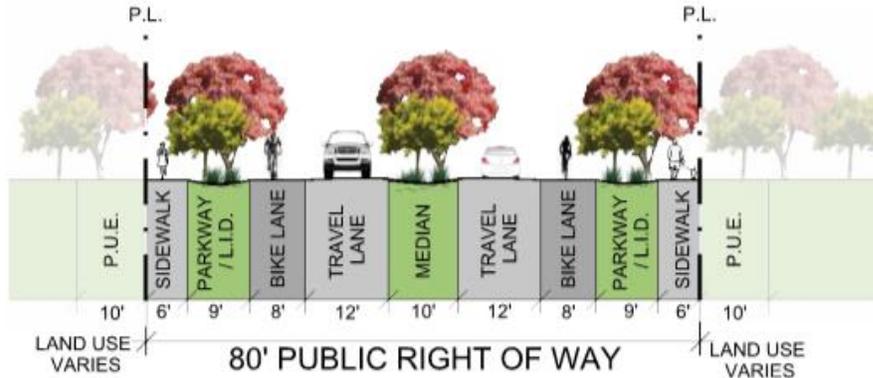


# DANA RESERVE

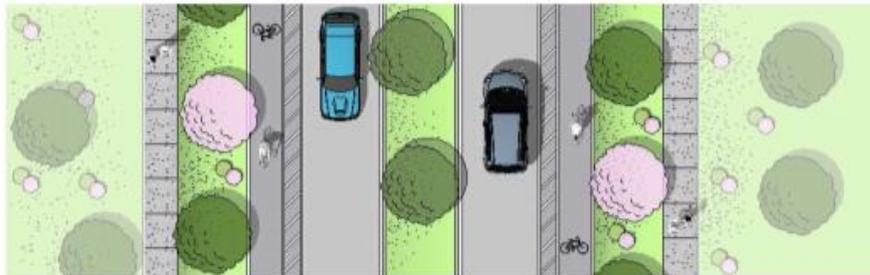
## 4.3.4 Entries and Roundabouts, Collector 'A' and 'B'

Entries and Roundabouts, Collector 'A' and 'B' street section is an 80-foot public right-of-way. From each side of the centerline, there will be a 10-foot median separating a 12-foot travel lane, 8-foot Class IV bicycle lane, 10-foot parkway/LID feature, and 5-foot sidewalk. No on-street parking is provided. Flush curbs are provided at the parkway/LID feature on both sides of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. See Exhibit 4-5 for Entries and Roundabouts, Collector 'A' and 'B' cross section details.

Exhibit 4-5: Entries and Roundabouts



\* NOTE: RIGHT OF WAY WIDTH VARIES AT ROUNDABOUTS.  
 NOTE: DETACHED SIDEWALK WIDTH FOR COMMERCIAL RETAIL SHALL BE 6'-0", FOR ALL OTHER LAND USES, SIDEWALK MAY REDUCE TO 5'-0" AND L.I.D. WOULD WIDEN TO 10'-0"



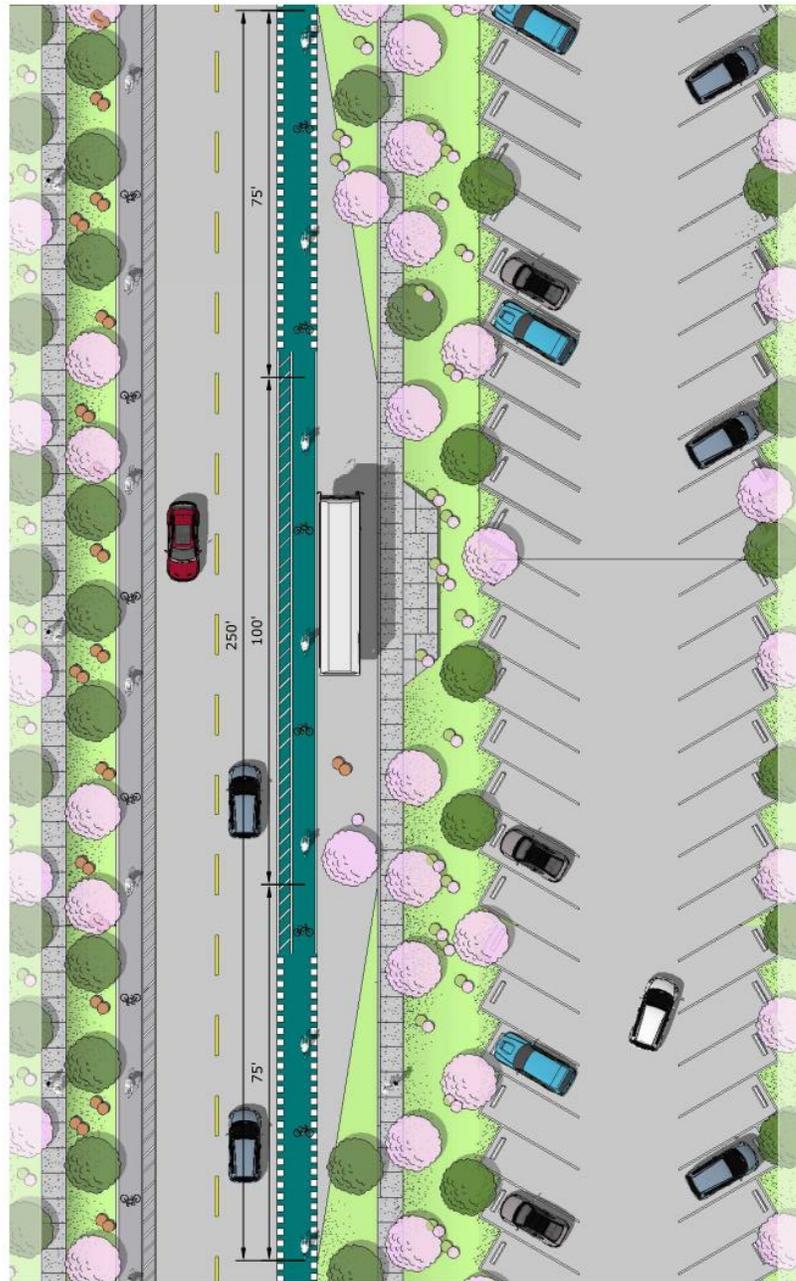
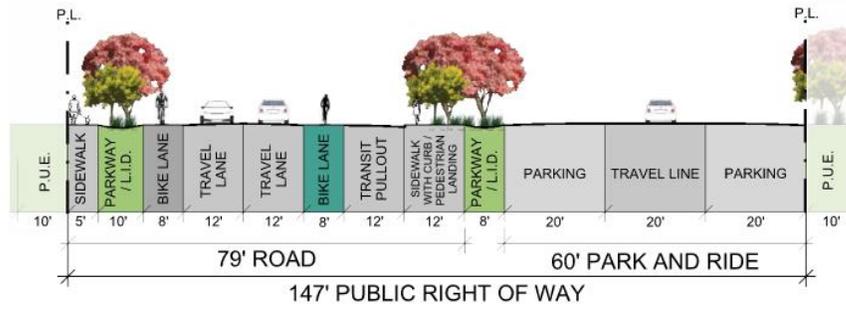
#### 4.3.5 *Park and Ride, Collector 'A'*

*Park and Ride, Collector 'A'* street section is designed to accommodate a future northbound transit stop just south of Willow Road and an adjacent park-and-ride lot. It is comprised of a 147-foot public right-of-way with two separate areas – one area for Collector 'A' roadway and one for the Park and Ride lot.

The Collector 'A' roadway area includes a 12-foot travel lane, 8-foot bicycle lane, 10-foot parkway/LID feature, and 5-foot sidewalk on the west side of the street and a 12-foot travel lane, 8-foot Class IV bicycle lane, 12-foot transit pullout, 12-foot sidewalk and pedestrian landing, and 8-foot parkway/LID feature on the east side of the street. No on-street parking is provided. A flush curb is provided at the parkway/LID feature at the west side of the street and traditional curbs with gutters provided at the sidewalk and pedestrian landing at the east side of the street. A pedestrian shelter will be provided based on County standards. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities. The SCAP designates improvements along North Frontage Road as eligible for reimbursement by the County.

The Park and Ride area is comprised of a 10-foot travel lane and 20-foot angled parking stalls on both sides of the street centerline and will contain approximately 50 parking spaces. Flush curbs are provided at the parkway/LID feature on both sides of the Park and Ride area. See Exhibit 4-6 for *Park and Ride, Collector 'A'* cross section details.

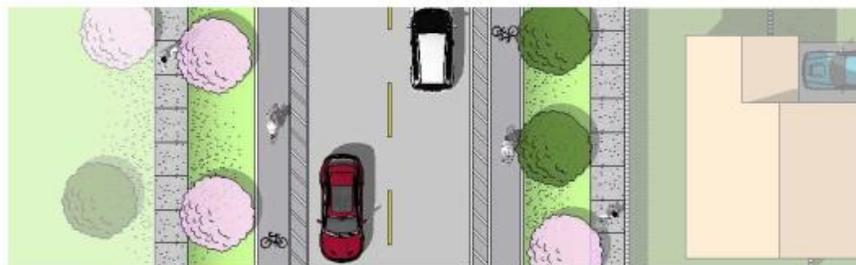
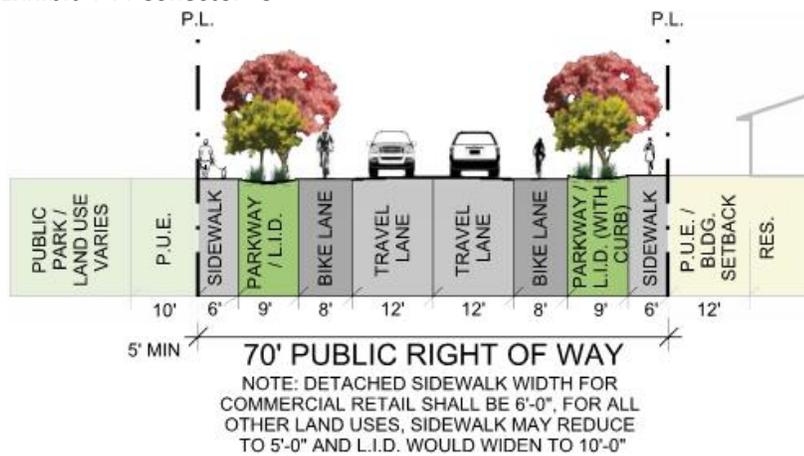
Exhibit 4-6: Park and Ride, Collector 'A'



4.3.6 Collector 'C'

Collector 'C' street section is designed as a 70-foot public right-of-way. From each side of the centerline, there will be a 12-foot travel lane, 8-foot Class IV bicycle lane, 10-foot parkway/LID feature, and 5-foot sidewalk. No on-street parking is provided. A flush curb is provided at the parkway/LID feature on the south side of the street, with traditional curbs with gutters and curb cuts to allow water flow provided at the parkway/LID feature on the north side of the street and on the southern portion of the street adjacent to multi-family and commercial land uses. A 10-foot PUE is incorporated outside the right-of-way on the north side of the street to serve the adjacent, various land uses. A 5-foot PUE is incorporated outside the right-of-way on the south side of the street to provide utility access to serve the adjacent uses. See Exhibit 4-7 for Collector 'C' cross section details.

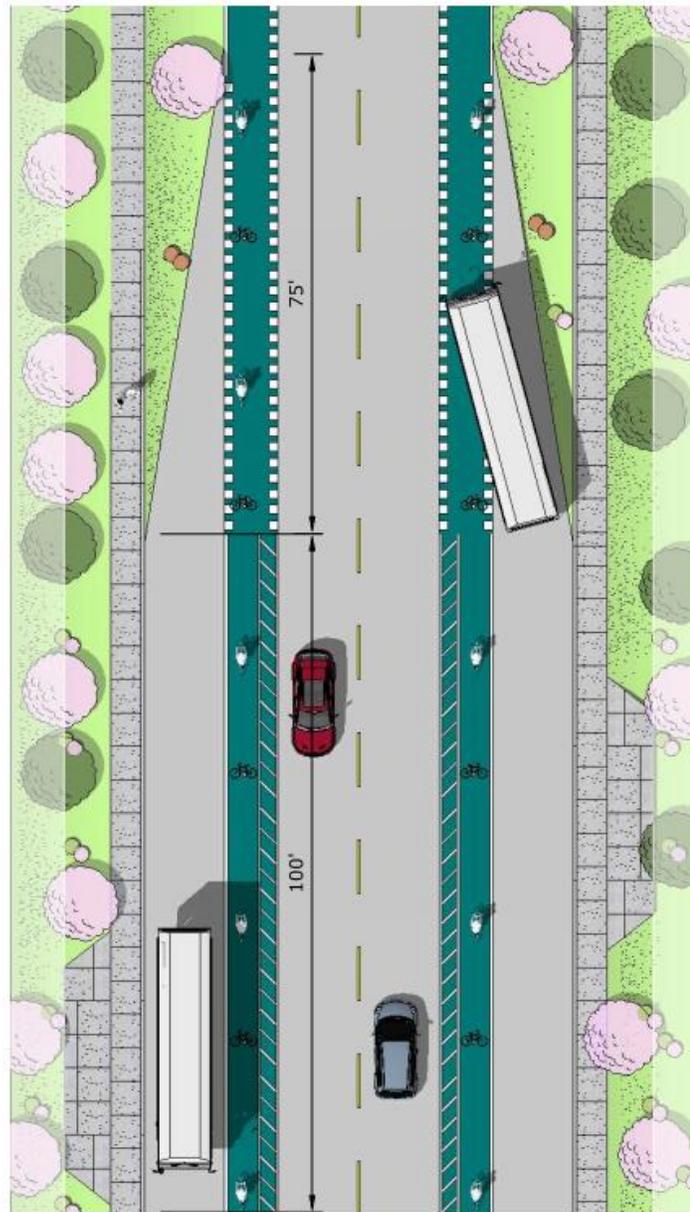
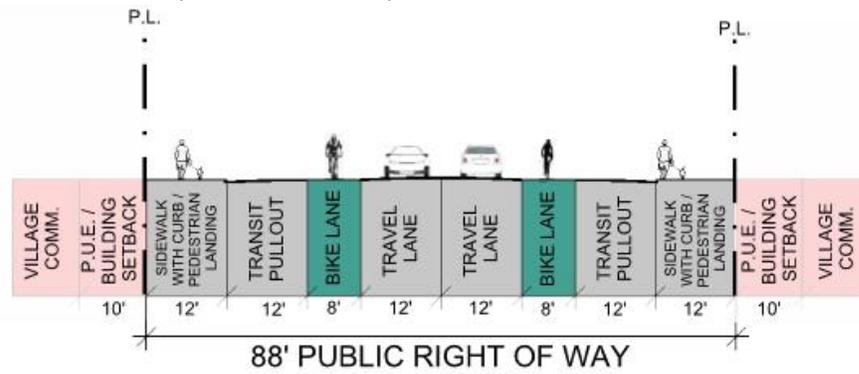
Exhibit 4-7: Collector 'C'



4.3.7 Collector 'C' Transit Stop

Collector 'C' Transit Stop street section is designed to accommodate a future transit stop within the Village Commercial land use area. It is comprised of an 88-foot public right-of-way and from each side of the centerline includes a 12-foot travel lane, 8-foot Class IV bicycle lane, 12-foot transit pullout lane, and a 12-foot sidewalk. No on-street parking is provided. Traditional curbs with gutters with pedestrian landings are provided at the sidewalks on both sides of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent uses. See Exhibit 4-8 for Collector 'C' Transit Stop cross section details.

Exhibit 4-8: Collector 'C' Adjacent Transit Stop

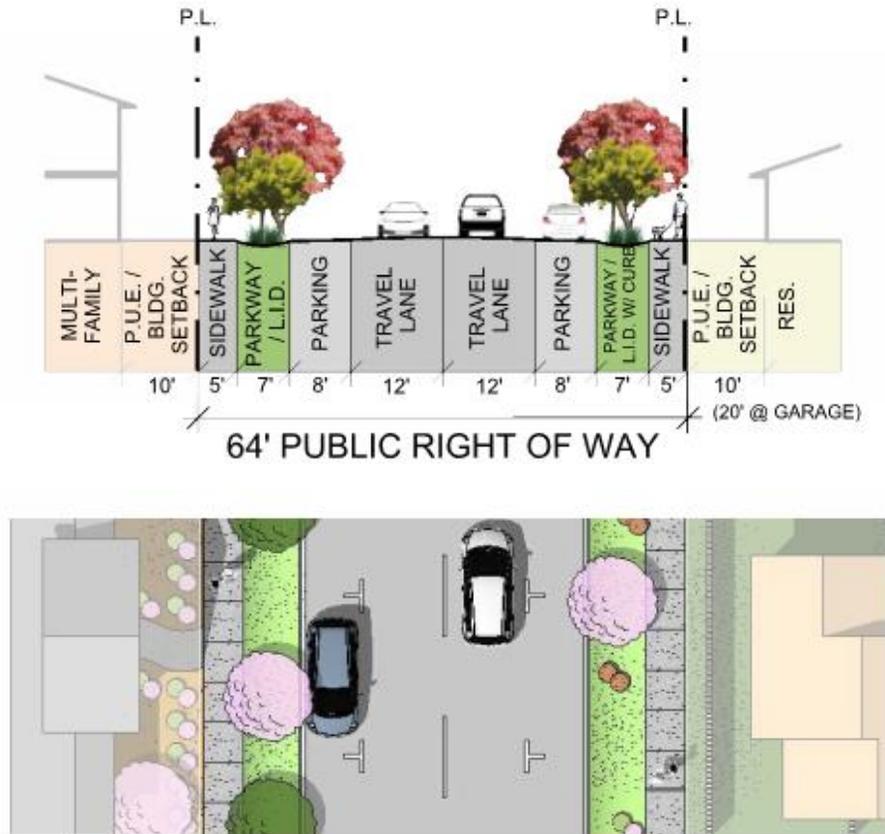


CONNECTION TO ROUNDABOUT

4.3.8 Collector 'D'

Collector 'D' street section is designed as a 60-foot public right-of-way. From each side of the centerline, there will be a 10-foot travel lane, 8-foot parking lane, 7-foot parkway/LID feature, and a 5-foot sidewalk. On-street parking is provided. Flush curbs will separate the parking lanes from the parkway/LID feature. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent uses. Class III bikeways are integrated and intended to be shared with the on-street vehicle traffic. See Exhibit 4-9 for Collector 'D' cross section details.

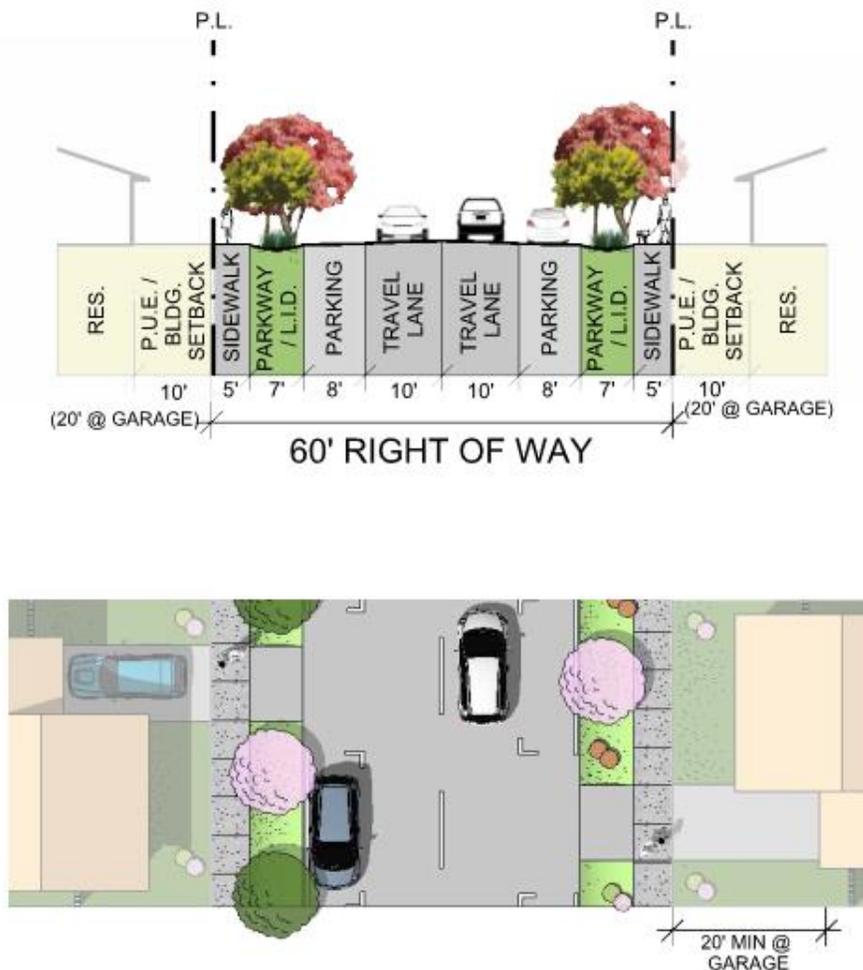
Exhibit 4-9: Collector 'D'



## 4.3.9 *Single-Family Street, Typical – Local Road*

The *Single-Family Street, Typical* local road, street section is designed as a 60-foot right-of-way. From each side of the centerline, there will be a 10-foot travel lane, 8-foot parking lane, 7-foot parkway/LID feature, and 5-foot sidewalk. On-street parking is provided. Rolled curbs are proposed to separate the parking lane from the parkway/LID feature and will include associated spillways and depressions to allow water flow into the parkway/LID area. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. This street cross-section is found within the single-family neighborhoods including portions of Neighborhoods 3, 4, 5, 6, 7, 8, and 9. Class III bikeways are integrated and intended to be shared with the on-street vehicle traffic. See Exhibit 4-10 for *Single-Family Street, Typical* cross section details.

Exhibit 4-10: *Single-Family Street, Typical*

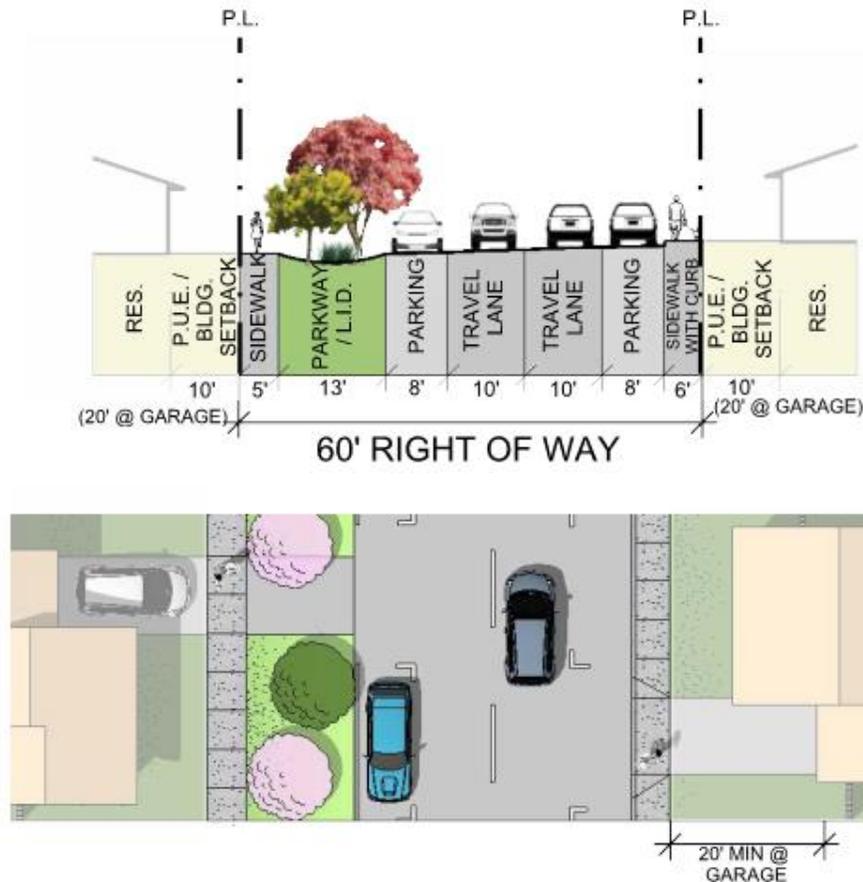


## 4.3.10 *Single-Family Street, Alternative – Local Road*

The *Single-Family Street, Alternative* local road, street section is designed as a 60-foot wide right-of-way. From each side of the centerline, there will be a 10-foot travel lane, an 8-foot parking lane, and a 5-foot sidewalk. The right-of-way also includes a 14-foot parkway/LID feature on one

side of the street only in between the sidewalk and parking lane. On-street parking is provided. A rolled curb is provided at the parkway/LID side of the street that will include associated spillways and depressions to allow flow into the parkway/LID area, while a traditional curb with no gutter is provided on the alternative side of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street to accommodate necessary utilities to serve the adjacent land uses. This street cross-section is found within the single-family neighborhoods including portions of Neighborhoods 3-11. See Exhibit 4-11 for *Single Family Street, Alternative* cross section details.

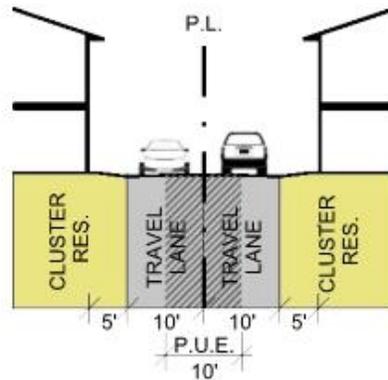
Exhibit 4-11: Single-Family Street, Alternative



#### 4.3.11 Motorcourt – Private

The Motorcourt section is designed as a 20-foot private access easement. From each side of the centerline, there will be a 10-foot travel lane providing access to residential homes with a ribbon gutter for drainage located at the centerline. No on-street parking is allowed. Traditional curbs and gutters are provided on either side, with the individual home setback 5-feet from the private road easement. Property lines of adjacent residential homes continue to the centerline of the private access easement and a 10-foot wide PUE is provided at the centerline. See Exhibit 4-12 for *Motorcourt - Private* cross section details.

Exhibit 4-12: Motorcourt - Private

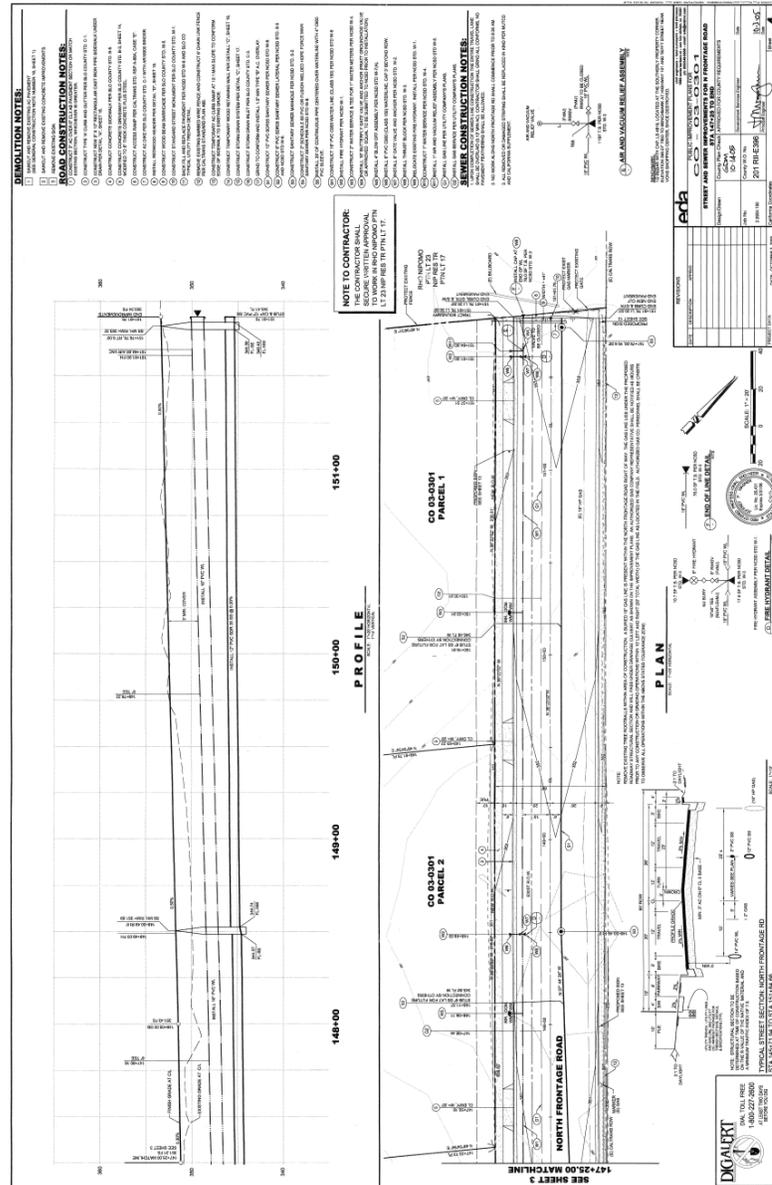


#### 4.4 Street Cross Sections (Existing Off-Site Roads)

##### 4.4.1 North Frontage Road

North Frontage Road is an existing off-site public collector road that runs parallel to U.S. Highway 101 just south of the DRSP area. It currently dead-ends at the adjacent property at the southeast corner of the DRSP area. County street improvement plans for North Frontage Road have been prepared and identify the design for the extension of this existing road to the southern property line of The Dana Reserve property. The improvement plan design calls for a 60-foot right-of-way that includes two 12-foot travel lanes, a 12-foot turn lane, and two 5-foot bicycle lanes. A 6-foot parkway and 4-foot sidewalk is proposed on the west side of North Frontage Road, with the east side identified as having a 4-foot area without improvements. This collector road extension is identified in the SCAP and Nipomo Community Plan as eligible for reimbursement by the County.

Exhibit 4-13: Frontage Road Extension (off-site)



4.4.2 Pomeroy Road

Pomeroy Road is an existing off-site public arterial road that generally runs north to south and is located in the southwest corner of the DRSP area. It is currently designed with a 12-foot lane and a Class II bicycle lane of varying 5- to 7-foot width on both sides of the street centerline. To provide a better north-south road connection to Willow Road, Collector 'B' is proposed to run through the DRSP area beginning at Pomeroy Road. To enhance safety and minimize vehicle conflicts, a one-way stop is proposed at the Pomeroy Road and Collector Road B intersection. This would reroute a small portion of Pomeroy Road into The Dana Reserve property to accommodate the necessary road geometry.

#### 4.4.3 *Hetrick Avenue*

Hetrick Avenue is an existing off-site public local road that runs along a portion of the western boundary of the DRSP area. Under existing conditions, Hetrick Avenue turns sharply to the west along the western boundary and turns into Glenhaven Place, another local public road. The County Circulation Element identifies a Hetrick Avenue extension that is currently unbuilt. It would turn sharply to the east at the current intersection with Glenhaven Place and travel through a dense oak woodland area before turning south along the rear yards of existing residential properties to the west. The DRSP does not propose to construct the Hetrick Avenue extension, in favor of introducing a functional equivalent Collector 'B,' which travels from Pomeroy Road through the DRSP and connects with Willow Road. Currently, Hetrick Avenue right-of-way at the southwest corner of the property near Pomeroy Road would be abandoned or deeded to the adjacent existing residential property owners to the west.

#### 4.4.4 *Cherokee Place*

Cherokee Place runs along the northern property line of the DRSP area, beginning at Hetrick Avenue in the west and terminating approximately +/- 575 feet from the U.S. Highway 101 right-of-way. It is currently an unpaved road that is approximately +/- 20 feet in width. Improvements along Cherokee Place are anticipated adjacent to Neighborhoods 10 and 11 along with right-of-way dedication to expanding the right-of-way to 60-feet. Along the frontage of Neighborhoods 10 and 11, from each side of the centerline, there will be a 12-foot paved travel lane, 5-foot bicycle lane, 8-foot parkway/LID feature, and a 5-foot sidewalk. Traditional curbs with gutters and curb cut to allow water flow are provided at the parkway/LID features on both sides of the street. Ten-foot PUE's are incorporated outside the right-of-way on both sides of the street along Neighborhood 10 and 11 frontages to accommodate necessary utilities to serve the adjacent land uses. Improvements elsewhere along Cherokee Place are not anticipated as part of this DRSP effort.

#### 4.4.5 *Cory Way*

Cory Way is an existing off-site public local road that terminates at the southern property line of the DRSP area. As discussed under Section 4.6 below, emergency access only is planned for where Cory Way terminates at the property, but pedestrian, bicycle, and equestrian connections will also be provided at this existing off-site road. No routine vehicle access is planned for this existing off-site public local road to the DRSP area.

### 4.5 Intersections and Roundabouts

#### 4.5.1 *Intersections*

Five intersections connect the surrounding community to the DRSP area. These include Collector 'A' and Collector 'B' at Willow Road, Collector 'A' and Collector 'B' at Cherokee Place, and Collector 'B' at Pomeroy Road. Collector 'A' at Willow Road is envisioned as a new signalized three-way intersection, which is located approximately +/- 1,000 feet from the U.S. Highway 101 on-ramps. Collector 'B' at Willow Road will be a one-way stop where Collector 'B' meets Willow Road, allowing for unimpeded traffic flow along Willow Road. Both Collector 'A' and Collector 'B' at Cherokee Place are envisioned as two-way stops along Cherokee Place, allowing for unimpeded traffic flow along with the DRSP collectors. Lastly, Collector 'B' at Pomeroy Road is envisioned as either a one way stop intersection. As noted above in Section 4.4, a small portion of Pomeroy

Road will be rerouted into The Dana Reserve property to accommodate the necessary geometry for the new road connection.

#### 4.5.2 *Roundabouts within DRSP*

There are two roundabouts located within the DRSP area. These are intended to ease traffic speeds, enhance safety, and reduce overall vehicle speeds. These roundabouts are located entirely within the DRSP and include Collector 'A' at the Village Commercial area, where this roadway intersects with Collector 'C.' Another is located along Collector 'B' adjacent to Neighborhoods 6 and 9, where this roadway intersects with Collector 'C' (refer to Exhibit 2-1 in Chapter 2 for locations).



*Roundabouts calm traffic and slow speeds in residential and commercial neighborhoods.*

The integration of roundabouts within the DRSP provides organizing features for the overall circulation network. These features within the roundabouts enhance the overall aesthetic of the community and may include features such as specimen trees, accent landscaping, unique paving, lighting and/or project signage.

#### 4.6 **Emergency Access**

Two emergency access points are located in the DRSP. These will ensure adequate service by fire and safety personnel in the future. Emergency access points are proposed within Neighborhood 9, adjacent to Hetrick Road, and within Neighborhood 7, as a continuation of Cory Way.

The emergency access points will be constructed with adequate width to accommodate fire/safety vehicles and be gated per CalFire standards.

The DRSP also envisions these emergency access points be designed to include pedestrian, bicycle, and equestrian access as further discussed in Section 4.9 below, providing access to the existing community.

#### 4.7 Bicycle Network

To close existing gaps within the County's bicycle network and to promote non-motorized transit use within the DRSP area, an extensive bicycle network has been proposed in conjunction with the property's primary collector roadway design (see Exhibit 4-14). As noted in the 2016 San Luis Obispo County Bikeways Plan, Class II bikeways exist on Pomeroy Road to the south and Willow Road to the north, with plans for expansion of Class II bikeway facilities along the North Frontage Road to the south.

Collector roads 'A', 'B,' and 'C' will have Class IV separated bikeway with an 8-foot right of way. The design of these separated bikeways will include a 5-foot travel lane and 3-foot pavement markings (e.g., striping) to separate bicycle riders from automobile travel lanes. Additional pavement marking within bicycle-automobile conflict zones, such as at intersections or driveway entry points, will be painted green per County standards to bring greater attention to these conflict points. To ensure adequate storage of bicycles within the DRSP, bicycle racks will be incorporated as part of commercial developments as well as within the public park area per County Standards.



## 4.8 Equestrian Network – Trailheads and Trails

To continue the long tradition and presence of the equestrians within Nipomo, an equestrian trail network has been integrated as an amenity for use by future residents in the DRSP, as well as by community members. Two primary equestrian trail loops are proposed, one in the northern half of the property and the other in the southern half, both of which meet in the middle of the property, as outlined in Exhibit 4-15: *Trails Map* below.

These equestrian trails are proposed to be built to the County of San Luis Obispo’s Horse Trail Standards, identified in Appendix B of the Parks and Recreation Element (see *Exhibit 4-16: Equestrian Trail Standards* below). A minimum of 15-feet of right-of-way will be included to allow the trails to meander and provide for adequate landscaping and buffering/screening from adjacent properties. Where the equestrian trails travel through oak open space areas at the center of the property, the trail easement will be limited to 10-feet.



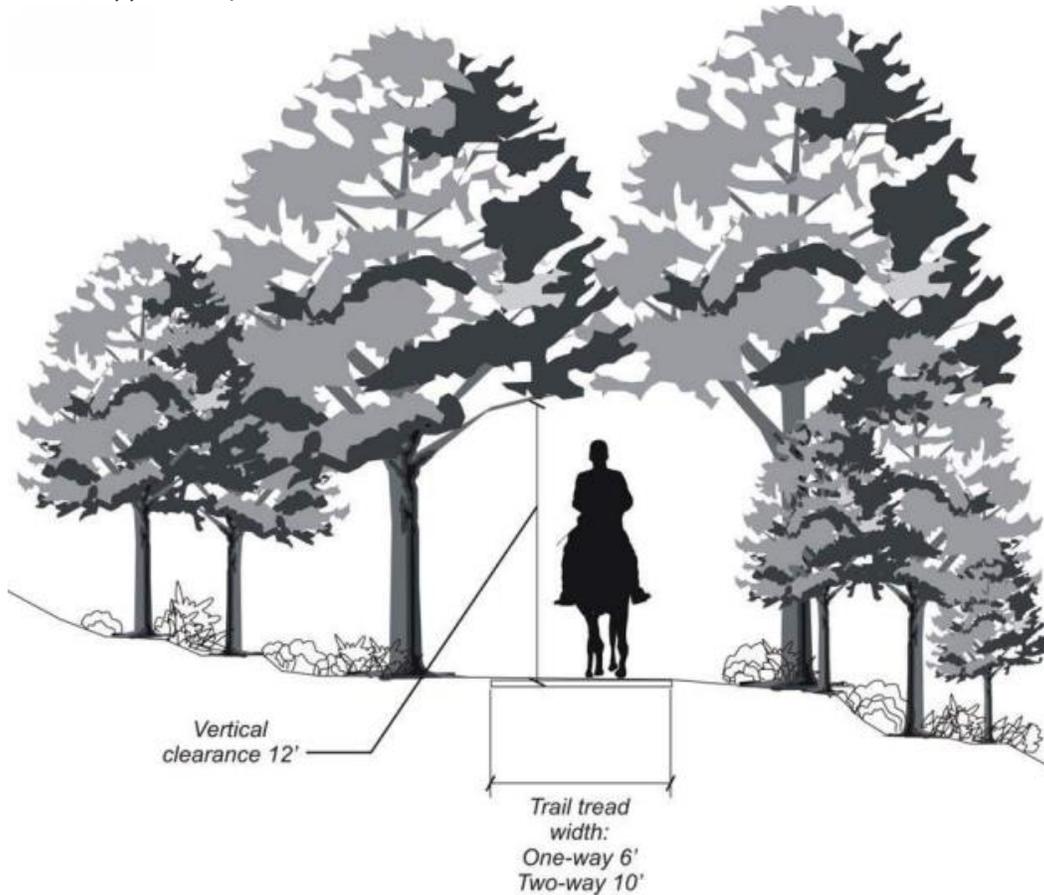
Equestrian trail concept.

A trailhead facility is also proposed as part of the DRSP. It is intended to accommodate equestrian users. The trailhead facility is located at the southeast corner of the DRSP area. It will be accessed from Collector A (North Frontage Road). Trailhead facilities will include parking to allow for vehicles with trailers to pull through and park, hitching posts, information, and signage. Maintenance of equestrian trails and associated facilities are anticipated to be maintained by the Homeowners Association in cooperation with local equestrian organizations, as discussed in Chapter 3. Restroom facilities at trailhead anticipated being provided as temporary rental or leased facilities provided by local equestrian organizations.

Exhibit 4-15: Trails Map



Exhibit 4-16: Equestrian Trail Standards (County of San Luis Obispo - Parks and Recreation Element, Appendix B)



## 4.9 Pedestrian Network

### 4.9.1 Sidewalks

As illustrated in the Street Cross Section exhibits in Section 4.3, most of the streets within the DRSP area contain sidewalks on both sides of the street, except for the Private Motorcourts section. Depending on their location within the DRSP area, sidewalk widths vary from 5-feet to 12-feet. In general, those sidewalks located within the commercial areas have been designed to be wider than those within the residential neighborhoods.

### 4.9.2 Pedestrian Trails

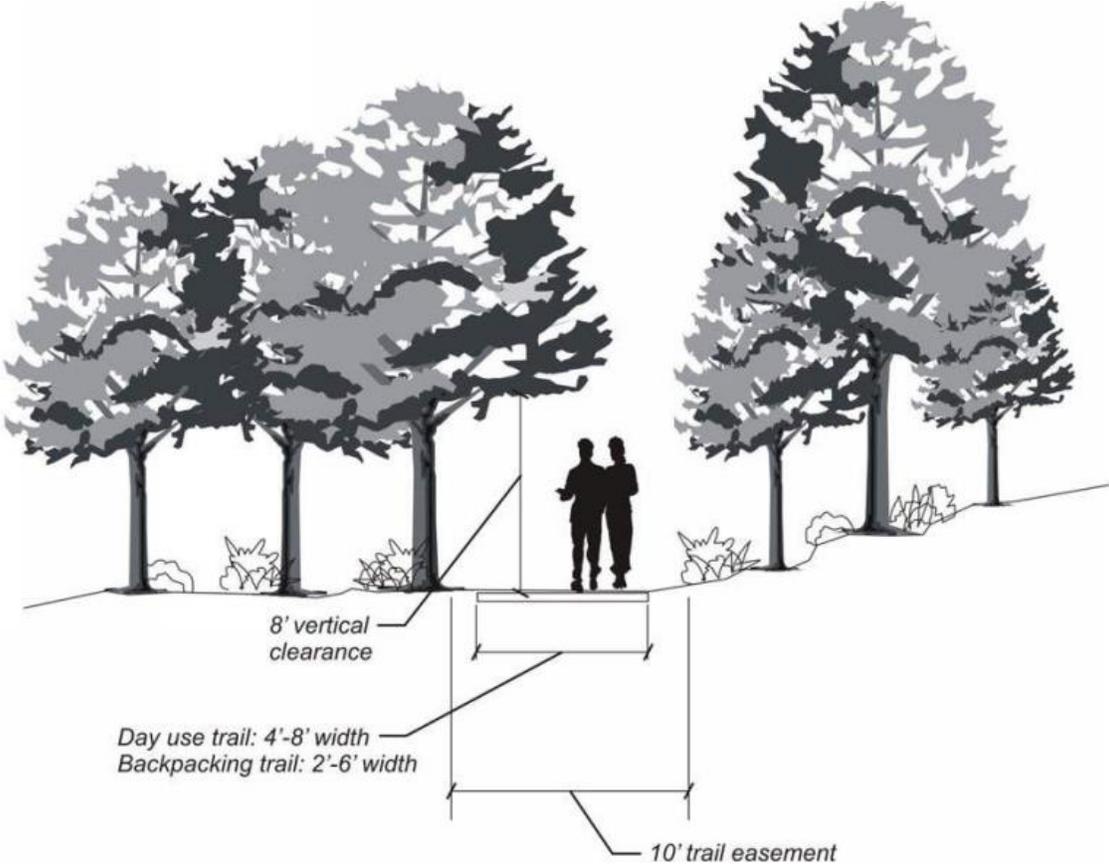
As an amenity to the future residents of the DRSP neighborhood and the existing community, an extensive pedestrian trail network has been proposed. See Exhibit 4-15 for pedestrian trail locations. The pedestrian trails have been integrated in a manner to provide both recreational opportunities as well as connect the individual neighborhoods to the commercial and job areas of the site without the need to use an automobile.

Pedestrian trails will be built to the County of San Luis Obispo's Pedestrian Trail Standards, identified in Appendix B of the Parks and Recreation Element (see *Exhibit 4-17: Pedestrian Trail Standards*). A minimum of 10-feet of right-of-way will be provided to allow the trail to meander and provide for adequate landscaping and buffering/screening from adjacent properties.



*Pedestrian trail through open space concept.*

*Exhibit 4-17: Pedestrian Trail Standards (County of San Luis Obispo - Parks and Recreation Element, Appendix B)*



## 4.10 Public Transit

To encourage the use of public transit to and from the DRSP area by residents, employees, and visitors, public transit hubs are proposed. These include a transit hub within the Village Commercial area, just east of the roundabout, as well as the park-and-ride lot located along Collector A (North Frontage Road) just south of Willow Road. San Luis Obispo County Regional Transit Authority (RTA) is expected to provide service to and stops within these designated transit hub locations. See Exhibits 4-6 and 4-8 for conceptual transit stop locations and right-of-way interface.

## 4.11 Streetscape

### 4.11.1 Entry Feature Design

To bring attention to and highlight entry into the DRSP area for both residents and visitors, primary and secondary entry features are proposed in various locations within the neighborhood. Primary entries will be located at the intersection of Collector 'A' and Collector 'B' at Willow Road as well as Collector 'A' at the southern end of the Village Commercial land use area. Secondary entry features are located at the one way stop intersection where Collector 'B' and Pomeroy Road intersect, at Collector 'B' and Cherokee Place, and Collector 'A' and Cherokee Place. Refer to Exhibit 2-2a in Chapter 2 for the specific locations of both the primary and secondary entry features within the DRSP area.

Future design of the primary and secondary entry features should include:

- High-quality materials that reflect the DRSP area character; and
- A combination of the following elements:
  - Primary Entry Signage
  - Secondary Entry Signage
  - Decorative Walls
  - Specimen Trees
  - Accent Landscaping
  - Enhanced Paving (colored and/or textured)



*Example of neighborhood identification signage.*



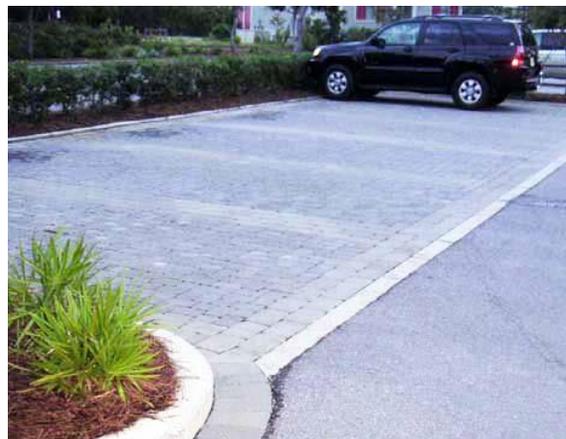
*Example of wayfinding/trail signage identification.*

4.11.2 *Streetscape Accent Paving Design*

Enhanced accent paving is envisioned within the DRSP area at pedestrian crossings and roundabouts along Collectors 'A', 'B,' 'C,' and 'D.' Utilizing accent paving at pedestrian crossings and roundabouts will provide contrasting color from the adjacent roadway and enhance visibility and safety for pedestrians and vehicles. Paving design along these collectors should consist of material and color that is complementary to the overall design aesthetic of these primary roadways. All accent paving selected should be compliant with applicable American Disabilities Act (ADA) requirements.



*Example of accent paving treatment applied at the intersection.*



*Example of accent paving enhances parking design.*

## 4.11.3 Landscape Design

Landscape design throughout the DRSP area will reflect local climatic and soil conditions while reflecting the bucolic character of the community. While individual landscape palettes will vary along the streets within residential neighborhoods and within the commercial areas, common landscape areas along Collectors 'A', 'B,' 'C,' and 'D' will have a consistent aesthetic to establish a baseline for the overall neighborhood character. Landscape design within parkways and medians along Collectors 'A', 'B,' 'C,' and 'D' should integrate the following:

- A unified design that reflects the bucolic character and local climatic and soil conditions of the neighborhood;
- Include a variety of trees, shrubs, and groundcover;
- Ensure landscaping is drought tolerant and water-wise;
- Integrate street and parkway trees to create a street tree canopy, provide shade, and define the street edge;
- Use flowering or accent trees in key locations such as project entries, roundabouts, intersections, pedestrian crossings, and other focal points for visual emphasis.
- Utilize low maintenance, long-lived, and durable plantings and minimize the use of perennials;
- Integrate accent cobbles, boulders, and/or rock mulch; and
- Locate and place plantings to accommodate roadway safety.



*Unified landscape design concept with drought-tolerant landscaping incorporated.*

All landscaping within parkways and medians along collector roads within the DRSP area will comply with applicable federal, state, and local building, public health, safety and accessibility codes, and the California Model Water Efficient Landscape Ordinance (MWELO - AB 1881).

#### 4.11.4 Parkway/Low-Impact Development Design

Biofiltration and bioretention features reflect best management practices in stormwater management by slowing and filtering stormwater runoff. These systems are often utilized to manage runoff associated with streets, parking areas, and other hardscaped areas. These can be integrated into parkway design along streets and/or in other landscaped areas. Typically, these systems are planted with vegetation that is tolerant of heavy watering and alternatively, drought conditions.

The DRSP has incorporated an extensive network of bioretention features to further sustainable stormwater practices and maximize retention/recharge opportunities on-site. Within the DRSP area, except for the Private Motorcourts and Collector 'C' – Bus Pullout, all streets are proposed to contain parkway low-impact development (LID) areas within the street right-of-way to capture and treat runoff from impervious roadway areas.

To enhance the character of the overall DRSP area, parkway/LID features should consist of a landscape palette tolerant of heavy watering winter conditions as well as drier, drought-like conditions. The landscape palette should consist of a blend of trees, shrubs, and groundcover, as well as decorative rocks and boulders placed intermittently for both aesthetic and functional qualities within the parkway area. Where standard curbs are proposed adjacent to parkway/LID features, curb cuts should be provided intermittently to allow for sheet flow of water off the roadways and into the parkway/LID areas.



*Parkway medians provide opportunities for decentralized biofiltration and retention.*

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## 5 Infrastructure

### 5.1 Introduction

This Chapter describes the major backbone infrastructure and utilities required to support development of the Dana Reserve Specific Plan (DRSP) area. Public utilities include potable water system, wastewater system, stormwater facilities and other utilities such as natural gas, electrical, telephone, and cable/data service. Additionally, future developers in the DRSP area will pay the NCSD water and wastewater development impact fees. On-site infrastructure cost and construction will be the responsibility of the developer on a fair share basis, with reimbursement or credits given to the project based on improvements provided by the DRSP but identified within County policy documents.

### 5.2 Water

Potable water for the DRSP area will be supplied by NCSD. Table 5.1 on the following page summarizes the water use factors and demand calculations for the anticipated land uses in the DRSP. The total demand is estimated at 336.25 acre-feet per year (AFY), with the total demand plus a 10% contingency estimated at 369.88 AFY. An estimated 75.12 acre-feet of the total 336.25 acre-feet would be used for commercial development and landscaped common areas. The NCSD has reviewed water demands for the DRSP area and have determined that there is an adequate and reliable water supply for buildout of the DRSP area.

As shown in Exhibit 5-1, the water system for the DRSP area is proposed to be comprised of a 12" main line extension from the stub in North Frontage Road, at the southeast corner of the property, to Willow Road and will also include an internally looped 8" public water main lines which will provide fire suppression to the development areas. These will be routed within the public roads. The main trunk lines will be owned and operated by NCSD. The private main line system for the commercial areas will be protected at each connection point to the public system with a double detector check assembly.

Domestic water services for each development area are proposed to utilize County and NCSD standard water services and meters. Service connections will connect to the above referenced 8" domestic main line. Waterlines are proposed to be routed within streets or easements. Fire hydrants will be located adjacent to roadways and spacing will be no greater than 500 feet, except on dead end streets it shall be no more than 400 feet. The maximum distance from any point on the street frontage to a hydrant shall be 250 feet. For commercial or light industrial areas, the maximum spacing will be no greater than 250 feet or less, when required by the Fire Official. Hydrants or tie-ins for future hydrants may be required by the fire official and shall typically limit the distance from any point on the exterior of any building to 150 feet.

As shown in Exhibit 5-2 below, the DRSP will install recycled water lines to make the project "recycled water" ready. Once NCSD is able to provide recycled water to the DRSP, recycled water will be utilized for landscaping within the village and commercial area, public recreation, neighborhood parks, and streetscape and parkway areas. Irrigation for these identified areas will be converted from potable water to recycled water at that time.

## 5.2.1 Operations and Maintenance

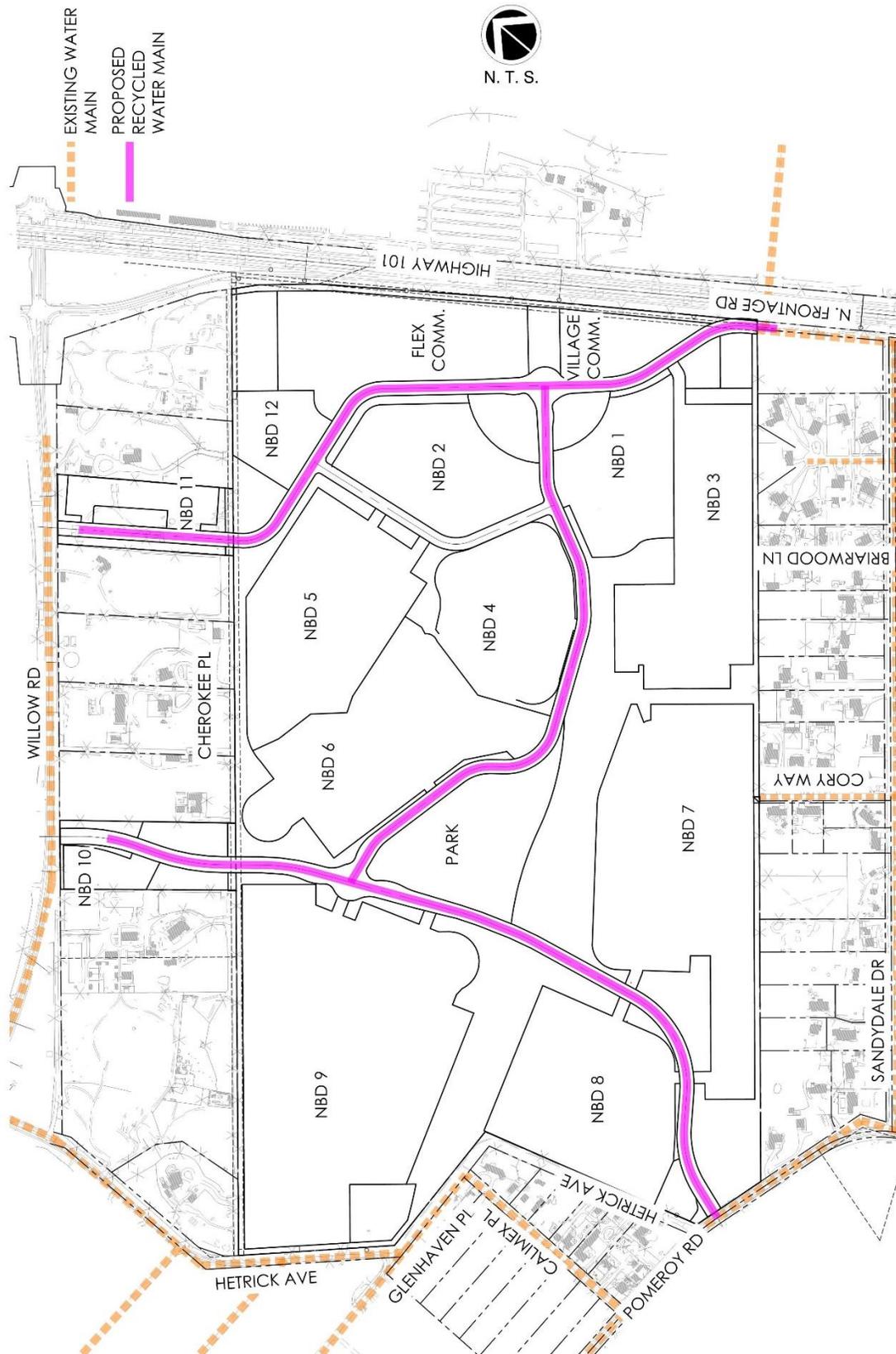
The ongoing operation of water mains, infrastructure and associated appurtenances serving the DRSP area will be owned and maintained by NCSO.

Table 5.1: DRSP Water Use Factor and Demand

Land Use Category	Number of Units or Acres	Water Use Factor <sup>3</sup> (af/yr)	Potable Water Demand (af/yr)	Daily Demand <sup>2</sup> (gpd)
<b>Residential</b>				
Condos	173 units	0.13 af/yr/unit	22.14	
Townhomes	210 units	0.14 af/yr/unit	30.24	
Cluster	124 units	0.21 af/yr/unit	25.79	
4,000-5,999 SF	463 units	0.21 af/yr/unit	96.30	
6,000-7,000+ SF	225 units	0.34 af/yr/unit	75.61	
Affordable	75 units	0.14 af/yr/unit	10.84	
<i>Subtotal:</i>			261.13	232,900
<b>Commercial<sup>1</sup></b>				
Village Commercial	4.4 ac	0.17 af/yr/1,000 sf	8.69	
Flex Commercial	14.5 ac	0.17 af/yr/1,000 sf	28.63	
<i>Subtotal:</i>			37.32	33,319
<b>Landscape</b>				
Village and Commercial Area <sup>4</sup>	6.3 ac	1.0 af/yr/ac	6.30	
Public Recreation	10.0 ac	1.0 af/yr/ac	10.00	
Neighborhood Parks	15.0 ac	1.0 af/yr/ac	15.00	
Streetscape/Parkways	6.5 ac	1.0 af/yr/ac	6.50	
<i>Subtotal:</i>			37.80	28,121
<i>Project Total:</i>			336.25 af/yr	300,185 gpd
<i>Project Total (with 10% contingency):</i>			369.88 af/yr	330,207 gpd
Notes:				
<sup>1</sup> Assumes 0.15 gpd/sf and 33% useable site area for buildings.				
<sup>2</sup> Conversion factor: 1 af/yr equals 892.742 gpd.				
<sup>3</sup> Water usage factors used in the table above are derived from the following sources: 2016 NCSO Urban Water Management Plan (UWMP), The City of Santa Barbara and the County of SLO were used if there wasn't a direct water usage factor listed in the 2016 UWMP for each land use designation. The water demand usage factors have been reduced by the mandated 20% as described in the 2016 UWMP.				
<sup>4</sup> Assumes 33% of total commercial acreage is available for landscape.				



Exhibit 5-2: Proposed Recycled Water Infrastructure



### 5.3 Wastewater

Wastewater generated within the DRSP area will be conveyed to the existing NCSD infrastructure within North Frontage Road. The project will require an extension of the existing 12" gravity line within North Frontage road to provide sewer to the proposed development areas. The wastewater collected from this development will be conveyed to the Southland Wastewater Treatment plant located south of the project site along U.S. Highway 101 on Old Windmill Place. See Exhibit 5-3 for proposed sewer service lines in the DRSP area. The main trunk lines will be owned and operated by NCSD. Buildout of the development would generate an estimated 228.68 acre-feet of wastewater per year based on average flow rates (see Table 5.2). For potential peak water flows, a calculation of 571.70 acre-feet is projected, based on a County peaking factor of 2.5.

Two proposed sewer lift stations will be located on two separate dedicated lots on the west side towards Hetrick Avenue and Pomeroy Road within the DRSP area that will be owned/operated by NCSD. The force main lines and connections back to the gravity sewer backbone will coincide with the neighborhood developments.

#### 5.3.1 *Phasing*

The anticipated phasing for the proposed improvements would consist of connecting to the sewer mainline that is currently approved by the county to be installed with the widening of the Frontage Road. Phasing of the wastewater backbone infrastructure should generally follow the phasing demonstrated in Exhibit 5.5.

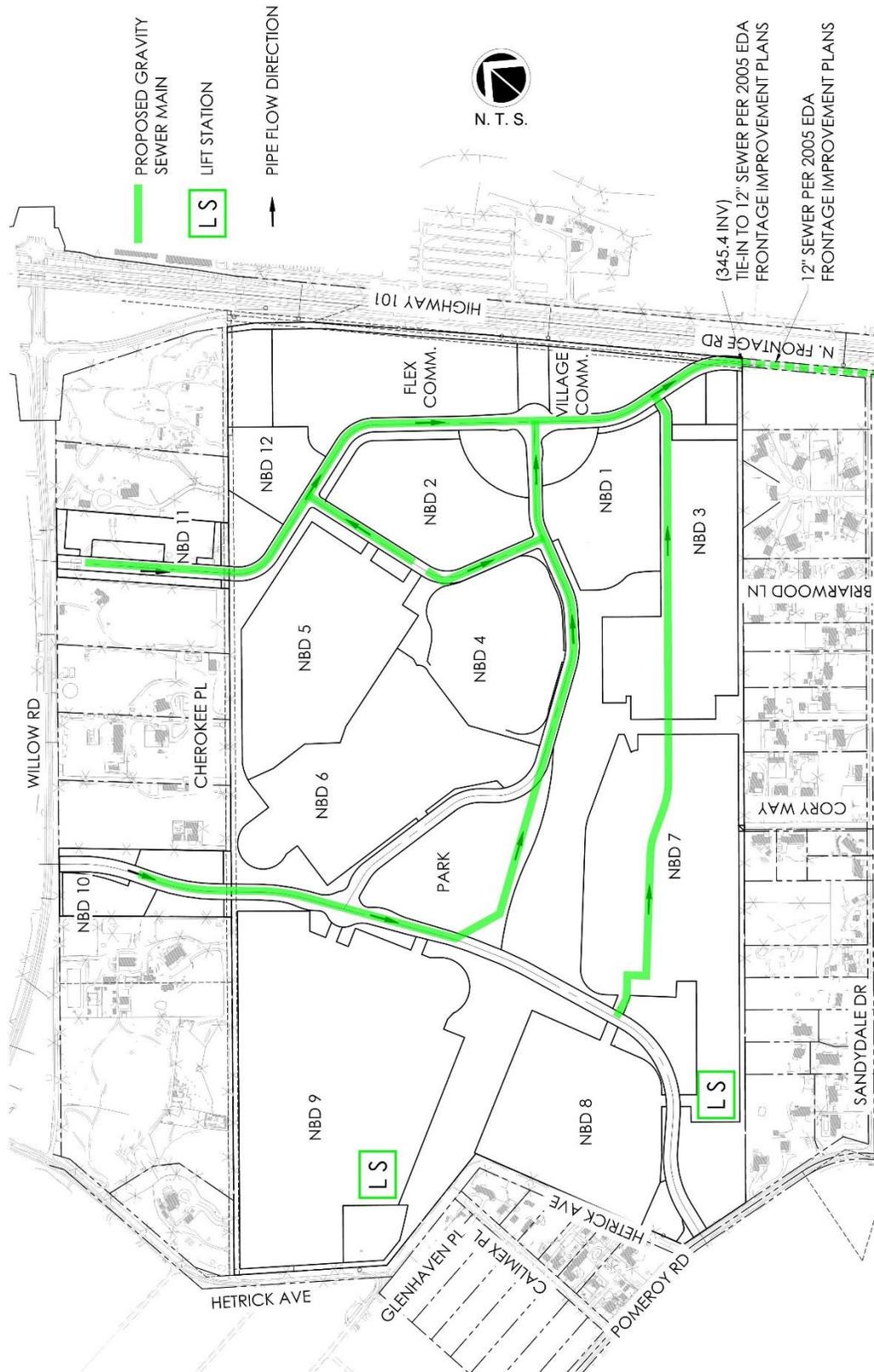
#### 5.3.2 *Operation and Maintenance*

The ongoing operation of gravity sewer mains, manholes, lift stations, force mains, infrastructure and associated appurtenances serving the DRSP area will be maintained by NCSD.

Table 5.2: DRSP Wastewater Generation

Land Use Category	Number of Units or Acres	Water Generation Factor <sup>3,4</sup> (GPD)	Annual Demand (af/yr)	Daily Demand <sup>2</sup> (gpd)
<b>Residential</b>				
Condos	173 units	103/unit	19.93	
Townhomes	210 units	116/unit	27.21	
Cluster	124 units	167/unit	23.21	
4,000-5,999 SF	463 units	130/unit	67.41	
6,000-7,000+ SF	225 units	180/unit	45.36	
Affordable	75 units	116/unit	9.72	
<i>Subtotal:</i>			<i>192.94</i>	<i>172,245</i>
<b>Commercial<sup>1</sup></b>				
Village Commercial	4.4 ac	100/k-sf	7.16	
Flex Commercial	14.5 ac	100/k-sf	23.58	
<i>Subtotal:</i>			<i>30.74</i>	<i>27,443</i>
<b>Landscape</b>				
Public Recreation	10.0 ac	0.50 af-ft/yr-acre	5.00	
Neighborhood Parks	15.0 ac	-	-	
Streetscape/Parkways	6.5 ac	-	-	
<i>Subtotal:</i>			<i>5.00</i>	<i>4,464</i>
<i>Project Total Average Flow:</i>			<i>228.68 af/yr</i>	<i>204,152 gpd</i>
<i>Project Peak Flow (assumes 2.5 Peaking Factor):</i>			<i>571.70 af/yr</i>	<i>510,381 gpd</i>
Notes:				
<sup>1</sup> Assumes 33% useable site area for buildings.				
<sup>2</sup> Conversion factor: 1 af/yr equals 892.742 gpd.				
<sup>3</sup> Wastewater flow generation factors for single family are a percentage of average water demand: 60% for 6,000+, 70% for 4,000-6,000, 90% for all others.				
<sup>4</sup> Wastewater flow generation factors for commercial: City of San Luis Obispo, Infrastructure Renewal Strategy (Dec. 2015)				

Exhibit 5-3: Proposed Sewer Backbone Infrastructure



## 5.4 Drainage and Storm Water Facilities

### 5.4.1 Existing Conditions

Per the USDA NRCS Web Soil Survey, the hydrologic soil group for the development area is listed as Type A Soils, Oceano Sand. Per the geotechnical feasibility report prepared by Earth Systems Pacific dated September 2017, the site is well drained and there are high infiltration rates across the site.

Most of the existing terrain across the property is gradually sloped between 2% - 10% with localized mounds and some rolling hills. The average existing slope for the entire property is 5%. Localized low spots and depressions occur throughout the site. An existing hillside, or ridge, that runs from the Hetrick Avenue and the Glenhaven Place intersection to the southeast varies between 10% - 25% slope. Another localized ridge runs north-south from Willow Road to the north and Sandysdale Drive to the south.

These localized ridges divide the project into (3) general watershed areas, see in Exhibit 5-4:

- *Watershed Area A*: the northwest portion of the project drains to the west towards the Hetrick Avenue and Glenhaven Place intersection.
- *Watershed Area B*: the southwest portion of the project drains to the southwest towards the Hetrick Avenue and Pomeroy Road intersection.
- *Watershed Area C*: the east portion of the project drains towards the east/southeast towards U.S. Highway 101.

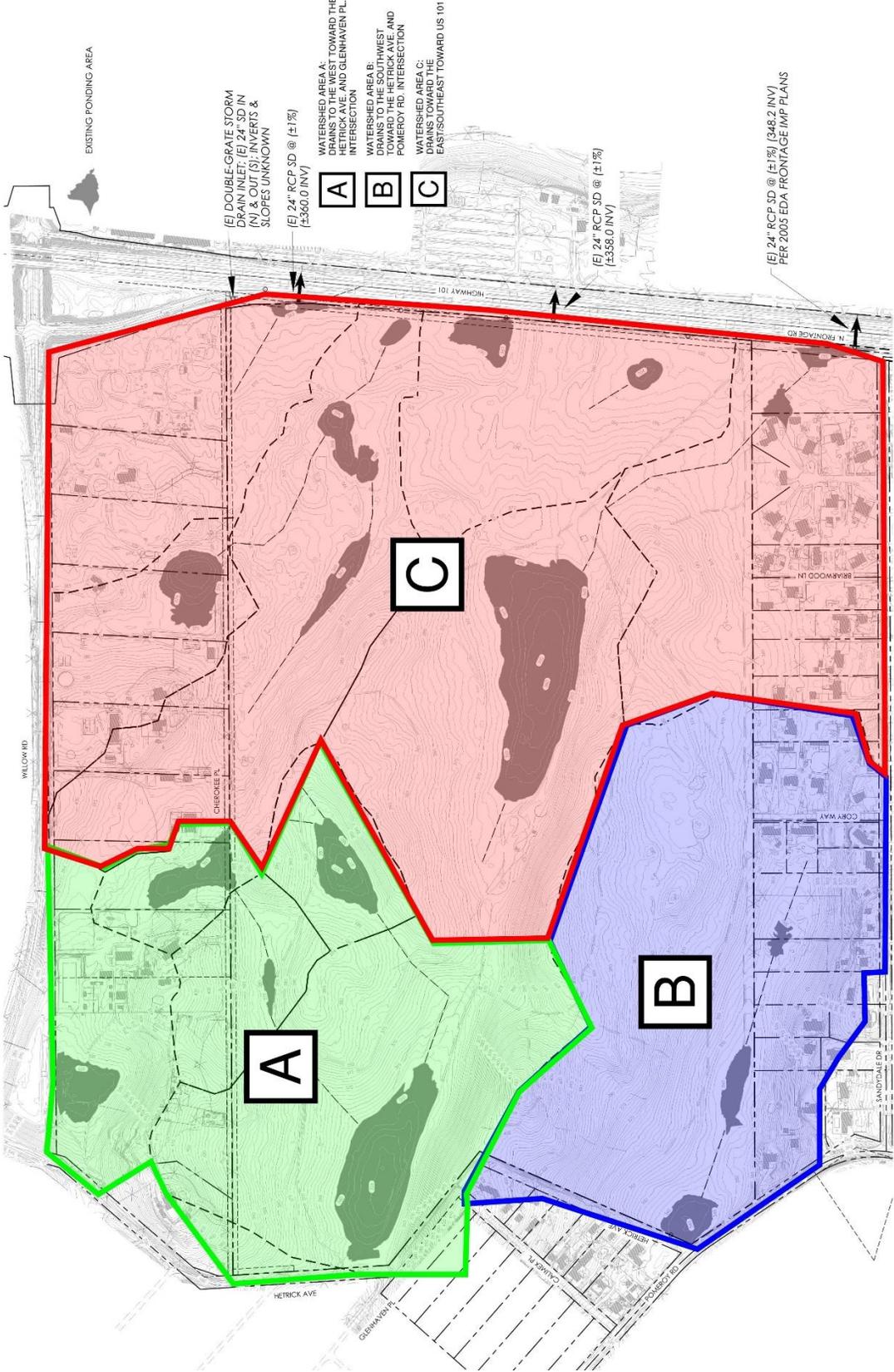
Some existing off-site areas drain towards and onto the DRSP property as run-on. The associated flows from these areas will be collected in swales and/or storm drain culverts along the perimeter of the DRSP area, conveyed around the proposed neighborhoods and considered as bypass during the development of the project improvements.

The existing drainage patterns across the property direct runoff as either sheet flow or shallow drainage courses to the respective localized low spots and depressions where runoff historically has collected and infiltrated into the ground. The east portion of the property drains towards the east/southeast towards U.S. Highway 101 and ultimately is directed to three (3) existing 24-inch reinforced concrete storm drain culverts that travel underneath U.S. Highway 101 at approximately 1% longitudinal slope. Assuming a free outfall condition, the cumulative capacity of the (3) culverts is approximately 34.2 cfs flowing half full and 72.9 cfs flowing full. Runoff discharges on the east side of U.S. Highway 101, where it is then conveyed via sheet flow and/or collected in shallow swales and directed to the east towards Nipomo Creek.

The existing drainage along the east side of U.S. Highway 101 and Nipomo Creek is intended to remain in its current condition with no upgrades, since the County requires all post developed flows to mitigated to be equal to or less than preexisting (2 yr) peak flows. This will reduce the amount of anticipated flows that the existing channel will receive during the larger storm events, therefore the channel should not need to be improved from its current state.

See Exhibit 5-4 for the existing topography, localized low spots and depressions, drainage management area (DMA) watersheds and existing storm drain culverts.

Exhibit 5-4: Existing Drainage Watershed Areas



## 5.4.2 Proposed Conditions

The DRSP area post-developed conditions will mimic pre-developed conditions to the greatest extent practicable. Runoff from the identified watershed areas, or drainage management area (DMA), will be directed in the same general direction as the existing site conditions. Proposed storm drain facilities will be designed to meet both the County of San Luis Obispo traditional flooding requirements as well as the Central Coast Regional Water Quality Control Board post-construction stormwater requirements.

Proposed backbone road sections, identified as Collectors A, B, and C, include roadside low-impact development (LID) areas to treat and mitigate runoff from roadway impervious areas. Two curb types have been proposed along these backbone collector roads to allow for runoff to sheet flow into roadside LID areas. Curb types will either be flush curbs, or mow curbs, that allow runoff to sheet flow into the LID areas or traditional concrete curb and gutters that will collect and convey runoff to curb cuts to the LID areas. Perforated storm drain culverts may be added as underdrains as necessary. Inlets and/or catch basins will be integrated for larger storm event overflow. Storm drain inlets/culverts will be added and spaced appropriately to collect and convey large storm event overflow runoff towards proposed, downstream basins.



*Examples of curb cuts and parking area applications allowing for water infiltration.*

Each development area will also design and incorporate its own stormwater mitigation measures within the individual the DRSP neighborhoods and commercial areas. Stormwater mitigation measures within the individual development areas could include surface treatment/storage, permeable pavers, underground storage chambers, and/or other measures. In addition, proposed neighborhood and internal road sections have been designed to also include roadside LID areas to treat and mitigate runoff. Inlets and/or catch basins will also be integrated within these areas for larger storm event overflow. Storm drain inlets/ culverts will be added and spaced appropriately to collect and convey large storm event overflow runoff towards proposed, downstream basins.

As shown in Exhibit 5-5, four (4) decentralized, eight-foot maximum ponded depth stormwater basins are proposed at the northeast, southwest, and west/northwest corners of the DRSP area. In addition, multiple, shallow, 2-foot maximum ponded depth stormwater basins are proposed throughout the eastern half of the project. All stormwater basins will be designed to meet the

County of San Luis Obispo standards. Each sub-system of basins will be sized to accommodate the remaining runoff produced by the additional impervious areas within each respective DMA and neighborhood development. Storm drain inlets/culverts will also be added to connect sub-systems of basins where appropriate. Overflow structures, culverts, weirs, or other devices will be added and sized to meet discharge flows for both the County of San Luis Obispo requirements as well as the Central Coast Regional Water Quality Control Board post-construction stormwater requirements.

Storm water runoff quality will be addressed for both construction and post-construction phases of the DRSP. Temporary sediment control during construction will be implemented during construction and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for each grading project over one (1) acre in area of ground disturbance in accordance the State Water Resources Control Board (SWRCB) requirements. Construction phase impacts will be addressed by the implementation of Best Management Practices (BMPs). Operations and maintenance will be carried out by the developer's contractor during construction and will be responsible for implementing BMPs established in the County Code.

#### 5.4.3 Stormwater Mitigation

Proposed stormwater mitigation will be designed so post-developed peak run-off flows are equal to or less than pre-development peak flows. The design intent is to not increase peak flows that ultimately goes to the three (3) existing 24-inch reinforced concrete storm drain culverts that travel underneath U.S. Highway 101.

See Exhibit 5-5 for the master site plan overlaid with backbone storm drain trunk lines and proposed deep and shallow basin locations.

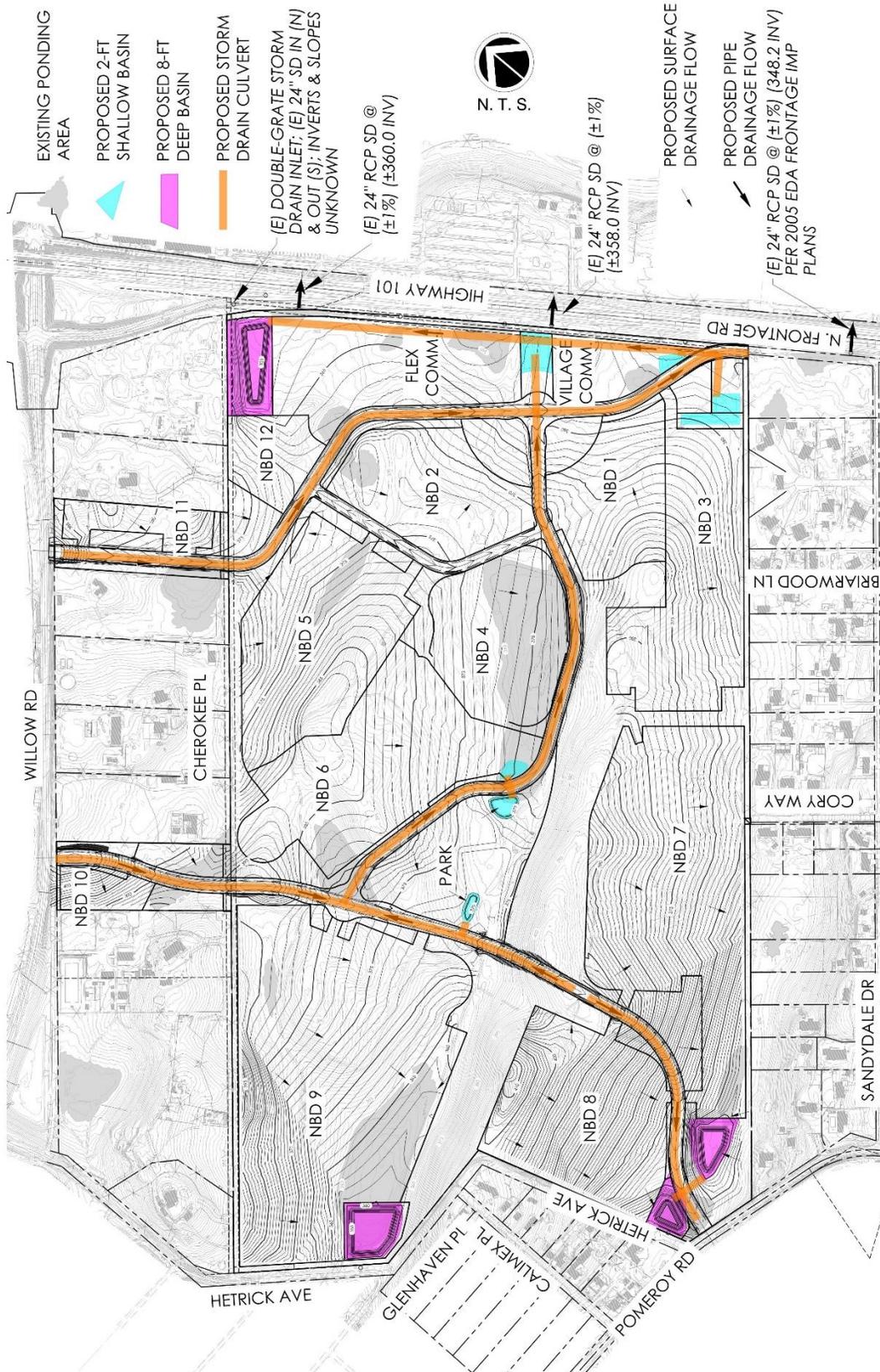
#### 5.4.4 Operations and Maintenance

The operations and maintenance will be conducted by the Homeowners Association and the agreement will follow the county's private stormwater system operation and maintenance template SWP- 2002c.



*Example of stormwater catch basin.*

Exhibit 5-5: Proposed Drainage Conditions



## 5.5 Grading

Grading of the DRSP area is anticipated to occur in several phases, with mass grading occurring in sequential construction implementation as determined by the owner, project team, and/or contractors in the future. The property will first be graded to support the installation of backbone road and utility infrastructure. The backbone roads subgrade will be prepared to allow circulation and construction access to the DRSP area. The adjacent commercial and multi-family designated land use areas as well as the residential neighborhood areas will be mass graded in conjunction with the backbone roads effort in order to balance earthwork operations on-site to the greatest extent practicable. Prior to the commencement of grading operations, areas on-site that contain existing vegetation, oak trees, and/or other sensitive areas that are to remain as part of the development will be delineated with flags and/or protection fencing to ensure they are clearly identifiable.

Proposed basins in their respective areas of the property will be rough graded to create the basin shape, bottom, and top bench. General “super-pad” and relatively flat sloped areas will be created for each adjacent commercial and multi-family areas as well as in the residential neighborhoods in order to direct storm water runoff to these proposed basins. Temporary benches and daylight slopes will be created around the perimeter of each area to tie back into existing grading in order to not create any adverse drainage conditions in the interim.

Interim earthen berms, sedimentation basins, and/or swales will also be created both around the perimeter and within the “super-pad” areas to aid the temporary Stormwater Pollution Prevention Plan (SWPPP) BMP implementation. The owner, project team, contractors, and Qualified SWPPP Practitioner (QSP) for the property will determine the frequency and location of these temporary measures. These grading-associated components will be temporary in nature and would be maintained until the permanent improvements are constructed.

### 5.5.1 Maintenance

Maintenance measures during grading activities will be subject to County standards and established Best Management Practices per County Code. Additionally, stockpile maintenance and storage will adhere to the County Code.

### 5.5.2 Retaining Walls

As determined by the County Code, retaining walls are exempt from a grading permit if deemed applicable to qualify for an exemption. Otherwise, retaining wall heights and setbacks will be subject to the standards set forth in the County Building Code.

## 5.6 Dry Utilities

The applicant or their appropriate representative shall provide a will-serve letter from the power and telephone providers for the DRSP area. The following dry utilities: telecommunications, cable/data service, electric, and natural gas are further described below.

### 5.6.1 *Telecommunications*

The American Telephone and Telegraph Company (AT&T), Pac-West Telecomm Inc., and Satin Satellite are the primary telecommunications service providers to the community of Nipomo and will provide service to the DRSP area. These private companies will extend their facilities into the DRSP area within the designated public utility easements (PUD), as identified on the street sections within Chapter 4, as it develops. All new telecommunications lines within the DRSP area will be placed underground.

High speed fiber infrastructure within the vicinity of the DRSP area is limited to non-existent. However, due to current market demands, high speed fiber infrastructure may be provided within the DRSP area to allow the community to hook into future high-speed fiber infrastructure should it be extended to the property.

### 5.6.2 *Cable Service*

Cable television for the Nipomo area is provided by Charter Communications. The expanding range of broadcast services, including satellite, may be available for the DRSP area to the extent they are available throughout San Luis Obispo County.

### 5.6.3 *Electric*

Pacific Gas & Electric (PG&E) will provide electricity distribution to the DRSP area. Existing overhead service lines run along Cherokee Place, Pomeroy Road, and the eastern edge of the property. New service lines will be placed in or adjacent to the right-of way of the proposed commercial and residential roadways. All new electric lines will be placed underground.

Residential neighborhoods within the DRSP area will be designed to accommodate installation of solar panels on rooftops per the County's current Building Code. Installation of solar on all residential homes will aide in generating needed electricity on-site and minimize the overall environmental impact by the community.

### 5.6.4 *Natural Gas*

SoCalGas will provide natural gas distribution to the DRSP area. There are no existing gas mains located within the DRSP area. To support the proposed commercial and residential areas, new gas mains will be constructed as part of the primary backbone roadways to serve new development areas.

## 5.7 Infrastructure Easements

### 5.7.1 *North Frontage Road*

Based on the conditions of the property located at the southeast corner of the DRSP area, an easement may be needed to accommodate the extension of infrastructure along North Frontage Road to the DRSP property. At this time, it is anticipated that the development of this adjacent

property at the southeast corner will occur prior to the need to extend North Frontage Road to the DRSP property and therefore no easement will be required.

#### 5.7.2 *Hetrick Avenue*

Hetrick Avenue traverses the western boundary of the DRSP property. Both the Nipomo Community Plan and the South County Area Inland Plan identify improvements to Hetrick Avenue, designating the roadway a two-lane rural road classification with Class II bike lanes, ultimately extending from Pomeroy Road north to Aden Way. The extension of Hetrick Avenue from Glenhaven Place to Pomeroy Road in the south is currently unimproved. The County's current alignment would turn sharply to the east and travel through a dense oak area with significant slopes before turning south along the rear yards of existing residential properties to the west. The improvements within the DRSP do not propose to construct this Hetrick Avenue extension, in favor of introducing Collector 'B' which travels from Pomeroy Road through the property and connects with Willow Road to the north as a more functional alternative and avoids traffic safety concerns at the intersection with Pomeroy Road. Currently at the southwest corner of the DRSP, Hetrick Avenue is an existing driveway, with a 30-ft right-of-way, which would be abandoned or deeded to the adjacent existing residential property owners to the west.

In order to allow for emergency access to the community, an easement will be provided from the existing portion of Hetrick Avenue at the northwest corner of the DRSP, connecting to Neighborhood 9. This emergency access point is intended to be used only by fire and safety vehicles, pedestrians, bicycles, and equestrians.

#### 5.7.3 *Cory Way*

Cory Way currently dead ends into the southern property line of the DRSP. In order to allow for emergency access to the community, an easement will be provided at this location connecting to Cory Way. This emergency access point is intended to be used only by fire and safety vehicles, pedestrians, bicycles, and equestrians.

#### 5.7.4 *Southern California Gas*

An existing 20-ft Southern California Gas (SoCalGas) easement is located directly adjacent to the U.S. Highway 101 right-of-way on the DRSP property. This easement will remain clear of obstructions to allow for any necessary or ongoing maintenance by SoCalGas.

#### 5.7.5 *Pomeroy Road*

Based on the final alignment of the Pomeroy Road realignment into the DRSP, an easement(s) may be needed to accommodate proposed roadway and circulation improvements.

### 5.8 **Phasing**

Exhibit 5-6 identifies the areas anticipated conceptual phasing to make up the DRSP development phases. These phases address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the DRSP. In some cases, property owners may wish to develop in an earlier phase than identified in Exhibit 5-6. This may be permitted provided the necessary infrastructure to serve the proposed development is already in place, or if the project can construct the required infrastructure prior to development.



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## 6 Public Services

### 6.1 Introduction

The DRSP is served by several public services including schools, police and fire/emergency/ ambulance service protection, solid waste disposal, recycling, green waste, postal service, and library services as discussed in more detail below.

### 6.2 Schools

Public education for the DRSP will be provided by Lucia Mar Unified School District (LMUSD), which includes elementary, middle, comprehensive high school, continuation high school, and adult education. The DRSP falls in the boundary area for the Lange Elementary School, Mesa Middle School, Central Coast New Tech High School, and Nipomo High School.



*Nipomo High School outdoor common green and courtyard.*

It is anticipated that there will be new students added to the existing LMUSD system over a period of several years. While these phases are shown in sequence below, they are intended to be pieces of the overall project, and not intended to occur in any particular sequence, with the exception of Phase 1. At full build-out, the project would have approximately 1,143 school-age children based on California Statewide Average Student Generation Rates as outlined in Table 6.1 below.

*Table 6.1: Student Generation*

Grade Level	Generation Rates	Homes	Additional Students
Elementary (K-6)	0.5 <sup>1</sup>	1,270	635
Middle (7-8)	0.2 <sup>1</sup>	1,270	254
High (9-12)	0.2 <sup>1</sup>	1,270	254
<b>Total (K-12)</b>	-	<b>1,270</b>	<b>1,143</b>

Sources:

<sup>1</sup> Statewide Average Generation Rate

Based on the generation rates referenced in Table 6.1, it is anticipated that the DRSP would increase demand for public school services at existing LMUSD facilities. Published LMUSD enrollment rates for 2017-18 combined with the District’s Facilities Master Plan (2014) portrays existing capacity for Lange Elementary at 85%, Mesa Middle School at 88%, and Nipomo High School at 91%, as shown in Table 6.2 below.

*Table 6.2: Existing LMUSD School Capacity*

<i>School</i>	<i>2017/18 Student Enrollments<sup>1</sup></i>	<i>2021/22 Student Projections<sup>2</sup></i>	<i>Planned Capacity<sup>2</sup></i>	<i>Current Available Capacity</i>
Lange Elementary	585	608	687	102
Mesa Middle	545	535	618	73
Nipomo High	970	1,172	1,071	101

Sources:

<sup>1</sup> 2018 School Plans for Student Achievement

<sup>2</sup> 2015/2016 LMUSD FM

The DRSP will be built-out over time in phases, metering the pace of anticipated new students entering the LMUSD system. Table 6.3 below portrays the anticipated number of new students generated by phases.

*Table 6.3: Anticipated Student Generation Rate by DRSP Phasing*

<i>Phase</i>	<i>Elementary (K-6)</i>	<i>Middle (7-8)</i>	<i>High (9-12)</i>	<i>Total Student Generation</i>
Phase 1	352	141	141	634
Phase 2	190	76	76	342
Phase 3	93	37	37	167
<i>DRSP Total:</i>				<i>1,143</i>

Note: This sequence is for illustrative purposes only. Implementation may not occur in this sequence.

As mandated by State law, developer impact fees will be paid to LMUSD as the DRSP area is built out over time to accommodate the anticipated increase in demand for public school facilities.

### 6.3 Police

Police services for the DRSP will be provided by the County of San Luis Obispo and will be based out of the San Luis Obispo County Sheriff Department offices located at 1681 Front Street in Oceano; the California Highway Patrol also assists in area calls for service. The Sheriff’s Department divides the County into three areas – North Station, Coast Station, and South Station. Each of these is large in geographic area and may lead to delays in response times. Under the County’s FY 2017-18 to 2021-2022 Infrastructure and Facilities Capital Improvement Plan, a new 6,000 square foot South County Substation is to be constructed in the Nipomo area to provide more timely service to the community. It is anticipated that this new substation facility will also enable more prompt service to the DRSP area.

Developer impact fees will be paid to the County Sheriff’s Department to accommodate new demand for police services as the DRSP area is built out over time.



*Public services, including police and fire stations.*

#### 6.4 Fire and Emergency Services

The San Luis Obispo County Fire Department and the California Department of Forestry and Fire Protection (CDF) will provide fire protection services to the DRSP area. Development will be primarily served by Fire Station No. 20, located off of North Oakglen Avenue at 450 Pioneer Avenue in Nipomo, approximately one-half mile away from the southern edge of the DRSP area. The Department also deploys resources from other nearby stations and personnel, such as Fire Station No. 22 located at 2391 Willow Road in Arroyo Grande, to maintain adequate response times. The County’s FY 2017-18 to 2021-2022 Infrastructure and Facilities Capital Improvement Plan identifies that a new property in the West Nipomo area will be acquired to develop a new fire station to serve the community. It is anticipated that the County’s current levels of fire services are sufficient to serve the DRSP area.



*Fire truck and engines.*

The San Luis Obispo County Fire Department and the CDF provide emergency paramedic services from both Fire Station No. 20 and No. 22. These stations have designated Medic Engines, which are staffed by a Fire Captain and a Fire Apparatus Engineer, which maintains a licensed paramedic on staff. However, the County also contracts with San Luis Ambulance to provide paramedic services throughout the County. Ambulances are dispatched via radio through the San Luis Obispo County’s Sheriff Dispatch Center and respond to emergency, non-emergency, and Critical Care

Transport calls. San Luis Ambulance maintains a location in Nipomo, located at 720 South Frontage Road, with response times to the project site generally just over 5 minutes. Each ambulance is staffed with a minimum of one Paramedic and one Emergency Medical Technician.

County Fire and CDF designate the existing DRSP area within the High Hazard Fire Severity Zone. As the DRSP is built-out over time, the level of fire severity is expected to be reduced and transition to one focused on structural defense. However, the DRSP plans to maintain the existing oak woodland “spine” as a central community feature. To ensure adequate defensible space around planned structures abutting or adjacent to this oak woodland “spine”, a vegetation management plan and/or fire safety plan(s) will be prepared to ensure structures are adequately protected while also providing County Fire and CDF with enough room to maneuver and defend structures, as needed. Additional measures to ensure adequate vegetation management and thus fire protection within the DRSP are discussed in Chapter 3.

Developer impact fees will be paid to the County Fire Department and CDF to accommodate new demand for fire as the DRSP area is built out over time.

## 6.5 Solid Waste, Recycling, and Green Waste

Solid waste, recycling, and green waste generated by the new development will be serviced by the South County Sanitary Services. The solid waste, recycling, and green waste will be disposed of at the Cold Canyon Landfill. Based on current disposal rates, this facility has a capacity to accept solid waste until at least the year 2040. South County Sanitary Services has reviewed the conceptual plans and will provide solid waste, recycling, and green waste pick-up service to the DRSP area.

## 6.6 Postal Service

Postal Service for the DRSP area will be provided by the United States Postal Service (USPS) from their location at 706 West Tefft Street. The location of and type of mailbox required for each land use within the DRSP will be based upon and adhere to requirements outlined in the USPS National Delivery Planning Standards: A Guide for Builders and Developers and the Delivery Growth Management Program. Below is a discussion of the mailbox locations envisioned for each area within the DRSP, each of which will be ultimately approved by the USPS prior to construction.

For each single-family residential neighborhood and commercial within the DRSP area, a centralized delivery location will be provided. The specific location and equipment type will adhere to the USPS requirements for both USPS and customers related to access, locks, safety, accessibility, placement, and specific Americans with Disabilities Act (ADA) requirements. In specifically considering the single-family residential neighborhoods, the centralized delivery locations will be within the individual neighborhood parks.



*Examples of mailbox enclosures for individual residences and multifamily neighborhoods.*

For each multi-family residential community within the DRSP area, a centralized mailbox location, whether internal or external, will be provided for each of the multi-family residential communities. The centralized mailbox equipment will be approved by USPS and will meet the minimum 1:10 parcel locker/mailbox requirement. If located exterior to a building, a canopy will be provided to provide protection from weather and provide adequate nighttime lighting, per USPS requirements.

## 6.7 Library

Library services for the DRSP area will be provided by the existing Nipomo Library, located at 918 West Tefft Street in Nipomo. The library features a wide variety of book titles such as children, adult fiction and non-fiction, teen collection, and audiobooks as well as DVD's and music. Twelve computers, free public WIFI internet access, and a public meeting room are also provided for use by the public.

Developer impact fees will be paid to the County Public Library to accommodate new demand for library facilities as the DRSP area is built out over time.



*Example of library computer desk stations.*

## 6.8 General Government Services

Since the property lies within the unincorporated area of the County of San Luis Obispo, the DRSP area will be serviced by the County's government services, which includes, but is not limited to: administration, planning, voting, courts, environmental/public health, public works, etc.

## 7 Implementation and Administration

This Chapter describes the DRSP authority, development review process, and administrative procedures controlling the DRSP adjustments and amendments, as well as outlines the intended phasing plan and the proposed construction/maintenance of improvements.

The DRSP provides County staff and other review bodies the tools and guidelines to review and approve the DRSP area development proposals. Implementation shall be administered by County staff and ensure consistency with the DRSP document.

### 7.1 Specific Plan Authority and Adoption

Specific plans must comply with California Government Code Sections §65450 through §65457. These provisions require that a specific plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located. In turn, all subsequent development proposals, such as tentative subdivision maps, site plans, improvement plans, and all public works projects, must be consistent with the adopted specific plan.

Pursuant to California Government Code Section §65453, a specific plan may be adopted by resolution or by ordinance. Past County practice has been to adopt a specific plan and certify the FEIR concurrently through resolution. This practice is consistent with direction from State law where a plan adopted by resolution is primarily implemented by separately adopted ordinances and programs, which is the case with the DRSP that mirrors existing zoning with minor adjustments to limited property development standards. In situations where the DRSP conflicts with the requirements of the County Code, the DRSP provisions shall take precedence. Where the DRSP is silent on a topic, the County Code requirements remain in force.

### 7.2 Development Agreement

A development agreement is a planning tool that allows public agencies greater latitude to advance local planning policies in sometimes new and creative ways. A development agreement is commonly used in conjunction with specific plan projects.

Neither the applicant nor the public agency is required to enter into a development agreement as part of project proposal. When a development agreement is entered into, the allowable land uses, required infrastructure and its financing, as well as other terms and conditions of approval are negotiated between the parties involved, subject to the public agencies' ultimate approval.

### 7.3 Environmental Review

The DRSP addresses land uses, densities, and types of development proposed, as well as streets and infrastructure anticipated to serve the area. It provides a detailed description of the project that was evaluated in the Final Project Environmental Impact Report (FEIR) for the DRSP. Under the California Environmental Quality Act (CEQA), the FEIR has assessed the potential direct and indirect environmental effects associated with the land use program described in the DRSP.

Although the EIR analysis is a separate document, the environmental review process has been an integral component of the planning process to ensure that the DRSP minimizes environmental impacts. The EIR addresses the development of the DRSP as a single project which is projected to be developed in increments over a period of several years. This approach enables the County to

comprehensively evaluate the cumulative impacts of the DRSP and consider alternatives and mitigation measures prior to adoption of the DRSP.

Development within the DRSP area shall comply with all conditions of approval and mitigation measures identified in the certified Specific Plan EIR (The Dana Reserve Specific Plan EIR SCH No. ### and any subsequent CEQA document (e.g., Mitigated Negative Declaration, Subsequent EIR, or Supplemental EIR). The DRSP FEIR is intended to expedite the processing of future projects that are consistent with the DRSP. If, when considering subsequent development proposals, the County determines that the proposed development will not result in new effects or require additional mitigation, the County can approve the project without additional environmental review (California Government Code Section 65457 and CEQA Guidelines Section 15182). However, if there are significant changes proposed to the approved DRSP that the County concludes may result in new impacts, any additional environmental review need focus only on those specific areas or topics affected by the change.

## 7.4 Annexation

The DRSP is currently under County jurisdiction but is located immediately outside of the Nipomo Urban Reserve Line (URL). The property is designated in the County’s General Plan as a specific plan area, which is subject to preparation of a specific plan to accommodate development proposals and address pertinent issues (refer to Chapter 1). The General Plan requires that a specific plan for the property be adopted prior to annexation of the DRSP area to the URL. The DRSP area is located directly adjacent to the current URL and is identified within the NCSD’s Future District Service Boundary area.

Along with processing of the FEIR and other County entitlements, the Board of Supervisors will adopt a resolution to initiate the annexation of the DRSP property into the URL. Following Board of Supervisor action of project entitlements including adoption of the DRSP and certification of the FEIR, the project will be submitted to the Local Agency Formation Commission (LAFCO) for the formal annexation review process. LAFCO works with the County to ensure that a proper plan of services is in place to guide orderly development of the annexed property.

## 7.5 Development Review Process

### 7.5.1 Zoning Boundaries and Subdivisions

The DRSP will be zoned consistent with the land uses identified by Exhibit 2-1, Land Use Zones map identified in Chapter 2. The “SP” overlay will be added to the County General Plan and Zoning maps.

The precise location of streets, utilities, and boundaries of development sites will be determined upon approval of tentative subdivision maps. Along with the review of the final map before recording, subdivision improvement plans will be reviewed and approved, which show compliance with the DRSP, EIR, and any associated project conditions of approval.

For the Multi-Family and Flex Commercial/Light Industrial zoned properties, a planned development permit shall be obtained consistent with the existing County process outlined in the Land Use Ordinance.

For Multi-Family zoned properties, applications shall be processed in accordance with Section 22.22.145 (B, E, F, and G), except compliance with the County Design Guidelines and setback standards, as noted in Section 22.22.145 B.c. and 22.22.145 B.d., shall be in accordance with this

Specific Plan. For the Flex Commercial/Light Industrial zoned properties, applications shall be processed in accordance with Section 22.22.145 C.

#### *7.5.2 Building Permits*

The County building permit process of plan-check, inspection, and occupancy release will typically be the final and most detailed step in County review of private site development. Impact fees are due at the time building permits are issued or as may be described in the development agreement.

### **7.6 Construction and Maintenance of Required Improvements**

Public facilities required to serve the DRSP area will be funded as discussed in Chapter 6. Property in the DRSP area that is annexed into the URL will receive the same public services as other neighborhoods in the community, including school, police, fire, public park, and collector road maintenance. Once facilities to serve the DRSP are constructed, a Homeowners Association will be setup to operate and maintain facilities, such as parkways, trails and open space, and stormwater facilities. Facilities located within individual residential neighborhoods, such as neighborhood recreation areas, parkways, stormwater facilities, and local roads, will also be privately maintained by a Homeowners Association.

### **7.7 Amendments to the Specific Plan**

#### *7.8.1 Interpretations*

Placeholder text.

#### *7.8.2 Adjustments*

Placeholder text.

#### *7.8.3 Amendments*

Placeholder text.

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## **8 Financing**

This Chapter describes the financing measures for the Dana Reserve Specific Plan (DRSP), which will be determined once the project Environmental Impact Report (EIR) is complete.

### **8.1 Financing Principles and Policies**

Placeholder text.

### **8.2 Financing Mechanisms and Resources**

Placeholder text.

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## A. Relevant General Plan Text

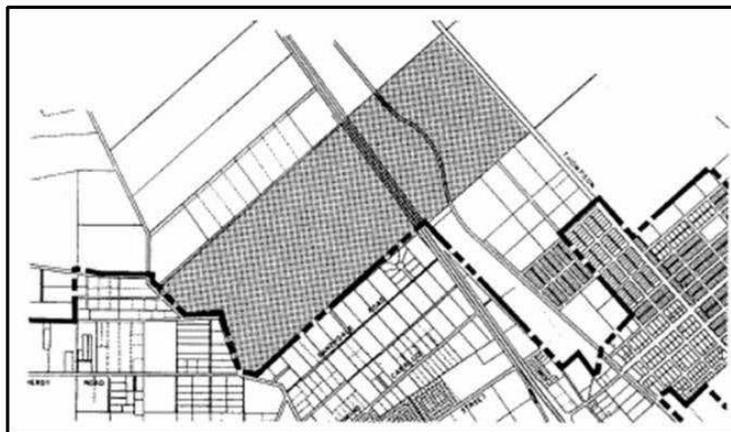
The following are excerpts of the County General Plan text, specifically the South County Area Plan (SCAP) and the Land Use Ordinance (LUO), and the Nipomo Community Plan as it relates to the DRSP (formerly known as Cañada Ranch).

As mentioned in Chapter 1 of the DRSP, the SCAP description and policies applicable to the Cañada Ranch were adopted in 1994, almost 25 years ago. At the time, the objectives of the SCAP were aimed at job creation opportunities as well as addressing the jobs housing balance in Nipomo. Although the SCAP described the road objective for job creation, it did not identify specific requirements for the type, size, or scale of these expected uses. The SCAP also indicates that housing should be provided on the Cañada Ranch site, again without identifying the type, size, or scale of the residential development.

Since the adoption of the SCAP, much has changed in the State and in the County. A period of significant economic expansion (housing bubble) and the “great recession” (the housing crash) occurred. Since 2010, the economy of the Nation and the County have since recovered. Currently and into the foreseeable future, California faces significant challenges in providing housing for the States’ growing population. This need for housing has reached a crisis due to very constrained supply at all levels of housing affordability. Prices and rents for existing housing have increased dramatically and are continuing to increase. For the first time in many, many years the State has begun to intervene in local housing policies. In the last two years alone, over 15 housing bills have been passed by the State that set standards and enforceable requirements for local agencies to meet their housing goals.

### Section 4.5 of the South County Area Plan

*“Cañada Ranch Specific Plan Area. An expansion of the urban reserve line north of Nipomo and west of Highway 101 should be evaluated to provide additional employment and associated residential development that will improve the jobs/housing balance within Nipomo. A specific plan should be prepared showing commercial retail, service commercial, and light industrial uses on the large Cañada Ranch property northwest of Sandy Dale Drive and west of Highway 101, shown in Figure 4-4.*



**Figure 4-4: Specific Plan Area-Canada Ranch Property**

*The specific plan should determine the feasible extent of the job-generating uses as a first priority. Residential uses should be considered only in support of employment development. The property has a large oak woodland that should be evaluated for preservation as a long-term habitat. Due to its size, the site is also a potential location for a high school if feasible. A specific plan should be accompanied by market feasibility and fiscal impact studies and an environmental impact report to determine the logical extent and location of development.*

*Cañada Ranch Objectives.*

- 1. [Provide] service commercial and light industrial uses designed as business or office parks that have integrated site planning, architecture, and landscaping;*
- 2. [Provide] commercial retail uses to serve travelers at an interchange of along Highway 101 and an extension of Willow Road, if the location is determined to occur on this property, as a gateway to the community and employees and users of the area;*
- 3. Residential uses that are affordable to employees of the area, to be developed concurrently or in later phases upon the success of the non-residential uses.*

*Standards in Article 9 of the Land Use Ordinance require the preparation of specific plans, which have state-mandated content requirements, to identify the optimum types and intensity of these uses in association with residential areas on and off-site. Primary concerns for traffic impacts and transportation alternatives are reflected within the standards. The environmental impacts of the proposed specific plans will be evaluated during their preparation.*

*Prior to the adoption of any specific plans, any development of these larger holdings, such as the Cañada Ranch property, may cluster the allowed density into smaller parcels to create neighborhoods within larger common open space areas. Suburban scale clustered developments can maintain a rural character by fitting each project into the landscape and minimizing its visibility from public collector and arterial roads and highways.”*

Section 4.8 of the South County Area Plan

*“10. Specific Plan Areas, South County (South). The County should work with property owners to schedule the preparation of specific plans for four areas to increase the amount of employment areas adjacent to or near Nipomo:*

- a. Cañada Ranch for industrial, commercial service, commercial retail, and incidental residential uses;*

*The specific plans should identify the appropriate scale and intensity of these general uses in more detail, consistent with topics required by Government Code Sections 65450 through 65457 as well as economic issues concerning the most suitable uses.”*

Section 4.4 of the Nipomo Community Plan

*“The conceptual plan for Nipomo that is illustrated in Figure 4-1 shows the concept of neighborhoods adjacent to an expanded central business district. This plan will encourage more convenient distances between residential living and shopping and working, with the intent of reducing the need to commute by automobile. The concept will also help obtain fixed-route*

transit service as development continues. Service commercial and industrial areas are located close to residential areas, relying on setbacks, landscape buffering and site design in planned projects to achieve compatibility.”

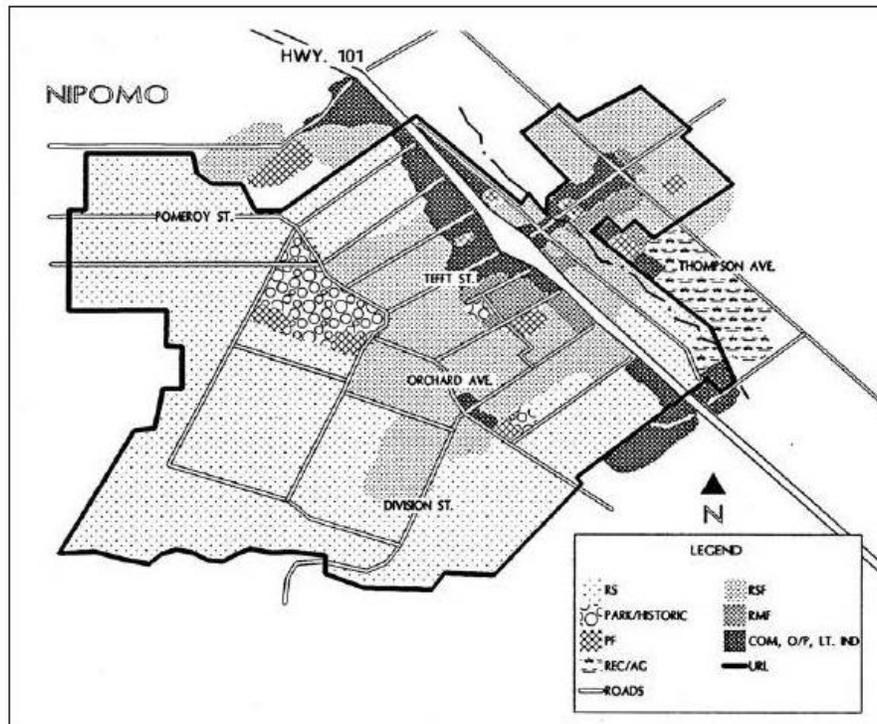


Figure 4-1: Conceptual Plan for Nipomo

Section 22.98.072.H of the Land Use Ordinance

“8. *Cañada Ranch property – Specific Plan requirement. A specific plan shall be prepared for the Cañada Ranch property shown in Figure 98-40 under the guidance of the County upon the application and funding by the property owner(s) prior to the approval of land division applications, although a clustered land division proposed in compliance with the Residential Rural category, Section 22.22.140, and other applicable provisions of this Title, may be approved without Specific Plan preparation. The Specific Plan shall be prepared in compliance with Government Code Section 65450 to plan for the following:*

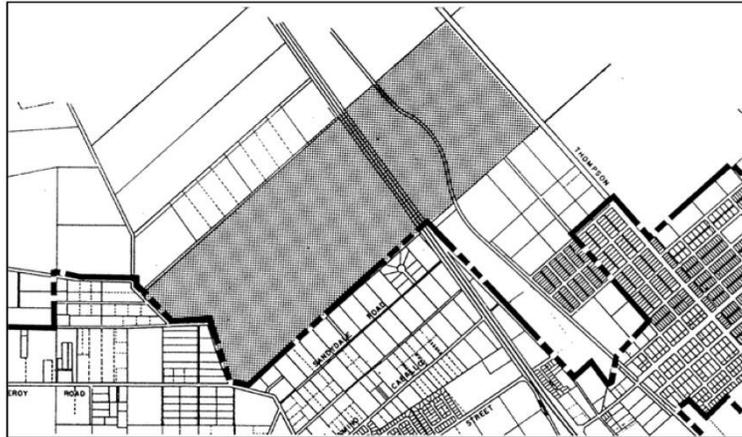


Figure 98-40: RR – Canada Ranch Property

- a. *Types of uses. The concept of a Specific Plan is for uses in the following priority for acreage, scale and intensity should include the following uses:*
- 1) *Open space uses within the oak woodlands;*
  - 2) *Industrial park(s) that will generate “basic” employment for the Nipomo and south county area;*
  - 3) *Commercial services parks that do not conflict with downtown and community shopping commercial uses within Nipomo;*
  - 4) *Retail uses to serve the daily shopping needs of employees and residents of the site in compliance with purpose and character statements for neighborhood shopping areas in Framework for Planning - Inland Area;*
  - 5) *Commercial retail uses that are in compliance with purpose and character statements in Framework for Planning - Inland Area for highway-oriented retail;*
  - 6) *Residential areas to contain a mix of housing unit types, a portion of which should be affordable to average employee incomes on the site, timing to be concurrent with or following establishment and operation of nonresidential uses, the timing to be determined by a market feasibility study.*
- b. *Oak habitat preservation. Designation of the existing oak forest habitat for open space preservation, where limited recreational and open space uses may be allowed.*
- c. *Pedestrian-oriented site planning. Location of workplaces, shopping, services, civic buildings, and residences in close proximity to each other to facilitate walking and alternative transportation to the private vehicle.*
- d. *Architecture and landscaping. Guidelines for architecture and landscaping that respond to the rural character of the area.*
- e. *Resource, facility and service needs. Extent of necessary public, or private where applicable, needs including, but not limited to, safety, health, waste management, and water supply.”*

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## B. General Plan Policy Consistency Analysis

The following is a policy consistency analysis of the proposed The Dana Reserve Specific Plan (DRSP) as it relates to policies outlined within the County of San Luis Obispo's General Plan Elements. The Goals, Objective and Policies of the seven State Mandated Elements are listed in Appendix B. Also included in this policy consistency analysis are the Optional Elements adopted by the County.

### State Mandated Elements

Land Use Element - Inland: April 2015

Circulation Element:

A) Framework for Planning – Inland: March 2014

B) South County Inland Area Plan: February 2014

Housing Element: June 2014 for 2014 – 2019 period

Noise Element: May 1992

Safety Element: December 1999

Conservation Element: May 2010

Open Space Element: May 2010

### Optional Elements

Park and Recreation Element: December 2006

Agricultural Element: May 2010

Economic Element: November 2012

Master Water and Sewage Element: December 1972

Comments are provided to determine if these provisions are applicable to the DRSP project. For conciseness, the County's General Plan Elements have been responded to based upon the following definitions:

<b>Not Applicable</b> –	Policy is not applicable to the project as proposed.
<b>Applicable</b> –	Policy is applicable, and project addresses through design, development standards, etc.
<b>Noted</b> –	Policy has been reviewed and either refers to County policy direction or broader policy direction that may loosely apply to the project as proposed.
<b>Consistent</b> –	Project as proposed is consistent and includes policies or standards to implement the intent of the policy or standard.
<b>Inconsistent</b> –	Project as proposed is inconsistent.

The Dana Reserve Specific Plan Policy Consistency Analysis

Plan, Policy, or Regulation	Consistency Analysis
<p>LAND USE ELEMENT – INLAND (APRIL 2015)</p>	
<p><b>Principle 1: Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents.</li> <li>2. Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities.</li> <li>3. Preserve and sustain important water resources, watersheds and riparian habitats.</li> <li>4. Preserve and protect the air quality of the county by seeking to exceed or at least maintain the minimum state and federal ambient air quality standards.</li> <li>5. Conserve energy resources by:               <ol style="list-style-type: none"> <li>a. Planning for energy efficiency and conservation in land use and transportation, and in subdivision and building regulations.</li> <li>b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources.</li> </ol> </li> <li>6. 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.</li> <li>7. Give highest priority to avoiding significant environmental impacts from development through site and project design. Where such impacts cannot be avoided, minimize them to the maximum extent feasible.</li> </ol>	<p><u>Policy 1:</u> Consistent.</p> <p><u>Policy 2:</u> Consistent – Property has been planned to be accommodated through being included in Nipomo Future Community Reserve Line and NCS Future Expansion Area.</p> <p><u>Policy 3:</u> Consistent – The project as approved provides water to this site via the NCS.</p> <p><u>Policy 4:</u> Consistent – This project is designed to provide a mix of housing, jobs, education, and recreation as well as provide critical transportation links to the Nipomo community.</p> <p><u>Policy 5a:</u> Consistent – Future buildings will meet applicable County building code requirements. Alternative transportation modes, such as walking and bicycling, have been encouraged throughout the property. New transit-hub to be included at Village Commercial area and a park-and-ride lot to be included south of Willow Road.</p> <p><u>Policy 5b:</u> Consistent.</p> <p><u>Policy 6:</u> Consistent.</p> <p><u>Policy 7:</u> Consistent – Any significant environmental impacts identified as part of the master plan for the property will be minimize to the maximum extent feasible.</p>

Plan, Policy, or Regulation	Consistency Analysis
<p><b>Principle 2: Strengthen and direct development toward existing and strategically planned communities.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Maintain rural areas in agriculture, low intensity recreation, very low-density residential uses, and open space uses that preserve and enhance a well-defined rural character.</li> <li>2. Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village reserve areas.</li> <li>3. Plan for most future development to be within existing and strategically planned cities and communities.</li> <li>4. Create complete communities with appropriate areas for housing, commerce, civic uses, schools, recreation and open spaces.</li> <li>5. Create active and vital urban and village environments that are attractive, compact and orderly arrangements of structures and open space, appropriate to the size and scale of each community.</li> <li>6. Plan adequate and convenient areas within communities for employment and economic development near transit and residential areas.</li> <li>7. Phase urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near existing development, as illustrated in Figure 1-6.</li> <li>8. Consider urban expansion Land Use Element amendments when the available inventory of suitable internal or "infill" land is largely developed and only when resources, services and facilities to adequately accommodate the associated growth can be assured.</li> <li>9. Give high priority to funding needed infrastructure improvements in a timely manner within existing and strategically planned urban and village areas.</li> <li>10. The cost of additional services and facilities will be fairly shared among those who most immediately benefit and the entire community.</li> <li>11. Provide adequate community amenities, parks, natural areas and trails in support of new development, which will support a high quality of life and a compact form of community development.</li> </ol>	<p><u>Policy 1:</u> Consistent.</p> <p><u>Policy 2:</u> Consistent – Property identified in General Plan to accommodate future growth and is located within the Nipomo Community Future Community Reserve Line for expansion as well as in the NCS Future District Service area.</p> <p><u>Policy 3:</u> Consistent.</p> <p><u>Policy 4:</u> Consistent.</p> <p><u>Policy 5:</u> Consistent.</p> <p><u>Policy 6:</u> Consistent.</p> <p><u>Policy 7:</u> Consistent.</p> <p><u>Policy 8:</u> Consistent.</p> <p><u>Policy 9:</u> Noted.</p> <p><u>Policy 10:</u> Noted.</p> <p><u>Policy 11:</u> Consistent.</p>
<p><b>Principle 3: Foster distinctive, attractive communities with a strong sense of place.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Protect and restore the valuable history, cultures, images and identity of communities and rural areas.</li> <li>2. Protect rural areas between communities to achieve well-defined communities within an attractive rural setting.</li> </ol>	<p><u>Policy 1:</u> Consistent.</p> <p><u>Policy 2:</u> Consistent – The property is outside the community separator areas defined in Fig. VR-2.</p> <p><u>Policy 3:</u> Consistent – The property is outside the community separator areas defined in Fig. VR-2.</p> <p><u>Policy 4:</u> Not Applicable.</p>

Plan, Policy, or Regulation	Consistency Analysis
<ol style="list-style-type: none"> <li>3. Establish and maintain a distinct edge between urban and rural areas to enhance community separation while allowing for appropriate and compact urban expansion at the urban edge.</li> <li>4. Enhance the commercial identity and viability of downtowns.</li> <li>5. Foster a strong local identity through appropriate design of public spaces and buildings.</li> </ol>	<p><u>Policy 5:</u> Consistent.</p>
<p><b>Principle 4: Create walkable neighborhoods and towns.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Plan communities with schools, parks, public spaces, transit stops and commercial districts located as focal points within convenient walking distances of neighborhoods as illustrated in Figure 1-8.</li> <li>2. Plan for maximum connectivity between different land uses through walkways or other means.</li> <li>3. Create attractive street enhancements and public spaces that serve as gathering places on corridors and at connecting locations.</li> <li>4. Provide parks, natural areas and recreation facilities with new urban development to enhance a community’s quality of life and improve public health.</li> <li>5. Create neighborhoods and non-residential areas that minimize fear and crime through environmental and urban design.</li> </ol>	<p><u>Policy 1:</u> Consistent - Park space, public spaces, a transit hub and commercial area is proposed in the Specific Plan area and are easily located via an interconnected sidewalk and trail system.</p> <p><u>Policy 2:</u> Consistent – The varying land uses in the Specific Plan area are connected via an extensive road, sidewalk and trail system.</p> <p><u>Policy 3:</u> Consistent.</p> <p><u>Policy 4:</u> Consistent.</p> <p><u>Policy 5:</u> Consistent.</p>
<p><b>Principle 5: Provide a variety of transportation choices.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Design a safe, reliable and effective transportation system that protects natural and scenic resources and minimizes environmental impacts.</li> <li>2. Reduce and minimize the generation of air pollutants and greenhouse gases from existing and future development, with emphasis on reducing vehicle miles traveled.</li> <li>3. Coordinate land use and transportation planning to ensure that all transportation demands can be safely and adequately accommodated.</li> <li>4. Provide public transit, bicycle lanes, multi-use trails and pedestrian walkways that connect destinations within and between communities, to encourage alternative transportation.</li> <li>5. Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.</li> </ol>	<p><u>Policy 1:</u> Consistent.</p> <p><u>Policy 2:</u> Consistent – Extensive sidewalk and trail system proposed, with park-and-ride lot and transit hub planned for to reduce vehicle miles traveled.</p> <p><u>Policy 3:</u> Consistent.</p> <p><u>Policy 4:</u> Consistent.</p> <p><u>Policy 5:</u> Consistent.</p>

Plan, Policy, or Regulation	Consistency Analysis
<b>Principle 6: Create a range of housing opportunities and choices.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Plan for most new housing to be within urban or village areas and close to jobs while protecting residential areas from incompatible uses.</li> <li>2. Provide quality housing choices that are affordable to people with a variety of income levels.</li> <li>3. Provide a range of housing types within each neighborhood and avoid creating adverse concentrations of affordable units.</li> </ol>	<p><u>Policy 1:</u> Consistent.  <u>Policy 2:</u> Consistent.  <u>Policy 3:</u> Consistent - A range of housing types will be provided throughout the project as a whole and will include designated affordable units as well as units designed to be affordable by design.</p>
<b>Principle 7: Encourage mixed land uses.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Integrate residential units designed for affordability with non-residential uses in order to bring workplaces, commercial development and homes closer together for workers, senior citizens and others.</li> <li>2. Integrate complementary uses within commercial sites, in order to build effective mixed-use neighborhoods.</li> </ol>	<p><u>Policy 1:</u> Consistent.  <u>Policy 2:</u> Consistent.</p>
<b>Principle 8: Take advantage of compact building design.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Develop compact neighborhoods that contain residential uses that are affordable-by-design and efficient in land and energy consumption.</li> <li>2. Include public and private amenities with new development to enhance the livability of compact neighborhoods.</li> </ol>	<p><u>Policy 1:</u> Consistent.  <u>Policy 2:</u> Consistent.</p>
<b>Principle 9: Make development decisions predictable, fair and cost-effective.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Minimize administrative delays and costs to fee payers in the administration of the Land Use Element.</li> <li>2. Expedite development review procedures and provide incentives, such as reduced fees for facilities and other project-related costs, for projects that implement these principles.</li> <li>3. Encourage public participation in planning and development review and consider the needs of all affected persons.</li> <li>4. Use easy-to-understand language and media to convey proposals and ideas clearly.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Noted.  <u>Policy 4:</u> Noted.</p>

Plan, Policy, or Regulation	Consistency Analysis
<b>Principle 10: Encourage community and stakeholder collaboration.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Provide opportunities to incorporate public opinion early and often within the planning process.</li> <li>2. Cultivate relationships with those having a stake in the outcome.</li> <li>3. Encourage cooperation between the County, cities and unincorporated communities to avoid and solve growth and development issues early.</li> <li>4. Work with County departments to achieve compact, mixed-use, walkable communities by coordinating regulations, project review, transportation funding and capital improvement programming.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Noted.  <u>Policy 4:</u> Noted.</p>
<b>Principle 11: Strengthen regional cooperation.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Work closely with cities and regional agencies to achieve common land use goals.</li> <li>2. Collaborate with communities, stakeholders and the public to plan according to strategic growth principles and encourage "ownership" of the process and the outcomes.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.</p>
<b>CIRCULATION ELEMENT: FRAMEWORK FOR PLANNING – INLAND (MARCH 2014)</b>	
<p><u>Goals</u></p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Plan transportation system improvements to provide for, but not exceed, the capacities that are needed to serve the travel demand generated by the year 2010 population, consistent with the land use patterns allowed by the Land Use Element and the cities' general plans, so that growth is not facilitated or induced in inappropriate amounts or locations.</li> <li>3. Integrate land use and transportation planning so that necessary transportation facilities and services can be provided to accommodate urban and rural development.</li> <li>4. Coordinate the transportation system between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide an optimum benefit for the investment of public funds.</li> <li>5. Recognize public transit and carpooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.</li> <li>6. Develop and coordinate transportation programs that reinforce federal, state, regional and local agency goals.</li> </ol>	<p><u>Goal 1:</u> Consistent – Property is located within NCS Future District Service area and will be annexed into Urban Reserve Line as part of this effort. Site also identified for completion of Specific Plan with a variety of land uses.  <u>Goal 2:</u> Consistent – The proposed circulation and street network system limits the number of dead-end streets and one-time stops by encouraging continual flow of vehicles. Addition of road extension from Frontage Road and new road from Pomeroy Road to Willow Road will enhance circulation and road conditions within the Nipomo area.  <u>Goal 3:</u> Consistent – The proposed plan incorporates transit facilities and a park and ride lot in addition to bicycle facilities and pedestrian trails.  <u>Goal 4:</u> Consistent – The proposed plan incorporates transit facilities and a park and ride lot.  <u>Goal 5:</u> Consistent – The proposed plan incorporates transit facilities and a park and ride lot.  <u>Goal 6:</u> Noted.  <u>Goal 7:</u> Noted.  <u>Goal 8:</u> Noted - Development will be sited in order to minimize impacts to sensitive resources based on completed environmental studies.</p>

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<ol style="list-style-type: none"> <li>7. Design a transportation system that provides for safe travel within attainable, feasible economic and technical means.</li> <li>8. Design transportation facilities with the intent to preserve important natural resources and features, promote the aesthetic quality of the region and minimize environmental changes.</li> <li>9. Develop and enhance a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities in agricultural and rural areas.</li> <li>10. Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.</li> </ol>	<p><u>Goal 9:</u> Not Applicable – No scenic roads or highways run through property.</p> <p><u>Goal 10:</u> Noted.</p>
<b>CIRCULATION ELEMENT: SOUTH COUNTY INLAND AREA PLAN (FEBRUARY 2014)</b>	
<b>South County (South) Sub-area Circulation</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Transportation should be planned to facilitate the use of all modes to improve traffic service and air quality. Transportation planning should be consistent between the Planning and Public Works Departments.</li> <li>2. Encourage improvements of road conditions and circulation, including two new interchanges at Highway 101.</li> <li>3. Revise existing County road standards to allow for more flexibility to address various road conditions and neighborhood needs, to be more affordable, to increase safety for pedestrians, equestrians, vehicles and bikes, and to protect, enhance and maintain the rural character of the area.</li> </ol>	<p><u>Policy 1:</u> Consistent – DRSP has integrated all modes of transportation – pedestrian, bicycle, transit, automobile – into the community to enhance traffic service and air quality.</p> <p><u>Policy 2:</u> Noted – extension of Frontage Road and Pomeroy Road to Willow Road anticipated to enhance circulation within the community area.</p> <p><u>Policy 3:</u> Consistent.</p>
<p><b>Objectives:</b></p> <ol style="list-style-type: none"> <li><i>a. Utilize transportation system/demand management to develop various means of reducing traffic volume increases and conflicts and reduce the need for roadway capacity improvements.</i></li> <li><i>b. Monitor roadway capacities and correlate growth within safe traffic levels, utilizing the criteria contained in the resource management system.</i></li> <li><i>c. Develop funding sources that are linked to new development impacts.</i></li> <li><i>d. Plan for a mix of fixed-route express and local bus service, dial-a-ride service, and study the long-range feasibility of a regional light-rail system.</i></li> <li><i>e. Utilize techniques to adequately surface existing unpaved roads such as the establishment of assessment districts and developer-installed paving, to reduce dust emissions.</i></li> <li><i>f. Provide an opportunity for public input before decisions are made on road improvement needs.</i></li> </ol>	
<b>South County (South) Sub-area: Bikeway Objectives and Policies</b>	

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<p><u>Objectives and Policies</u></p> <ol style="list-style-type: none"> <li>1. Regional Bikeway System. Create an area-wide bikeway system to provide for efficient and safe transportation for bicycle commuters.  Encourage local jurisdictions and major employers to provide bicycle parking facilities at major destination points such as shopping centers, public facilities, transit hubs, and park and ride lots to increase the use of bicycles.</li> <li>2. Safe Bikeway Improvements. Provide safe travel for school children, the commuter and the recreational rider. Encourage all new development to include 5' - 8' Class II bikeways along all new collectors and arterials, where terrain permits, as shown in Figure 5-6. Width and class should be determined by factors such as vehicle speed, traffic volumes, terrain and road width.</li> <li>3. Bicycle Safety Program. Increase efforts to implement yearly bike safety programs in all public and private schools.</li> <li>4. Transportation Demand Management (TDM). Encourage use of bikes as an alternative transportation mode to reduce single occupancy vehicle (SOV) travel thereby reducing air pollution. Encourage employers with 25 or more employees to reduce SOV travel with an organized program that includes bike use.</li> <li>5. Recreation. Develop Class I bikeways with multi-use trails through public recreational areas and along public right-of-ways where deemed appropriate due to scenic and/or recreational resources. Dedicated public easements should be sought, and economic incentives for private land owners should be considered where unique scenic, recreational or historical routes coincide with private property, and where connections are desired between recreational and scenic areas. The protection of natural resources should also be achieved. Prepare a plan for Class I bikeways along appropriate routes through the sub-area, to connect major destinations for different age groups, as part of an areawide pathway planning project.</li> </ol>	<p><u>Objective/Policy 1:</u> Noted - Consistent.  <u>Objective/Policy 2:</u> Consistent.  <u>Objective/Policy 3:</u> Not Applicable.  <u>Objective/Policy 4:</u> Noted - Consistent.  <u>Objective/Policy 5:</u> Noted.</p>
<p><b>South County (South) Sub-area: Transit-Oriented Development Policies</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Along major transit corridors, urban densities should be achieved in urban village centers that will have a mix of employment and higher density residential zoning to encourage transit, walking and bicycling. Minimum</li> </ol>	<p><u>Policy 1:</u> Consistent - Noted.  <u>Policy 2:</u> Consistent – This property is planned for as a natural extension of the existing Nipomo community within the County’s General Plan. Open space and</p>

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<p>densities as well as maximum densities should be set within these activity centers to provide a population threshold for convenient transit.</p> <p>Automobile oriented uses such as service stations, car sales lots and drive-through retail should not be located within these activity centers so that there will be areas that encourage walking, biking and transit use. Mixed compatible use should be encouraged within the centers, allowing for the development of areas where walking can access homes, offices and stores.</p> <ol style="list-style-type: none"> <li>2. Open space or agricultural separators (greenbelts) are important between communities to prevent sprawl or strip commercial development that can interfere with development of urban village centers. The most effective land use categories to retain low-density development are Agriculture, Rural Lands, Residential Rural and Open Space.</li> <li>3. Parallel routes to Highway 101 should be established on Hetrick Road and Orchard Avenue to facilitate access north and south through the area, for general transportation and for connecting multi-modal transit stops.</li> <li>4. On-site services should be encouraged at urban village centers, including childcare, personal services, cafes, pharmacy and convenience stores in residential areas, as well as restaurants, banks, general retail stores in employment centers.</li> </ol>	<p>agricultural separators (greenbelts) located elsewhere in the area are to be maintained.</p> <p><u>Policy 3:</u> Consistent.</p> <p><u>Policy 4:</u> Consistent - Noted.</p>
<b>HOUSING ELEMENT (JUNE 2014 FOR 2014-2019 PERIOD)</b>	
<b>Goal: Achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.</b>	
<b><i>Objective 1.0: Facilitate development of 1,092 new housing units during the five-year time period beginning January 1, 2014 and implement the principles and policies of the Land Use Element (Framework for Planning) when planning and reviewing new development proposals to the maximum extent practicable.</i></b>	

Policies

1. HE 1.1: Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.
2. HE 1.2: Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element. This is important because the tasks necessary to identify land for housing and provide infrastructure can take several years to accomplish.
3. HE 1.3: Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems when feasible.
4. HE 1.4: Offer incentives to encourage development of housing affordable to extremely low income, very low income, low income, moderate income, and workforce households.
5. HE 1.5: Identify and eliminate or reduce regulatory barriers to development of housing affordable to households of all income levels.
6. HE 1.6: Review proposed housing developments to provide safe and attractive neighborhoods through high quality architecture, site planning, and site amenities. The county's community plans include planning area standards to improve urban design and architecture reflecting individual communities. These standards also include specific design guidelines to implement good planning principles.
7. HE 1.7: Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.
8. HE 1.8: Use available federal and state financing to assist in the development and/or purchase of housing affordable to extremely low income, very low income, low income, and moderate-income households.
9. HE 1.9: Encourage the use of Strategic Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.
10. HE 1.10: Protect the existing supply of multi-family land to meet the needs of lower income households and the workforce and avoid development of multi-family land at low residential densities or with non-residential land uses. The intent of this policy is to support the affordable housing objectives of this Element, which will require the efficient and strategic use of land. This policy supports the development of ordinances which encourage increased residential densities on multi-family land, consistent with Program HE 1.F. This policy is not intended to prevent the approval of housing projects having less than allowable densities that are otherwise consistent with County ordinances and policies.
11. HE 1.11: Encourage alternative housing types such as co-housing, shared homes, rooming houses, residential hotels, mixed use, and other similar

Policy 1: Noted.

Policy 2: Noted.

Policy 3: Consistent – Property is located within NCS Future District Service area and will be annexed into Urban Reserve Line as part of this effort. Site also identified for completion of Specific Plan with a variety of land uses.

Policy 4: Noted – Affordable housing will be integrated as part of the development.

Policy 5: Noted.

Policy 6: Consistent – Housing within the development will be safe and attractive with high quality architecture, site planning, and site amenities.

Policy 7: Consistent – Home offices and other types of live/work units could be accommodated within the various residential product types proposed.

Policy 8: Noted.

Policy 9: Consistent – Property will provide housing targeted at a variety of income levels and includes a mix of land uses, protected/designated open space areas and focuses development within the existing Nipomo community urban reserve line.

Policy 10: Consistent – Multi-family land uses proposed as part the development.

Policy 11: Noted.

Policy 12: Consistent – Development anticipated to reduce infrastructure constraints for Nipomo community.

Policy 13: Noted.

Policy 14: Consistent – Property will provide housing types targeted at a variety of income groups.

Policy 15: Consistent.

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<p>collaborative housing. Providing a wide variety of alternative housing types improves the ability of residents to find the housing that best fits their needs.</p> <p>12. HE 1.12: Reduce infrastructure constraints for development of housing to the extent possible. Infrastructure such as sewage disposal systems, water systems, and roads are necessary to support new housing.</p> <p>13. HE 1.13: Continue to provide flexibility in meeting the Inclusionary Housing Ordinance requirements.</p> <p>14. HE 1.14: Work with developers to encourage development of housing for local workers to meet the needs of the workforce and their families. The term “workforce housing” is defined in County ordinances as households earning less than 160 percent of county median income. Providing housing of the appropriate type, location, and price for local workers can improve the success of local businesses through dependable employees.</p> <p>15. HE 1.15: Promote housing opportunities regardless of age, race, religion, sex, marital status, ancestry, or national origin.</p>	
<p><b>Objective 2.0: Facilitate the conservation, maintenance, and improvement of 2,621 existing units of affordable housing, including affordable senior housing to allow aging in place.</b></p>	
<p><u>Policies</u></p> <p>1. HE 2.1: Encourage long-term maintenance and improvement of existing housing through rehabilitation assistance for lower income households.</p> <p>2. HE 2.2: Strive to protect mobile homes, mobile home parks, and manufactured housing as an important source of affordable housing in San Luis Obispo County.</p> <p>3. HE 2.3: Strive to prevent affordable housing from converting to market rate housing.</p>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Not Applicable.</p>
<p><b>Objective 3.0: Provide housing opportunities for 500 households over a five-year period to prevent and end homelessness for them through financial assistance and services.</b></p>	
<p><u>Policies</u></p> <p>1. HE 3.1: Remove regulatory barriers for development of housing for homeless and disabled persons.</p> <p>2. HE 3.2: Work with other jurisdictions to support a countywide approach to reducing and preventing homelessness.</p> <p>3. HE 3.3: Work with community groups and developers to provide opportunities for construction and acquisition of housing for special needs groups.</p>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Noted.</p>

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<b>NOISE ELEMENT (MAY 1992)</b>	
<p><u>Goals</u></p> <ol style="list-style-type: none"> <li>To protect the residents of San Luis Obispo County from the harmful and annoying effects of exposure to excessive noise.</li> <li>To protect the economic base of San Luis Obispo county by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.</li> <li>To preserve the tranquility of residential areas by preventing the encroachment of noise-producing uses.</li> <li>To educate the residents of San Luis Obispo County concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.</li> <li>To avoid or reduce noise impacts through site planning and project design, giving second preference to the use of noise barriers and/or structural modifications to buildings containing noise-sensitive land uses.</li> </ol>	
<p><u>General Policies</u></p> <ol style="list-style-type: none"> <li>Policy 3.3.1: The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.</li> </ol>	<p><u>Policy 1:</u> Consistent – New land uses proposed as part of this effort will adhere to the acceptable and conditionally acceptable categories of Figure 3-1: Land Use Compatibility for New Development Near Transportation Noise Sources.</p>
<p><u>Transportation Noise Source Policies</u></p> <ol style="list-style-type: none"> <li>Policy 3.3.2: New development of noise-sensitive land uses (see Section 1.5 – Definitions) shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB LDN or CNEL (70 LDN or CNEL for outdoor sports and recreation) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior space to or below the levels specified for the given land use in Table 3-1.</li> <li>Policy 3.3.3: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3-1 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.</li> </ol>	<p><u>Policy 1:</u> Consistent – Noise-sensitive land uses have been sited to adhere to future noise levels. Mitigation measures to reduce noise in outdoor activity areas and in interior spaces will be implemented, if needed.</p> <p><u>Policy 2:</u> Consistent.</p>
<p><u>Stationary Noise Source Policies</u></p> <ol style="list-style-type: none"> <li>Policy 3.3.4: New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2, unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2.</li> <li>Policy 3.3.5: Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated as follows and shall be the responsibility of the developer of the stationary noise source:             <ol style="list-style-type: none"> <li>Noise from agricultural operations conducted in accordance with accepted standards and practices is not required to be mitigated.</li> </ol> </li> </ol>	<p><u>Policy 1:</u> Consistent – If required, effective noise mitigation measures to be incorporated.</p> <p><u>Policy 2a:</u> Not Applicable.</p> <p><u>Policy 2b:</u> Noted.</p> <p><u>Policy 2c:</u> Not Applicable.</p> <p><u>Policy 2d:</u> Consistent – If required, control technologies will be implemented to minimize noise levels.</p>

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<p>b. Noise levels shall be reduced to or below the noise level standards in Table 3-2 where the stationary noise source will expose an existing noise-sensitive land use (which is listed in the Land Use element as an allowable use within its existing land use category) to noise levels which exceed the standards in Table 3-2. When the affected noise-sensitive land use is Outdoor Sports and Recreation, the noise level standards in Table 3-2 shall be increased by 10 Db. Where the noise source is one of the following electrical substations which is not modified so as to increase noise levels, the noise standards shall instead be fifty dB between 10 p.m. and 7 a.m. and fifty-five dB between 7 a.m. and 10 p.m., determined at the property line of the receiving land use: the Cholame, San Miguel, Templeton, Cambria, Perry, Cayucos, Baywood, Highway 1 between Morro Bay and the California Men’s Colony, Goldtree, Foothill, San Luis Obispo, Oceano, Mesa, Union Oil, Callender, and Mustang electrical substations.</p> <p>c. Noise levels shall be reduced to or below the noise level standards in Table 3-2 where the stationary noise source will expose vacant land in the Agriculture, Rural Lands, Residential Rural, Residential Suburban, Residential Single-Family, Residential Multi-Family, Recreation, Office and Professional, and Commercial Retail land use categories to noise levels which exceed the standards in Table 3-2. Where the noise source is one of the following electrical substations which is not modified so as to increase noise levels, the noise standards shall instead be fifty dB between 10 p.m. and 7 a.m. and fifty-five dB between 7 a.m. and 10 p.m., determined at the property line of the receiving land use: the Cholame, San Miguel, Templeton, Cambria, Perry, Cayucos, Baywood, Highway 1 between Morro Bay and the California Men’s Colony, Goldtree, Foothill, San Luis Obispo, Oceano, Mesa, Union Oil, Callender, and Mustang electrical substations. This policy may be waived when the Director of Planning and Building determines that such vacant land is not likely to be developed with a noise sensitive land use.</p> <p>d. For new proposed resource extraction, manufacturing or processing noise sources or modifications to those sources which increase noise levels: where such noise sources will expose existing noise-sensitive land uses (which are listed in the Land Use Element as allowable uses within their land use categories) to noise levels which exceed the standards in Table 3-2, best available control</p>	

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<p>technologies shall be used to minimize noise levels. The noise levels shall in no case exceed the noise level standards in Table 3-2.</p>	
<p><u>Existing and Cumulative Noise Impact Policies</u></p> <ol style="list-style-type: none"> <li>Policy 3.3.6: San Luis Obispo County shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.</li> </ol>	<p><u>Policy 1:</u> Noted.</p>
<b>SAFETY ELEMENT (DECEMBER 1999)</b>	
<b>Goal S-1: Attain a high level of emergency preparedness.</b>	
<p><u>Emergency Preparedness Policies</u></p> <ol style="list-style-type: none"> <li>S-1 Response: Support the response programs that provide emergency and other services to the public when a disaster occurs. The focus of response activities is saving lives and preventing injury and reducing immediate property damage.</li> <li>S-2 Emergency Preparedness: Continue to improve preparedness programs that educate and organize people to respond appropriately to disasters. They include education and awareness programs for individuals, families, institutions, businesses, government agencies and other organizations.</li> <li>S-3 Coordination: Improve coordination among City, County and State programs, and among others working to reduce the risks of disasters. This should also include improved coordination with the news media. This will result in more effective preparedness, response and recovery from disasters.</li> <li>S-4 Information Systems and Research: Expand and keep current the database of safety related information. Knowledge about disasters and the area we live in is growing. New information must be made available to the public and decision makers. Regularly update the GIS data as new information becomes available.</li> <li>S-5 Risk Assessment: Continue investigations that reduce or eliminate long term risks. Risk assessment activities, effectively carried out, can improve the efficiency and reduce the cost of response and recovery from disasters.</li> <li>S-6 Critical Facilities, Recovery and Reconstruction: After a major disaster, assist public and private efforts that must be made for short-term and long-term rebuilding, the provision of housing for those displaced, resumption of services, and resumption of business and government functions. In order to make this effort effective, critical facilities must be maintained and upgraded as technology and population demands increase.</li> <li>S-7 Post Disaster: Following the initial mitigation efforts from a disaster, a long-term recovery process will begin. The purpose will be to assess</li> </ol>	<p><u>Policy 1:</u> Consistent - This project will complete several major road connections to Willow Road to provide alternative access route to this project and the Nipomo Community.</p> <p><u>Policy 2:</u> Consistent - As this project is developed efforts will be made to provide information for emergency preparedness at the community center and mailbox locations.</p> <p><u>Policy 3:</u> Not Applicable - County Responsibility.</p> <p><u>Policy 4:</u> Not Applicable - County Responsibility.</p> <p><u>Policy 5:</u> Not Applicable - County Responsibility.</p> <p><u>Policy 6:</u> Not Applicable - County Responsibility.</p> <p><u>Policy 7:</u> Not Applicable - County Responsibility.</p>

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<p>damage, reduce economic loss, assist citizens with care and sheltering and repair critical infrastructure. Agencies needed to participate in this process will be identified through the regular emergency planning process.</p>	
<p><b>Goal S-2: Reduce damage to structures and the danger to life caused by flooding, dam inundation and tsunami.</b></p>	
<p><u>Water Hazard Policies</u></p> <ol style="list-style-type: none"> <li>1. S-8 Flood Hazards: Strictly enforce flood hazard regulations both current and revised. FEMA regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.</li> <li>2. S-9 Reduce Flood Damage: Reduce flood damage in areas known to be prone to flooding, such as Los Osos, Avila Valley, Santa Margarita, Cambria, Oceano and others.</li> <li>3. S-10 Readiness and Response Fire and law enforcement agencies will maintain and improve their ability to respond to water hazard emergencies throughout the County.</li> <li>4. S-11 Tsunami: Access information to increase the understanding and response to tsunamis.</li> <li>5. S-12 Dam Failure: Minimize the risk of dam failure.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Not Applicable.</p>
<p><b>Goal S-4: Reduce damage to structures and the danger to life caused by flooding, dam inundation and tsunami.</b></p>	
<p><u>Fire Safety Policies</u></p> <ol style="list-style-type: none"> <li>1. S-13 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.</li> <li>2. S-14 Facilities, Equipment and Personnel: Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in San Luis Obispo County based on the level of service set forth in the fire agency’s master plan.</li> <li>3. S-15 Readiness and Response: The CDF/County Fire Department will maintain and improve its ability to respond and suppress fires throughout the County.</li> <li>4. S-16 Loss Prevention: Improve structures and other values at risk to reduce the impact of fire. Regulations should be developed to improve the defensible area surrounding habitation.</li> </ol>	<p><u>Policy 1:</u> Consistent – Fire protection plan and guidelines related to the maintenance and fire preparedness will be prepared as part of this development.  <u>Policy 2:</u> Consistent- This project has been reviewed by Cal Fire and the county and has included improvements to address emergency services.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Consistent – Fire protection plan and guidelines related to the maintenance and fire preparedness will be prepared as part of this effort.</p>
<p><b>Goal S-5: Minimize the potential for loss of life and property resulting from geologic and seismic hazards.</b></p>	

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<p><u>Geologic and Seismic Hazards Policies</u></p> <ol style="list-style-type: none"> <li>1. S-17 Fault Information: Information on faults and geologic hazards in the County should continue to be updated. The County will enforce the General Plan and applicable building codes that require developments, structures, and public facilities to address geologic and seismic hazards through the preparation and approval of geotechnical and geologic reports. Appointment of a County Geologist will improve implementation of the goals, policies, programs and standards of this Element by assuring more objective review and consistent enforcement of hazard mitigation measures county-wide than is possible under the present system of project review.</li> <li>2. S-18 Fault Rupture Hazards: Locate new development away from active and potentially active faults to reduce damage from fault rupture. Fault studies may need to include mapping and exploration beyond project limits to provide a relatively accurate assessment of a fault’s activity. The County will enforce applicable regulations of the Alquist-Priolo Earthquake Fault Zoning Act pertaining to fault zones to avoid development on active faults.</li> <li>3. S-19 Reduce Seismic Hazards: The County will enforce applicable building codes relating to the seismic design of structures to reduce the potential for loss of life and reduce the amount of property damage.</li> <li>4. S-20 Liquefaction and Seismic Settlement: The County will require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the currently adopted Uniform Building Code.</li> <li>5. S-21 Slope Instability: The County acknowledges that areas of known landslide activity are generally not suitable for residential development. The County will avoid development in areas of known slope instability or high landslide risk when possible and continue to encourage that developments on sloping ground use design and construction techniques appropriate for those areas.</li> <li>6. S-22 Readiness and Response: Fire and law enforcement agencies will maintain and improve their ability to respond to seismic emergencies throughout the County.</li> <li>7. S-23 Coastal Bluffs: Development shall not be permitted near the top of eroding coastal bluffs.</li> </ol>	<p><u>Policy 1:</u> Consistent – Geology/soils reports have been prepared and reviewed by the county and appropriate construction measures needed to address any geologic or seismic hazards have been included as conditions of approval.</p> <p><u>Policy 2:</u> Consistent – There are no known faults located on the property. Geology/soils reports have been prepared and reviewed by the county and appropriate construction measures needed to address any geologic or seismic hazards have been included as conditions of approval.</p> <p><u>Policy 3:</u> Consistent – Future buildings will be constructed to meet building code requirements related to seismic design of structures.</p> <p><u>Policy 4:</u> Consistent – Geology/soils reports have been prepared and reviewed by the county and appropriate construction measures needed to address any geologic or seismic hazards have been included as conditions of approval.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Not Applicable.</p> <p><u>Policy 7:</u> Not Applicable.</p>
<p><b>Goal S-6: Reduce the potential for harm to individuals and damage to the environment from aircraft hazards, radiation hazards, hazardous materials, electromagnetic fields, radon, and hazardous trees.</b></p>	

Plan, Policy, or Regulation	Consistency Analysis
<p><u>Other Safety Policies</u></p> <ol style="list-style-type: none"> <li>1. S-24 Aircraft Hazards: Reduce the potential for disaster from airport and land use conflicts in conjunction with the Airport Land Use plans.</li> <li>2. S-25 Radiation Hazards: Maintain a high level of emergency preparedness and information to the public.</li> <li>3. S-26 Hazardous Materials: Reduce the potential for exposure to humans and the environment by hazardous substances.</li> <li>4. S-27 Pesticide Hazards: Reduce the potential for pesticide exposure to humans and the environment.</li> <li>5. S-28 EMF: Reduce the potential for health hazards from electromagnetic fields.</li> <li>6. S-29 Radon: Reduce the potential for health hazards from radon through education.</li> <li>7. S-30 Hazardous Trees: Reduce the danger to people and property from trees that are weakened and susceptible to falling or limb loss during storms.</li> <li>8. S-31 Unreinforced Masonry Buildings: Reduce the danger to people and property from unreinforced masonry buildings.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Not Applicable.  <u>Policy 6:</u> Not Applicable.  <u>Policy 7:</u> Consistent – tree survey conducted as part of this effort will identify dead or diseased trees that should be removed to reduce hazards to individuals.  <u>Policy 8:</u> Not Applicable.</p>
<b>CONSERVATION AND OPEN SPACE ELEMENT (MAY 2010)</b>	
Air Quality Goals	
<b>Goal AQ 1: Per capita vehicle-miles-traveled countywide will be substantially reduced consistent with statewide targets.</b>	
<p><u>Air Quality Policies</u></p> <ol style="list-style-type: none"> <li>1. AQ 1.1: Compact development.</li> <li>2. AQ 1.2: Reduce vehicle miles traveled.</li> <li>3. AQ 1.3: Convenient alternative transportation.</li> <li>4. AQ 1.4: Alternative transportation improvements.</li> <li>5. AQ 1.5: Transportation efficiency</li> <li>6. AQ 1.6: Multi-modal transportation</li> <li>7. AQ 1.7: Bicycle and pedestrian travel</li> <li>8. AQ 1.8: Support SLO Regional Rideshare</li> <li>9. AQ 1.9: Use of rail</li> </ol>	<p><u>Policy 1:</u> Consistent - the master site plan for the property envisions compact development and an interconnected trail and street system for connectivity.  <u>Policy 3:</u> Consistent – the property includes walking and open space trails and a comprehensive sidewalk network to encourage walking and/or bicycling for alternative transportation methods. Additionally, a park-and-ride is proposed to encourage carpooling and a transit hub is proposed in the Village Commercial area to allow for public transit service.  <u>Policy 4:</u> Consistent – the property includes a transit hub to accommodate public transit service.  <u>Policy 6:</u> Consistent – the property includes walking and open space trails and a comprehensive sidewalk network to encourage walking and/or bicycling for alternative transportation methods. Additionally, a park-and-ride is proposed to encourage carpooling and a transit hub is proposed in the Village Commercial area to allow for public transit service.</p>

Plan, Policy, or Regulation	Consistency Analysis
	<p><u>Policy 7:</u> Consistent – the property includes walking and open space trails and a comprehensive sidewalk network to encourage walking and/or bicycling.</p> <p><u>Policy 8:</u> Consistent – the property includes walking and open space trails and a comprehensive sidewalk network to encourage walking and/or bicycling for alternative transportation methods. Additionally, a park-and-ride is proposed to encourage carpooling and a transit hub is proposed in the Village Commercial area to allow for public transit service.</p> <p><u>Policy 9:</u> Not Applicable.</p>
<p><b>Goal AQ 2: The County will be a leader in implementing air quality programs and innovations.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. AQ 2.1: County employee trip reduction</li> <li>2. AQ 2.2: County employee business travel</li> <li>3. AQ 2.3: Convert County fleet</li> <li>4. AQ 2.4: Waste collection vehicles</li> <li>5. AQ 2.5: Use of clean fuels</li> <li>6. AQ 2.6: Alternative fuel incentives</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Not Applicable.</p> <p><u>Policy 4:</u> Not Applicable.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Not Applicable.</p>
<p><b>Goal AQ 3: State and federal ambient air quality standards will, at a minimum, be attained and maintained.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. AQ 3.1: Coordinate with other jurisdictions</li> <li>2. AQ 3.2: Attain air quality standards</li> <li>3. AQ 3.3: Avoid air pollution increases</li> <li>4. AQ 3.4: Toxic exposure</li> <li>5. AQ 3.5: Equitable decision making</li> <li>6. AQ 3.6: Strategic growth principles</li> <li>7. AQ 3.7: Reduce vehicle idling</li> <li>8. AQ 3.8: Reduce dust emissions</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Noted.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Noted.</p> <p><u>Policy 6:</u> Consistent - the specific plan will strengthen the regional cooperation to address County housing needs, preserves/protects open spaces, direct development in an existing community, create a distinct neighborhood environment, provide alternative modes of transportation methods around and via the site which create a walkable neighborhood with the open space trail and interconnected sidewalk system. Additionally, a range of housing types and a mix of land uses are proposed, with compact building form included in the site configuration.</p> <p><u>Policy 7:</u> Consistent – the proposed circulation and street network system limits the number of dead-end streets and one-time stops by encouraging continual flow of vehicles.</p> <p><u>Policy 8:</u> Consistent – will be addressed with construction mitigation measures.</p>

Plan, Policy, or Regulation	Consistency Analysis
<p><b>Goal AQ 4: Greenhouse gas emissions from County operations and community-wide sources will be reduced from baseline levels by a minimum of 15% by 2020.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. AQ 4.1: Reduce greenhouse gas emissions.</li> <li>2. AQ 4.2: Identify greenhouse gas emissions.</li> <li>3. AQ 4.3: GHG emissions from County operations.</li> <li>4. AQ 4.4: Development projects and land use activities.</li> <li>5. AQ 4.5: Carbon Sequestration.</li> <li>6. AQ 4.6: Regional organizations.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Not Applicable.  <u>Policy 5:</u> Noted.  <u>Policy 6:</u> Not Applicable.</p>
<p><b>Goal AQ 5: The County will adapt to adverse climate change.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. AQ 5.1: Adapt to climate change.</li> <li>2. AQ 5.2: Public awareness.</li> </ol>	<p><u>Policy 1:</u> Not Applicable – County to integrate into policy and planning documents.  <u>Policy 2:</u> Not Applicable – County to address.</p>
<p><i>Biological Resources Goals</i></p>	
<p><b>Goal BR 1: Native habitat and biodiversity will be protected, restored, and enhanced.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. BR 1.1: Protect Sensitive Biological Resources.</li> <li>2. BR 1.2: Limit Development Impacts.</li> <li>3. BR 1.3: Environmental Review.</li> <li>4. BR 1.4: No Net Loss.</li> <li>5. BR 1.5: Establish and Maintain a Network of Major Ecosystems.</li> <li>6. BR 1.6: Ecosystem Management.</li> <li>7. BR 1.7: Ecosystem Education.</li> <li>8. BR 1.8: Effects of Major Ecosystems.</li> <li>9. BR 1.9: Preserve Ecotones.</li> <li>10. BR 1.10: Identify and Protect Ecologically Sensitive Areas.</li> <li>11. BR 1.11: Protect Wildlife Nursery Areas and Movement Corridors.</li> <li>12. BR 1.12: Development Impacts to Corridors.</li> <li>13. BR 1.13: Maintain Safe Wildlife Movement.</li> <li>14. BR 1.14: Wildlife and Roadways.</li> <li>15. BR 1.15: Restrict Disturbance in Sensitive Habitat during Nesting Season.</li> <li>16. BR 1.16: Land Acquisition.</li> <li>17. BR 1.17: Resource Conservation Districts.</li> </ol>	<p><u>Policy 3:</u> Consistent – An EIR will be conducted to review the environmental impacts of the Specific Plan.  <u>Policy 5:</u> Not Applicable.  <u>Policy 6:</u> Consistent – Ecosystem management plan will be implemented as part of Specific Plan for oak area.  <u>Policy 7:</u> Consistent – Signage will be provided adjacent to oak woodland areas for educational purposes.  <u>Policy 8:</u> Noted.  <u>Policy 9:</u> Consistent – Specific Plan proposes to preserve ecotones to the extent feasible.  <u>Policy 11:</u> Noted – Property not identified as wildlife nursery areas and movement corridor.  <u>Policy 12:</u> Noted – Property not identified as wildlife nursery areas and movement corridor.  <u>Policy 13:</u> Noted – Property not identified as movement corridor.  <u>Policy 14:</u> Noted.  <u>Policy 15:</u> Noted – Disturbance to any sensitive habitat will be minimized during nesting season per construction mitigation measures.  <u>Policy 16:</u> Not Applicable.</p>

Plan, Policy, or Regulation	Consistency Analysis
	<u>Policy 17</u> : Not Applicable.
<b>Goal BR 2: Threatened, rare, endangered, and sensitive species will be protected.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. BR 2.1: Coordinate with Trustee Agencies.</li> <li>2. BR 2.2: Promote Early Consultation with Other Agencies.</li> <li>3. BR 2.3: Habitat Conservation Plans.</li> <li>4. BR 2.4: Species Recovery Programs.</li> <li>5. BR 2.5: Species Recovery Plans and General Plan Amendments.</li> <li>6. BR 2.6: Development Impacts to Listed Species.</li> <li>7. BR 2.7: Fire Suppression and Sensitive Plants and Habitats.</li> <li>8. BR 2.8: Invasive Plant Species.</li> <li>9. BR 2.9: Promote Use of Native Plant Species.</li> <li>10. BR 2.10: Integrated Pest Management.</li> <li>11. BR 2.11: Control Spread of Non-native Invasive Animal Species.</li> </ol>	<u>Policy 1</u> : Not Applicable. <u>Policy 2</u> : Noted. <u>Policy 3</u> : Noted. <u>Policy 4</u> : Noted. <u>Policy 5</u> : Not Applicable. <u>Policy 8</u> : Consistent – Invasive plants will be avoided as part of the Specific Plan. <u>Policy 9</u> : Consistent – The proposed planting palette will incorporate native plant species, to the greatest extent feasible, to encourage low water/xeriscape landscaping. <u>Policy 10</u> : Noted. <u>Policy 11</u> : Not Applicable.
<b>Goal BR 3: Maintain the acreage of native woodlands, forests, and trees at 2008 levels.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. BR 3.1: Native Tree Protection.</li> <li>2. BR 3.2: Protection of Native Trees in New Development.</li> <li>3. BR 3.3: Oak Woodland Preservation.</li> <li>4. BR 3.4: Vegetation and Wildlife Disease Management Programs.</li> <li>5. BR 3.5: Non-Native Trees.</li> </ol>	<u>Policy 2</u> : Noted – Proposed site plan has been sited and designed to minimize native oak tree impact to the greatest extent feasible. <u>Policy 3</u> : Noted – Proposed site plan has been sited and designed to maintain a large oak woodland area on the property. <u>Policy 4</u> : Not Applicable. <u>Policy 5</u> : Noted.
<b>Goal BR 4: The natural structure and function of streams and riparian habitat will be protected and restored.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. BR 4.1: Protect Stream Resources.</li> <li>2. BR 4.2: Minimize Impacts from Development.</li> <li>3. BR 4.3: Alluvial Well Extractions.</li> <li>4. BR 4.4: Vegetated Treatment Systems (Low Impact Development Techniques).</li> <li>5. BR 4.5: Encourage Stream Preservation on Private Lands.</li> <li>6. BR 4.6: Encourage Stream Preservation on Public Lands.</li> <li>7. BR 4.7: Contamination from Pesticides.</li> <li>8. BR 4.8: Runoff from County Lands.</li> <li>9. BR 4.9: Pesticide Reduction.</li> <li>10. BR 4.10: Vector Control.</li> </ol>	<u>Policy 1</u> : Consistent – Pre-development flows will be maintained to minimize function issues with stream and riparian habitat. <u>Policy 2</u> : Consistent – Pre-development flows will be maintained to minimize function issues with stream and riparian habitat. <u>Policy 3</u> : Not Applicable. <u>Policy 4</u> : Consistent – On-site swales will be integrated to maintain post-development flows to a pre-development condition. <u>Policy 5</u> : Not Applicable. <u>Policy 6</u> : Not Applicable.

Plan, Policy, or Regulation	Consistency Analysis
	<p><u>Policy 7:</u> Not Applicable.  <u>Policy 8:</u> Not Applicable.  <u>Policy 9:</u> Not Applicable.  <u>Policy 10:</u> Not Applicable.</p>
<p><b>Goal BR 5: Wetlands will be preserved, restored, and enhanced.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. BR 5.1 Protect Wetlands.</li> <li>2. BR 5.2 No Net Loss of Wetlands.</li> <li>3. BR 5.3 Wetland Conversion.</li> <li>4. BR 5.4 Wetlands on Agricultural Lands.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.</p>
<p><b>Goal BR 6: The County's fisheries and aquatic habitats will be preserved and improved.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. BR 6.1: Avoid Impacts to Fisheries.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p>
<p><b>Goal BR 7: Significant marine resources will be protected.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. BR 7.1: Coastal Protection.</li> <li>2. BR 7.2: Protection of Marine Resources.</li> <li>3. BR 7.3: Best Management Practices.</li> <li>4. BR 7.4: Sedimentation.</li> <li>5. BR 7.5: Morro Bay Watershed.</li> <li>6. BR 7.6: Morro Bay Estuary Water Quality.</li> <li>7. BR 7.7: Watershed Protection.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Not Applicable.  <u>Policy 6:</u> Not Applicable.  <u>Policy 7:</u> Not Applicable.</p>
<p><i>Cultural Resources Goals</i></p>	
<p><b>Goal CR 1: The County will have a strong, positive community image that honors our history and cultural diversity.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. CR 1.1: Cultural Identity.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p>
<p><b>Goal CR 2: The County will promote public awareness and support for the preservation of cultural resources in order to maintain the county's uniqueness and promote economic vitality.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. CR 2.1: Community Participation.</li> <li>2. CR 2.2: Acquisition.</li> <li>3. CR 2.3: "Living Resources".</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.</p>
<p><b>Goal CR 3: The County's historical resources will be preserved and protected.</b></p>	

Plan, Policy, or Regulation	Consistency Analysis
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. CR 3.1: Historic Preservation.</li> <li>2. CR 3.2: Historic Preservation Programs.</li> <li>3. CR 3.3: Remodeling and Reconstruction.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.</p>
<p><b>Goal CR 4: The County’s known and potential Native American, archaeological, and paleontological resources will be preserved and protected.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. CR 4.1: Non-development Activities.</li> <li>2. CR 4.2: Protection of Native American Cultural Sites.</li> <li>3. CR 4.3: Cultural Resources and Open Space.</li> <li>4. CR 4.4: Development Activities and Archaeological Sites.</li> <li>5. CR 4.5: Paleontological Resources.</li> <li>6. CR 4.6: Resources-Based Sensitivity.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Noted – Any archaeological sites discovered during development activities will be handle as governed by the construction mitigation measures identified by the EIR.  <u>Policy 5:</u> Noted – Any paleontological resources discovered during development activities will be handle as governed by the construction mitigation measures identified by the EIR.  <u>Policy 6:</u> Noted.</p>
<p><i>Energy Resources Goals</i></p>	
<p><b>Goal E 1: The County will have an environmentally sustainable, local supply of energy for all county residents.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 1.1: Meeting energy needs.</li> <li>2. E 1.2: Local control.</li> <li>3. E 1.3: Renewable energy and county facilities.</li> <li>4. E 1.4: Methane.</li> <li>5. E 1.5: Waste burning.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Noted.  <u>Policy 4:</u> Noted.  <u>Policy 5:</u> Noted.</p>
<p><b>Goal E 2: Energy consumption at County facilities shall be reduced by 20% from 2006 levels by 2020.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 2.1: Energy efficiency.</li> <li>2. E 2.2: Energy consumption.</li> <li>3. E 2.3: Energy and water.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Noted.</p>
<p><b>Goal E 3: Energy efficiency and conservation will be promoted in both new and existing development.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 3.1: Use of renewable energy.</li> </ol>	<p><u>Policy 1:</u> Consistent – Specific Plan land uses will accommodate renewable energy per County Building requirements at the time of construction.</p>

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<ol style="list-style-type: none"> <li>2. E 3.2: Energy efficient equipment.</li> <li>3. E 3.3: Use of renewable energy for water and wastewater.</li> <li>4. E 3.4: Incentives for energy conservation.</li> <li>5. E 3.5: Demonstration projects.</li> <li>6. E 3.6: Energy conservation in agriculture.</li> </ol>	<p><u>Policy 2:</u> Consistent – Specific Plan land uses will accommodate energy efficiency equipment per County Building requirements at the time of construction.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Not Applicable.</p>
<p><b>Goal E 4: Green building practices will be integrated into all development.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 4.1: Integrate green building practices.</li> <li>2. E 4.2: Green building incentives.</li> <li>3. E 4.3: Green County facilities.</li> <li>4. E 4.4: Solar exposure.</li> <li>5. E 4.5: Healthy indoor environments.</li> </ol>	<p><u>Policy 1:</u> Noted – Construction will accommodate green building practices per County Building requirements.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Not Applicable.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Noted – Construction will accommodate healthy indoor green building practices per County Building requirements.</p>
<p><b>Goal E 5: Recycling, waste diversion, and reuse programs will achieve as close to zero waste as possible.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 5.1: Source reduction and waste diversion.</li> <li>2. E 5.2: County operations and waste.</li> <li>3. E 5.3: Biomass and composting.</li> <li>4. E 5.4: Construction and demolition waste.</li> <li>5. E 5.5: Sustainable materials in County buildings.</li> </ol>	<p><u>Policy 1:</u> Noted.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Noted.</p> <p><u>Policy 4:</u> Noted – Construction waste will be recycled or diverted to the greatest extent feasible per construction mitigation measures.</p> <p><u>Policy 5:</u> Not Applicable.</p>
<p><b>Goal E 6: The use of renewable energy resources will be increased.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. E 6.1: Sustainable energy sources.</li> <li>2. E 6.2: Commercial solar and wind power and other renewable energy systems.</li> <li>3. E 6.3: Small-scale renewable energy resources.</li> <li>4. E 6.4: Solar electric power facilities.</li> <li>5. E 6.5: Geothermal resources.</li> <li>6. E 6.6: Distributed energy.</li> <li>7. E 6.7: Cogeneration facilities.</li> <li>8. E 6.8: Renewable Energy Resources.</li> <li>9. E 6.9: Renewable Energy Facility Siting.</li> </ol>	<p><u>Policy 1:</u> Noted – County to address/enforce.</p> <p><u>Policy 2:</u> Noted – County to address/enforce.</p> <p><u>Policy 3:</u> Noted – County to address/enforce.</p> <p><u>Policy 4:</u> Noted – County to address/enforce.</p> <p><u>Policy 5:</u> Noted – County to address/enforce.</p> <p><u>Policy 6:</u> Noted – County to address/enforce.</p> <p><u>Policy 7:</u> Noted – County to address/enforce.</p> <p><u>Policy 8:</u> Noted – County to address/enforce.</p> <p><u>Policy 9:</u> Not Applicable.</p>

Plan, Policy, or Regulation	Consistency Analysis
<b>Goal E 7: Design, siting, and operation of non-renewable energy facility will be environmentally appropriate.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. E 7.1: Energy Facility Siting.</li> <li>2. E 7.2: Facility Upgrades and Replacements.</li> <li>3. E 7.3: Safety Coordination.</li> <li>4. E 7.4: National Repository for Nuclear Waste.</li> </ol>	<u>Policy 1:</u> Not Applicable. <u>Policy 2:</u> Not Applicable. <u>Policy 3:</u> Not Applicable. <u>Policy 4:</u> Not Applicable.
<i>Mineral Resources Goals</i>	
<b>Goal MN 1: Conservation and development of significant mineral deposits will be a high priority, but will be balanced with other County general plan goals and policies.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. MN 1.1: Balance Test.</li> </ol>	<u>Policy 1:</u> Not Applicable.
<b>Goal MN 2: Significant mineral resources will be protected from land uses that threaten their availability for future mining.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. MN 2.1: Protect Mineral Resources.</li> <li>2. MN 2.2: Incompatible Development.</li> <li>3. MN 2.3: General Plan Amendments.</li> <li>4. MN 2.4: Discretionary Land Use Permits.</li> </ol>	<u>Policy 1:</u> Not Applicable. <u>Policy 2:</u> Not Applicable. <u>Policy 3:</u> Not Applicable. <u>Policy 4:</u> Not Applicable.
<b>Goal MN 3: Balance mining of mineral resources with sensitive natural resources and existing adjacent uses.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. MN 3.1: Environmental effects.</li> <li>2. MN 3.2: Reclamation.</li> <li>3. MN 3.3: Environmentally and Visually Sensitive Areas.</li> <li>4. MN 3.4: Site restoration.</li> <li>5. MN 3.5: Best Management Practices.</li> <li>6. MN 3.6: Site Inventory.</li> </ol>	<u>Policy 1:</u> Not Applicable. <u>Policy 2:</u> Not Applicable. <u>Policy 3:</u> Not Applicable. <u>Policy 4:</u> Not Applicable. <u>Policy 5:</u> Not Applicable. <u>Policy 6:</u> Not Applicable.
<i>Open Space Resources Goals</i>	
<b>Goal OS 1: Important open space areas will be identified, protected, sustained, and where necessary, restored and reclaimed.</b>	
<ol style="list-style-type: none"> <li>1. OS 1.1: Future Open Space Protection.</li> <li>2. OS 1.2: Consolidation of Public and Private Lands.</li> <li>3. OS 1.3: Supporting other agencies.</li> <li>4. OS 1.4: Retention of public lands for open space.</li> <li>5. OS 1.5: Retention of BLM lands.</li> <li>6. OS 1.6: Open Space Contracts.</li> </ol>	<u>Policy 1:</u> Not Applicable. <u>Policy 2:</u> Not Applicable. <u>Policy 3:</u> Not Applicable. <u>Policy 4:</u> Not Applicable. <u>Policy 5:</u> Not Applicable.

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<ul style="list-style-type: none"> <li>7. OS 1.7: Open space resource protection.</li> <li>8. OS 1.8: Land Divisions and Development.</li> <li>9. OS 1.9: Acquisition Preferences.</li> <li>10. OS 1.10: Interagency coordination for acquisition.</li> <li>11. OS 1.11: County Land Acquisition Consistent with Parks and Recreation Element.</li> <li>12. OS 1.12: Funding of Land Acquisition.</li> <li>13. OS 1.13: Tax Default Acquisition and Sale of Excess and Tax Delinquent Properties.</li> <li>14. OS 1.14: Land Exchange of County-owned properties.</li> <li>15. OS 1.15: Land Use Designation for County lands.</li> </ul>	<p><u>Policy 6:</u> Not Applicable.  <u>Policy 7:</u> Not Applicable.  <u>Policy 8:</u> Consistent - Proposed site plan has been sited and designed to maintain important open space areas, including large areas of oak trees.  <u>Policy 9:</u> Not Applicable.  <u>Policy 10:</u> Not Applicable.  <u>Policy 11:</u> Not Applicable.  <u>Policy 12:</u> Not Applicable.  <u>Policy 13:</u> Not Applicable.  <u>Policy 14:</u> Not Applicable.  <u>Policy 15:</u> Not Applicable.</p>
<p><b>Goal OS 2: Open space resources will be protected and sustained on public lands.</b></p>	
<p><u>Policies</u></p> <ul style="list-style-type: none"> <li>1. OS 2.1: Open space management to protect, sustain and restore.</li> <li>2. OS 2.2: Coordinate open space management.</li> <li>3. OS 2.3: Best Management Practices on Public Lands.</li> <li>4. OS 2.4: Disposal of biosolids on open space lands.</li> <li>5. OS 2.5: Grazing and agricultural uses on County lands.</li> <li>6. OS 2.6: Support federal lands for grazing.</li> <li>7. OS 2.7: Coordination open space planning.</li> <li>8. OS 2.8: Management of Natural Area Preserves.</li> <li>9. OS 2.9: Recreational use of publicly-owned open space.</li> <li>10. OS 2.10: Off-Highway Vehicles.</li> </ul>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Not Applicable.  <u>Policy 6:</u> Not Applicable.  <u>Policy 7:</u> Not Applicable.  <u>Policy 8:</u> Not Applicable.  <u>Policy 9:</u> Not Applicable.  <u>Policy 10:</u> Not Applicable.</p>
<p><b>Goal OS 3: Ongoing public education programs about conservation, protection, and stewardship of open space resources will be encouraged.</b></p>	
<p><u>Policies</u></p> <ul style="list-style-type: none"> <li>1. OS 3.1: Ongoing education and outreach.</li> <li>2. OS 3.2: Conservation and Protection by Private Landowners.</li> </ul>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.</p>
<p><b>Goal OS 4: Urban sprawl and inappropriate development of rural areas will be prevented.</b></p>	
<p><u>Policies</u></p> <ul style="list-style-type: none"> <li>1. OS 4.1: Define urban areas to prevent sprawl.</li> <li>2. OS 4.2: Maintain community separators.</li> <li>3. OS 4.3: Conversion of rural areas to Urban Lands.</li> <li>4. OS 4.4: Annexation of urban development.</li> <li>5. OS 4.5: Maintain large parcels.</li> <li>6. OS 4.6: Conversion to small-lot rural parcels.</li> </ul>	<p><u>Policy 1:</u> Consistent – County and NCSD identify site win Future Service Area and to be incorporated into Nipomo Community Reserve Line.  <u>Policy 2:</u> Consistent – County and NCSD identify site win Future Service Area and to be incorporated into Nipomo Community Reserve Line.</p>

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<p>7. OS 4.7: Cooperation with cities.</p>	<p><u>Policy 3</u>: Not Applicable.  <u>Policy 4</u>: Consistent – Property is located within a previously identified area of expansion for the Nipomo Community and is located within the NCS Future District Service area.  <u>Policy 5</u>: Not Applicable.  <u>Policy 6</u>: Not Applicable.  <u>Policy 7</u>: Not Applicable.</p>
<p><i>Soil Resources Goals</i></p>	
<p><b>Goal SL 1: Soils will be protected from wind and water erosion, particularly that caused by poor soil management practices.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. SL 1.1: Prevent Loss of Topsoil in All Land Uses.</li> <li>2. SL 1.2: Promote Soil Conservation Practices in All Land Uses.</li> <li>3. SL 1.3: Minimize Erosion associated with New Development.</li> </ol>	<p><u>Policy 1</u>: Not Applicable.  <u>Policy 2</u>: Noted.  <u>Policy 3</u>: Consistent – Erosion will be minimize within new development through soil best practices, landscaping, and other techniques.</p>
<p><b>Goal SL 2: Watersheds and ecological function will be maintained through soil conservation.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. SL 2.1: Protect Watersheds and Aquifer Recharge Areas.</li> </ol>	<p><u>Policy 1</u>: Consistent – Pre-development stormwater flows will be maintained and on-site recharge will be encouraged to allow for ongoing aquifer recharge.</p>
<p><b>Goal SL 3: Important Agricultural Soils will be conserved.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. SL 3.1: Conserve Important Agricultural Soils.</li> </ol>	<p><u>Policy 1</u>: Not Applicable – Land currently designated as Rural Residential and has poor soil productivity.</p>
<p><i>Visual Resources Goals</i></p>	
<p><b>Goal VR 1: The natural and agricultural landscape will continue to be the dominant view in rural parts of the county.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. VR 1.1: Adopt Scenic Protection Standards.</li> </ol>	<p><u>Policy 1</u>: Not Applicable, per VR-1 graphic.</p>
<p><b>Goal VR 2: The natural and historic character and identity of rural areas will be protected.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. VR 2.1: Develop in a manner compatible with Historical and Visual Resources.</li> <li>2. VR 2.2: Site Development and Landscaping Sensitively.</li> <li>3. VR 2.3: Revise Countywide Design Guidelines.</li> </ol>	<p><u>Policy 1</u>: Consistent – Property will adhere to Highway Design Standards and integrate historical character of area.  <u>Policy 2</u>: Consistent – Specific Plan will address site development and landscape sensitivity in relation to historic character and identity of area.  <u>Policy 3</u>: Noted.</p>

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<b>Goal VR 3: The visual identities of communities will be preserved by maintaining rural separation between them.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 3.1: Identify and Protect Community Separators.</li> <li>2. VR 3.2: Community Involvement.</li> <li>3. VR 3.3: Conservation Tools.</li> <li>4. VR 3.4: Community Edges.</li> <li>5. VR 3.5: Annexation in Community Separators.</li> </ol>	<p><u>Policy 1:</u> Consistent – The property is not located within identified community separators of Figure VR-2.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Not Applicable.</p> <p><u>Policy 4:</u> Consistent – The property is not located within identified community separators of Figure VR-2.</p> <p><u>Policy 5:</u> Not Applicable.</p>
<b>Goal VR 4: Protect visual resources within visual Sensitive Resource Areas (SRAs) for scenic corridors.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 4.1: Designation of Scenic Corridors.</li> <li>2. VR 4.2: Balanced Protection.</li> <li>3. VR 4.3: Scenic Corridor Roadway Design.</li> </ol>	<p><u>Policy 1:</u> Consistent – Project will take into consideration the Highway Design Standards.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Consistent – Project will adhere to Highway Design Standards.</p>
<b>Goal VR 5: Views from scenic vistas and vista points will be protected.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 5.1: Retain Existing Scenic Access.</li> <li>2. VR 5.2: Create New Scenic Access.</li> <li>3. VR 5.3: Sale of Public Lands.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Not Applicable.</p>
<b>Goal VR 6: A cohesive visual character will be maintained in urban areas.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 6.1: Urban Design.</li> </ol>	<p><u>Policy 1:</u> Consistent – The proposed site plan and its accompanying components complement and are compatible with surrounding Nipomo context.</p>
<b>Goal VR 7: Views of the night sky and its constellations of stars will be maintained.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 7.1: Nighttime Light Pollution.</li> </ol>	<p><u>Policy 1:</u> Noted – Lighting within Specific Plan will be located and designed to minimize light pollution to the extent feasible.</p>
<b>Goal VR 8: Visual intrusions of signs will be minimized within public view corridors.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 8.1: Billboards.</li> <li>2. VR 8.2: Informational or Interpretive Signs.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p>
<b>Goal VR 9: The visual effects of utility lines will be minimized.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. VR 9.1: Underground Utilities.</li> <li>2. VR 9.2: Utility Service Lines.</li> <li>3. VR 9.3: Communications Facilities.</li> <li>4. VR 9.4: Co-location of communication facilities.</li> </ol>	<p><u>Policy 1:</u> Consistent – Utilities to the site will be placed underground.</p> <p><u>Policy 2:</u> Consistent – Utilities to the site will be placed underground.</p> <p><u>Policy 3:</u> Consistent – Utilities to the site will be placed underground.</p> <p><u>Policy 4:</u> Consistent – Utilities to the site will be placed underground and co-located to minimize ground disturbance to extent feasible.</p>

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<i>Water Resources Goals</i>	
<b>Goal WR 1: The County will have a reliable and secure regional water supply (IRWM).</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. WR 1.1: Protect water supplies</li> <li>2. WR 1.2: Conserve Water Resources</li> <li>3. WR 1.3: New Water Supply</li> <li>4. WR 1.4: Use reclaimed water</li> <li>5. WR 1.5: Interagency projects</li> <li>6. WR 1.6: Water dependent species</li> <li>7. WR 1.7: Agricultural operations</li> <li>8. WR 1.8: Use of surface water projects</li> <li>9. WR 1.9: Discourage new water systems</li> <li>10. WR 1.10: Water wheeling</li> <li>11. WR 1.11: Reduce RMS alert levels</li> <li>12. WR 1.12: Impacts of new development</li> <li>13. WR 1.13: Density increases in rural areas</li> <li>14. WR 1.14: Avoid net increase in water use</li> <li>15. WR 1.15: Desalination opportunities</li> </ol>	<u>Policy 1:</u> Noted. <u>Policy 2:</u> Noted – Water efficiency and conservation will be a focal point of the overall Specific Plan. <u>Policy 3:</u> Noted. <u>Policy 5:</u> Not Applicable. <u>Policy 6:</u> Not Applicable. <u>Policy 7:</u> Not Applicable. <u>Policy 8:</u> Noted. <u>Policy 9:</u> Consistent – Property to be serviced by NCSD. <u>Policy 11:</u> Consistent – RMS levels anticipated to improve as development is implemented. <u>Policy 12:</u> Noted. <u>Policy 13:</u> Not Applicable. <u>Policy 14:</u> Consistent – Water efficiency and conservation will be a focal point of the overall Specific Plan. <u>Policy 15:</u> Not Applicable.
<b>Goal WR 2: The County will collaboratively manage groundwater resources to ensure sustainable supplies for all beneficial uses.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. WR 2.1: Groundwater quality assessments.</li> <li>2. WR 2.2: Groundwater basin reporting programs.</li> <li>3. WR 2.3: Well permits.</li> <li>4. WR 2.4: Groundwater recharge.</li> <li>5. WR 2.5: Groundwater banking programs.</li> </ol>	<u>Policy 1:</u> Not Applicable. <u>Policy 2:</u> Not Applicable. <u>Policy 3:</u> Not Applicable. <u>Policy 4:</u> Not Applicable. <u>Policy 5:</u> Not Applicable.
<b>Goal WR 3: Excellent water quality will be maintained for the health of people and natural communities.</b>	
<u>Policies</u> <ol style="list-style-type: none"> <li>1. WR 3.1: Prevent water pollution.</li> <li>2. WR 3.2: Protect watersheds.</li> <li>3. WR 3.3: Improve groundwater quality.</li> <li>4. WR 3.4: Water quality restoration.</li> <li>5. WR 3.5: Support Resource Conservation Districts.</li> <li>6. WR 3.6: Prevent pollution of water sources.</li> </ol>	<u>Policy 1:</u> Noted. <u>Policy 2:</u> Noted. <u>Policy 3:</u> Noted. <u>Policy 4:</u> Noted. <u>Policy 5:</u> Not Applicable. <u>Policy 6:</u> Noted.

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<b>Goal WR 4: Per capita potable water use in the county will decline by 20 percent by 2020.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. WR 4.1: Reduce water use.</li> <li>2. WR 4.2: Water pricing structures.</li> <li>3. WR 4.3: Water conservation.</li> <li>4. WR 4.4: Reuse wastewater.</li> <li>5. WR 4.5: Water for recharge.</li> <li>6. WR 4.6: Graywater.</li> <li>7. WR 4.7: Low Impact development.</li> <li>8. WR 4.8: Efficient irrigation.</li> </ol>	<p><u>Policy 1:</u> Consistent – Water efficiency and conservation will be a focal point of the overall Specific Plan.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Consistent – Water efficiency and conservation will be a focal point of the overall Specific Plan.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Noted.</p> <p><u>Policy 7:</u> Consistent – Water efficiency and conservation will be a focal point of the overall Specific Plan.</p> <p><u>Policy 8:</u> Consistent – Water efficiency and conservation will be a focal point of the overall Specific Plan.</p>
<b>Goal WR 5: The best possible tools and methods available will be used to manage water resources.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. WR 5.1: Watershed approach.</li> <li>2. WR 5.2: Climate change.</li> <li>3. WR 5.3: Cooperative water planning and management.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Not Applicable.</p>
<b>Goal WR 6: Damage to life, structures, and natural resources from floods will be avoided.</b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. WR 6.1: Integrated management.</li> <li>2. WR 6.2: Region-wide permitting.</li> <li>3. WR 6.3: Drainage problems.</li> <li>4. WR 6.4: Integrated drainage approach.</li> <li>5. WR 6.5: Stream channelization.</li> <li>6. WR 6.6: Relocation of stream courses.</li> <li>7. WR 6.7: Areas prone to flooding.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Noted.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Not Applicable.</p> <p><u>Policy 7:</u> Noted.</p>
<b>PARKS AND RECREATION ELEMENT (DECEMBER 2006)</b>	
<i>Parks Goals, Objective and Policies</i>	
<b>Goal 1: An equitable and quality public park system within San Luis Obispo County.</b>	
<b><i>Objective A: Maintain and improve as well as provide new and expanded parks and recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County’s available funding.</i></b>	
<ol style="list-style-type: none"> <li>1. 2.1: Provide parks which are aesthetic and consistent with community needs.</li> </ol>	<p><u>Policy 1:</u> Consistent – Proposed public and private park spaces will respond to and be consistent with future community needs.</p> <p><u>Policy 2.1:</u> Noted.</p>

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<p>2. 2.2: When acquiring parkland or considering the acceptance of a parkland donation give first priority to sites that would:</p> <ol style="list-style-type: none"> <li>1. Augment needed park or recreation opportunities as defined in this Element.</li> <li>2. Serve a good mix of users at a reasonable cost.</li> <li>3. Provide an appreciable amount of parkland or recreation as a result of being adjacent to a compatible site, such as a school.</li> <li>4. Allow development in a reasonable time period. The County should not obtain lands that have extensive permit and mitigation requirements that may conflict with the project’s proposed use(s) or County policy.</li> <li>5. Serve an important existing or future need. The site should be able to be developed consistent with that need.</li> <li>6. Accommodate planned uses in terms of size, location, and existing constraints. The property should be largely devoid of constraints or hazards.</li> <li>7. Adequately accommodate long-term maintenance.</li> <li>8. Concentrate park acquisition efforts on sites larger than ten acres, except when (a) the proposal is for a linear park connecting important community components or providing key alternative transportation (such as a link between two schools), (b) a proposed park provides the only available park site in a community, (c) another agency will provide maintenance for the park, or (d) a smaller parcel has outstanding characteristics or unique features.</li> </ol> <p>In general, projects that meet these criteria will be given a high priority.</p> <p>3. 2.3: When developing parkland:</p> <ol style="list-style-type: none"> <li>1. Prepare adequate studies to determine site constraints.</li> <li>2. Prepare and implement a master plan for the site.</li> <li>3. Provide reasonable buffers between existing uses and the new park facilities in order to reduce impacts.</li> <li>4. Use joint use opportunities and adopt-a-park programs as they are available.</li> </ol> <p>4. 2.4: Preserve County parkland for active and passive recreation. Community facilities, which have little to no recreational component, should be placed outside of an existing or proposed park.</p> <p>5. 2.5: Encourage private development of parklands and facilities, to assist with meeting park needs.</p>	<p><u>Policy 2.2:</u> Noted.</p> <p><u>Policy 2.3:</u> Noted.</p> <p><u>Policy 2.4:</u> Noted.</p> <p><u>Policy 2.5:</u> Noted.</p> <p><u>Policy 2.6:</u> Noted.</p> <p><u>Policy 2.7:</u> Noted.</p> <p><u>Policy 2.8:</u> Noted.</p> <p><u>Policy 3.1:</u> Consistent – The appropriate studies will be prepared to identify any site constraints.</p> <p><u>Policy 3.2:</u> Consistent – A master site plan has been developed to allow for a holistically planned site.</p> <p><u>Policy 3.3:</u> Consistent.</p> <p><u>Policy 3.4:</u> Noted.</p> <p><u>Policy 4.4:</u> Noted.</p> <p><u>Policy 5:</u> Consistent – The Specific Plan includes a variety of parkland, trails, and open space to meet existing and future community needs.</p>
<p><i>Recreation Goals, Objective and Policies</i></p>	

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<p><b>Goal 2: Recreation that serves the County’s residents and visitors, various age groups, varying economic situations and physical abilities.</b></p>	
<p><b>Objective B: Provide new and expanded recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County’s available funding.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 3.1: To provide an equitable distribution of recreation throughout the County, County Parks should attempt to provide new or expanded recreation (as a first priority) in those Planning Areas that have:               <ol style="list-style-type: none"> <li>1. Experienced faster growth rates.</li> <li>2. Very limited existing park acreage and/or recreation opportunities in relation to population density. When assessing existing park acreage and/or recreation opportunities consider parks and recreation offered by all entities provided that entity offers comparable service to the County’s unincorporated population.</li> </ol> </li> <li>2. 3.2: Provide recreation at the County’s parks consistent with community needs.</li> <li>3. 3.3: Seek joint use agreements, volunteer and other partnership opportunities to augment recreational services and reduce project costs.</li> <li>4. 3.4: When considering the acceptance or development of capital intensive recreational facilities such as community centers, indoor sports centers, and aquatic centers, attempt to get numerous entities involved to split the cost of acquisition, design, development, and maintenance.</li> <li>5. 3.5: Provide recreation programs at the County’s owned or leased facilities which provide adequate cost recovery.</li> <li>6. 3.6: Recognize that many legitimate recreation activities are possible even though they may not be provided by the County. From bowling alleys to off-road vehicle courses, private enterprise offers a greater potential to supply various recreation needs. The County will work to assist private enterprise in providing these activities while at the same time it will work to ensure that they are appropriately located so as not to necessarily impact the environment or negatively burden surrounding land uses.</li> </ol>	<p><u>Policy 1.1:</u> Consistent – The Specific Plan includes a variety of parkland, trails, and open space to meet existing and future community needs.</p> <p><u>Policy 1.2:</u> Consistent – The Specific Plan includes a variety of parkland, trails, and open space to meet existing and future community needs.</p> <p><u>Policy 2:</u> Noted.</p> <p><u>Policy 3:</u> Noted.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6:</u> Noted.</p>
<p><u>Trails</u></p>	
<p><b>Objective C: Provide a viable multi-use trail system which is protective of private property interests and public resources, and consistent with Chapter 8 Parks and Recreation Project List.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 3.7: County Parks shall consider as the highest priority those trail projects which:</li> </ol>	<p><u>Policy 1.1:</u> Noted.</p> <p><u>Policy 1.2:</u> Consistent - The Specific Plan adds a variety of trails that will connect the Nipomo community with recreation opportunities.</p>

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<ol style="list-style-type: none"> <li>1. Are on land owned or operated by the County, including public rights of way.</li> <li>2. Connect urban communities or provide access to recreation areas.</li> <li>3. Complete a trail corridor, where only small portions are missing.</li> <li>4. Will be popular due to their length or location.</li> <li>5. Offer alternative transportation.</li> <li>6. Solve a safety concern.</li> <li>7. Include a funding source.</li> <li>8. Minimize costs of development and maintenance.</li> <li>2. 3.8: To protect the interests of adjacent land uses (both public and private) and the environment, trail projects shall:               <ol style="list-style-type: none"> <li>1. Be consistent with the standards in the General Plan including the County’s Agriculture and Open Space Element.</li> <li>2. Stay as far away as reasonable from production agriculture, commercial activities and residences.</li> <li>3. Be built to minimize impacts to sensitive resources.</li> <li>4. Provide signs that identify permitted trail uses; directions to relevant public areas; and, provide for safety and protection of trail users and adjacent private property.</li> <li>5. Provide trail fencing where necessary to discourage trespass onto neighboring land and to protect sensitive resources.</li> <li>6. Impose enforceable limitations on the trail use, as appropriate.</li> <li>7. Be designed and constructed consistent with the trails standards contained in Appendix B of this document.</li> </ol> </li> <li>3. 3.9: County agencies will work together to coordinate the development, maintenance and use of trails.</li> <li>4. 3.10: Extensive trail systems, such as the California Coastal Trail, the Juan Bautista de Anza and the Salinas River Trails, will generally be developed in a series of shorter, but viable, segments. Such segments shall not be constructed until a viable link can be established connecting residential communities, parks, staging areas, or other public points of interest.</li> <li>5. 3.11: Eminent domain will not be used for trail establishment.</li> <li>6. 3.12: Where public lands are not available or adequate to accommodate a public trail, a trail dedication in easement or fee across private property shall be considered and may be obtained only in the following instances:               <ol style="list-style-type: none"> <li>1. From a willing seller or donor.</li> <li>2. As part of a New Town or Specific Plan that would create urban uses.</li> <li>3. As a condition of a project approval, subject also to Policy 3.13:                   <ol style="list-style-type: none"> <li>a. For land designated Agriculture when:</li> </ol> </li> </ol> </li> </ol>	<p><u>Policy 1.3:</u> Noted.</p> <p><u>Policy 1.4:</u> Noted.</p> <p><u>Policy 1.5:</u> Consistent – Trails anticipated to accommodate pedestrians, bicyclist, and equestrian users.</p> <p><u>Policy 1.6:</u> Noted.</p> <p><u>Policy 1.7:</u> Noted.</p> <p><u>Policy 1.8:</u> Noted.</p> <p><u>Policy 1.9:</u> Not Applicable.</p> <p><u>Policy 1.10:</u> Not Applicable.</p> <p><u>Policy 2.1:</u> Consistent.</p> <p><u>Policy 2.2:</u> Consistent.</p> <p><u>Policy 2.3:</u> Noted – Trails will be sited in order to minimize impacts to sensitive resources based on completed environmental studies.</p> <p><u>Policy 2.4:</u> Noted – Appropriate signage will be provided to direct and provide safety of trail users.</p> <p><u>Policy 2.5:</u> Noted – Fencing anticipated to be provided on private residential lots, minimizing opportunity for trespass onto private properties.</p> <p><u>Policy 2.6:</u> Noted.</p> <p><u>Policy 2.7:</u> Consistent.</p> <p><u>Policy 3:</u> Noted.</p> <p><u>Policy 4:</u> Not Applicable.</p> <p><u>Policy 5:</u> Not Applicable.</p> <p><u>Policy 6.1:</u> Noted.</p> <p><u>Policy 6.2:</u> Noted – Undetermined whether trails dedication to County is to be considered at this time.</p> <p><u>Policy 6.3.a.III:</u> Not Applicable – Land currently designated as Rural Residential and is not proposed to change.</p> <p><u>Policy 6.3.b:</u> Not Applicable.</p> <p><u>Policy 6.3.c:</u> Noted.</p> <p><u>Policy 7.1:</u> Noted.</p> <p><u>Policy 7.2:</u> Noted.</p> <p><u>Policy 7.3:</u> Consistent – Specific Plan to be prepared.</p> <p><u>Policy 7.4:</u> Consistent.</p> <p><u>Policy 7.5:</u> Consistent.</p> <p><u>Policy 8.1:</u> Noted.</p> <p><u>Policy 8.2:</u> Noted.</p>

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<ul style="list-style-type: none"> <li>I. a general plan amendment would change the land use category from Agriculture to another land use category; or</li> <li>II. a discretionary project that would convert agricultural land to uses not related to agriculture; or</li> <li>III. a cluster subdivision would create eight or more residential parcels.</li> </ul> <ul style="list-style-type: none"> <li>b. For land not designated Agriculture, but in production agriculture, when a discretionary project including a subdivision would convert land to uses not related to production agriculture as determined by the County Agricultural Commissioner’s Office.</li> <li>c. For all other land not excluded under (a) and (b) above, for any discretionary project (parcel map, tract map, development plan, minor use permit, conditional use permit, etc.)</li> </ul> <p>7. 3.13: When a trail dedication is required as a condition of a discretionary permit, the required trail dedication must:</p> <ul style="list-style-type: none"> <li>1. Be proportional to the level of development being proposed;</li> <li>2. Have an appropriate nexus to the effects of the permit;</li> <li>3. Be shown on an adopted plan or be a New Town or Specific Plan development as noted in Policy 3.12 (2) above;</li> <li>4. Result in no long term unmitigable environmental impacts; and</li> <li>5. Comply with all applicable local, state and federal laws and regulations.</li> </ul> <p>8. 3.14: Prior to the construction and/or County acceptance of a public trail corridor, the approving authority must make findings that:</p> <ul style="list-style-type: none"> <li>1. Sufficient funds are available for the trail’s on-going maintenance; and</li> <li>2. The liability for the trail has been addressed pursuant to Policy 3.15.</li> </ul> <p>9. 3.15: The County shall fully indemnify, protect and hold harmless (including all costs and attorney fees) private property owners who dedicate or grant a public trail easement from, and against, those risks and damages that arise out of the usage of the trail easement by the public and which, in good conscience, should not be borne by the private property owner.</p> <p>10. 3.16: The County shall assure that if a public trail easement is abandoned, or if the liability acceptance is discontinued, the trail easement shall revert to the underlying property owner(s).</p>	<p><u>Policy 9:</u> Noted.</p> <p><u>Policy 10:</u> Noted.</p>
<p><i>Golf</i></p>	

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<i>Objective D: Provide a quality and affordable golf program at the County's golf courses.</i>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 3.17: The County's golf courses should continue to be operated as an enterprise fund.</li> <li>2. 3.18: Each County golf course should have a master plan. New development at an individual golf course should be consistent with the project's master plan.</li> <li>3. 3.19: Land for new County operated golf courses should only be obtained and developed after completing a funding plan. The funding plan should assess various components including such items as the amount of existing rounds in the County (public and private), the amount of anticipated future rounds (public and private), and what populations the new course would serve.</li> <li>4. 3.20: Develop recreation facilities or opportunities (such as trail corridors) along the perimeter or interior routes of the County owned or operated golf courses where such corridors will not adversely impact golfers or jeopardize user safety.</li> <li>5. 3.21: Continue to use environmentally sensitive maintenance techniques at the County's golf courses.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Not Applicable.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Not Applicable.</p>
<i>Special Places Goals, Objective and Policies</i>	
<b>Goal 3: Maintain and augment access to and along the coast.</b>	
<b><i>Objective E: Provide a viable coastal access program through the County's coastal Area Plans and the Local Coastal Program.</i></b>	
<p><u>Policies</u></p> <p>Continue to provide and maintain viewing areas, viewing platforms, vertical access, and lateral access along the County's beaches consistent with the County's coastal Area Plans and Local Coastal Program. Use joint use opportunities and adopt-an-access programs as they are available.</p>	<p>Not Applicable.</p>
<b>Goal 4: Natural areas preserved within the County that protect unique and sensitive resources.</b>	
<b><i>Objective F: Provide natural areas consistent with Chapter 8 Parks and Recreation Project List, and/or the County's Agriculture and Open Space Element.</i></b>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 4.2: When acquiring a natural area or considering the acceptance of a donation give first priority to sites that meet a majority of the following criteria:             <ol style="list-style-type: none"> <li>1. Provide significant or locally important resource protection.</li> <li>2. Would add important acreage to an existing County park or natural area.</li> </ol> </li> </ol>	<p><u>Policy 1.1:</u> Noted.  <u>Policy 1.2:</u> Noted.  <u>Policy 1.3:</u> Noted.  <u>Policy 1.4:</u> Noted.  <u>Policy 1.5:</u> Noted.</p>

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<p>3. Would allow for meaningful passive recreation, nature appreciation, and public education.</p> <p>4. Would be better managed by the County than another entity due to its location or other factors. For small areas within a private subdivision, a homeowners association or similar entity should own and maintain areas set aside as mitigation.</p> <p>5. Include a reasonable endowment fund or other funding mechanism/approaches for maintenance.</p> <p>6. The site can be adequately protected and restored by the County or other organization or partnership.</p> <p>In general, projects that do not meet these criteria should receive a low priority or not be accepted by the County.</p> <p>2. When addressing changes in natural areas:</p> <ol style="list-style-type: none"> <li>1. Be consistent with an approved master plan. Within the master plan include items such as environmental education, passive recreation, and methods for resource protection and restoration.</li> <li>2. Provide adequate buffers between the natural area and adjacent urban or rural uses.</li> <li>3. Seek joint use opportunities and adopt-a-natural area programs as they are available.</li> </ol>	<p><u>Policy 1.6:</u> Noted.</p> <p><u>Policy 2.1:</u> Noted.</p> <p><u>Policy 2.2:</u> Noted.</p> <p><u>Policy 2.3:</u> Noted.</p>
<p><i>Choosing Parks and Recreation Goals, Objective and Policies</i></p>	
<p><b>Goal 5: An equitable and realistic park, recreation, natural area, and coastal access Project List.</b></p>	
<p><b><i>Objective G: Determine a reasonable list of priority projects based on community needs, staffing, practical consideration of projects development potential, and funding.</i></b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. Project priorities should be determined by the County’s rating criteria [Appendix D] and decision tree, and balancing staffing with community needs and funding.</li> <li>2. When a County department provides or updates elements or other local plans (such as a design plan or bicycle plan), proposed projects (such as trails and parks, or road abandonment) should be referred to Parks Division and brought to the Parks and Recreation Commission for review and input before the document is taken to the County’s Planning Commission or Board of Supervisors for review and approval.</li> <li>3. Examine national and statewide trends then conduct countywide surveys every five to seven years to determine user needs and ascertain customer satisfaction. These surveys can help determine priority projects.</li> <li>4. Projects the Parks and Recreation Commission determines as priorities should be indicated in the 5-year Capital Improvement Program as a means</li> </ol>	<p><u>Policy 1:</u> Noted.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Not Applicable.</p> <p><u>Policy 4:</u> Not Applicable.</p> <p><u>Policy 5:</u> Noted.</p>

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<p>of coordinating the acquisition, improvement, and rehabilitation of County park facilities.</p> <p>5. The Parks and Recreation Commission may make minor additions to the Project List (Chapter 8), with the understanding that the ultimate approval and funding for a project resides with the Board of Supervisors. Deletions from the Project List can only be made by the Board of Supervisors.</p>	
<p><i>Funding Acquisition, Development &amp; Maintenance Goals, Objective and Policies</i></p>	
<p><b>Goal 6: A variety of funding sources to expand, acquire, develop, and maintain the County’s parks, recreation opportunities and natural areas.</b></p>	
<p><b><i>Objective H: Develop a funding mechanism that provides for acquisition, development and maintenance of parks, recreation, natural areas, and coastal access, taking advantage of collaborative agreements and volunteers.</i></b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 6.1: List projects in the County’s Capital Improvement Program.</li> <li>2. 6.2: Develop a funding program that balances community need with available revenues. Use an economic consultant to review existing costs and provide recommendations for a viable funding program. This program should consider the formation of a parks district.</li> <li>3. 6.3: The County should enact and maintain an ordinance pursuant to the Quimby Act that will require a dedication of land and/or payment of fees in lieu thereof, for park and recreational purposes as a condition to the approval of a tentative tract or parcel map for residential subdivisions.</li> </ol>	<p><u>Policy 1:</u> Not Applicable.  <u>Policy 2:</u> Not Applicable.  <u>Policy 3:</u> Noted.</p>
<p><i>Maintenance</i></p>	
<p><b>Goal 7: High quality park maintenance that is cost effective and environmentally sensitive.</b></p>	
<p><b><i>Objective I: Provide new or expanded public facilities consistent with available maintenance funding.</i></b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. 6.4: Prior to accepting or developing a new park, County Parks shall determine the long-term maintenance and operating costs associated with the proposed project. The County shall not develop the park until adequate funds are available for maintenance.</li> <li>2. 6.5: Ensure that County parks receive a net benefit to the County park and recreation system when a park or recreation facility is impacted by private or quasi-public infrastructure and other easements.</li> <li>3. 6.6: Require new development adjacent to parks, recreation and natural areas to be designed to function with and enhance park resources. Adjacent, new private development should not detract from or use adjacent park or natural area resources for their own private use.</li> <li>4. 6.7: Conduct project maintenance consistent with a facility’s master plan.</li> </ol>	<p><u>Policy 1:</u> Noted.  <u>Policy 2:</u> Noted.  <u>Policy 3:</u> Noted.  <u>Policy 4:</u> Not Applicable.  <u>Policy 5:</u> Noted.  <u>Policy 6:</u> Noted.  <u>Policy 7:</u> Noted.  <u>Policy 8:</u> Noted.  <u>Policy 9.1:</u> Not Applicable.  <u>Policy 9.2:</u> Not Applicable.  <u>Policy 9.3:</u> Not Applicable.  <u>Policy 9.4:</u> Not Applicable.</p>

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<ol style="list-style-type: none"> <li>5. 6.8: When maintaining park, recreation and natural area facilities attempt to minimize signs and other structures that may impact the aesthetics of the facility.</li> <li>6. 6.9: County Parks should not undertake maintenance responsibilities better handled by another body. For example, facilities within private development (such as mini-parks, basin parks, mitigation areas, open space, and short segments of trails) shall be maintained by a homeowner’s association or a similar entity.</li> <li>7. 6.10: If County maintenance funding is inadequate to provide all park types, concentrate new park acquisition on regional park lands since these parks serve the largest number of users and are the least costly for the County to maintain.</li> <li>8. 6.11: Use methods within County Parks’ facilities that reduce maintenance costs, such as the use of drought tolerant landscaping, solar oriented structures, structures with natural lighting during daylight hours, and stainless steel fixtures which have a longer lifetime and are more resilient to vandalism.</li> <li>9. 6.12: Continue to assess ways of providing additional maintenance funding including:               <ol style="list-style-type: none"> <li>1. The periodic review of user fees.</li> <li>2. Ways to cut staff time.</li> <li>3. Additional ways to manage and use volunteers.</li> <li>4. Assessing options such as the formation of a parks district.</li> </ol> </li> </ol>	
<b>AGRICULTURAL ELEMENT (MAY 2010)</b>	
<i>Agricultural Goals</i>	
<p><b>Goal AG1: Support County Agricultural Production.</b></p> <ol style="list-style-type: none"> <li>a. <b>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></li> <li>b. <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.</b></li> <li>c. <b>Support ongoing efforts by the agricultural community to develop new techniques and new practices.</b></li> <li>d. <b>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.</b></li> </ol>	

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<ul style="list-style-type: none"> <li>a. <b>Goal AG2: Conserve Agricultural Resources.</b></li> <li>b. <b>Maintain the agricultural land base of the county by clearly defining and identifying productive agricultural lands for long-term protection.</b></li> <li>c. <b>Conserve the soil and water that are the vital components necessary for a successful agricultural industry in this county.</b></li> <li>d. <b>Establish land-use policies in this element that support the needs of agriculture without impeding its long-term viability.</b></li> </ul>	
<p><b>Goal AG3: Protect Agricultural Lands.</b></p> <ul style="list-style-type: none"> <li>a. <b>Establish criteria in this element for agricultural land divisions that will promote the long-term viability of agriculture.</b></li> <li>b. <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.</b></li> <li>c. <b>Maintain and strengthen the county’s agricultural preserve program (Williamson Act) as an effective means for long-term agricultural land preservation.</b></li> <li>d. <b>Provide incentives for landowners to maintain land in productive agricultural uses.</b></li> </ul>	
<p><b>Goal AG4: Encourage Public Education and Participation.</b></p> <ul style="list-style-type: none"> <li>a. <b>Encourage ongoing public education programs by such organizations as the County Department of Agriculture, U.C. Cooperative Extension, Farm Bureau and industry organizations, to provide information about agriculture in San Luis Obispo County and help the public better understand the importance of the agricultural industry.</b></li> <li>b. <b>Encourage public participation through the public hearing process in the on-going development of county plans, policies, and ordinances affecting agricultural lands. Utilize the resources of such organizations as the County Agricultural Liaison Advisory Board, community advisory groups, and conservation organizations.</b></li> </ul>	
<p><u>Agricultural Policies</u></p> <ul style="list-style-type: none"> <li>1. AGP1: Public Education. <ul style="list-style-type: none"> <li>a. Support and participate in on-going agricultural education programs aimed at informing the general public about our agricultural industry.</li> </ul> </li> <li>2. AGP2: Public and Private Lands. <ul style="list-style-type: none"> <li>a. The agricultural policies and implementation measures in this element shall apply equally to public as well as private lands.</li> </ul> </li> <li>3. AGP3: Right-to-Farm Ordinance.</li> </ul>	<p><u>Policy 1.a:</u> Not Applicable.  <u>Policy 2.a:</u> Not Applicable.  <u>Policy 3.a:</u> Noted.  <u>Policy 3.b:</u> Noted.  <u>Policy 4.a:</u> Not Applicable.  <u>Policy 5.a:</u> Not Applicable.  <u>Policy 5.b:</u> Not Applicable.  <u>Policy 5.c:</u> Not Applicable.</p>

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<p>a. This element reaffirms the county’s Right-to-Farm Ordinance, Title 5 of the County Code, as an effective means to let the public know that the use of real property for agricultural operations is a high priority and favored use. The Right-to-Farm Ordinance requires disclosure statements between sellers and buyers of properties at the time of property transfer and through inclusion of disclosure statements on all discretionary land use permit applications administered by the County Department of Planning and Building.</p> <p>b. Encourage the County Agriculture Department to: (1) maintain an outreach information program to make the local real estate industry and the public aware of the Right-to-Farm Ordinance and the disclosure provisions on property transactions, and (2) continue mediating issues relating to the Right-to-Farm Ordinance.</p> <p>4. AGP4: Agricultural Use of Small Parcels.</p> <p>a. Encourage the establishment of small-scale agriculture uses, specialty crops, and specialized animal facilities on existing small land parcels in the Agriculture land-use category.</p> <p>5. AGP5: Residential Density.</p> <p>a. Allow residential density of two primary dwellings on each existing legal parcel of 20 acres or larger in the Agriculture land-use category. On parcels of less than 20 acres, allow one primary and one farm support dwelling.</p> <p>b. Allow farm support quarters consistent with the standards of the LUO.</p> <p>c. See AGP 21 for the allowed density when proposing land divisions to create new parcels on lands containing Class I and II irrigated soils.</p> <p>6. AGP6: Visitor Serving and Retail Commercial Use and Facilities.</p> <p>a. Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.</p> <p>b. Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.</p> <p>7. AGP7: Service Commercial-Type Uses.</p>	<p><u>Policy 6.a:</u> Not Applicable.  <u>Policy 6.b:</u> Not Applicable.  <u>Policy 7.a:</u> Not Applicable.  <u>Policy 7.b:</u> Consistent.  <u>Policy 8.a:</u> Not Applicable.  <u>Policy 8.b:</u> Not Applicable.  <u>Policy 9.a:</u> Not Applicable.  <u>Policy 9.b:</u> Not Applicable.  <u>Policy 9.c:</u> Consistent.  <u>Policy 10.a:</u> Not Applicable.  <u>Policy 10.b:</u> Not Applicable.  <u>Policy 11.a:</u> Consistent.</p> <p><u>Policy 11.b:</u> Not Applicable.  <u>Policy 11.c:</u> Consistent.  <u>Policy 12.a:</u> Not Applicable.  <u>Policy 12.b:</u> Not Applicable.  <u>Policy 12.c:</u> Not Applicable.  <u>Policy 13.a:</u> Not Applicable.  <u>Policy 13.b:</u> Not Applicable.  <u>Policy 14:</u> Not Applicable.  <u>Policy 15:</u> Not Applicable.  <u>Policy 16.a:</u> Not Applicable.  <u>Policy 16.b:</u> Not Applicable.  <u>Policy 17:</u> Not Applicable.  <u>Policy 18.a:</u> Consistent.  <u>Policy 19.a:</u> Not Applicable.  <u>Policy 19.b:</u> Not Applicable.  <u>Policy 20.a:</u> Not Applicable.  <u>Policy 20.b:</u> Not Applicable.  <u>Policy 21.a:</u> Not Applicable.  <u>Policy 22.a:</u> Not Applicable.</p>

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<p>a. Allow limited service commercial-type uses where needed to support local agricultural production.</p> <p>b. Locate the service commercial-type uses off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.</p> <p>8. AGP8: Intensive Agricultural Facilities.</p> <p>a. Allow the development of compatible intensive agricultural facilities that support local agricultural production, processing, packing, and support industries.</p> <p>b. Locate intensive agricultural facilities off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.</p> <p>9. AGP9: Soil Conservation.</p> <p>a. Encourage landowners to participate in programs that reduce soil erosion and increase soil productivity. Promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, Consolidated Farm Services Agency, Morro Bay State and National Estuary, and other agencies and organizations.</p> <p>b. Emphasize the long-range benefits of proper drainage control and tillage, cropping, soil amendment, and grazing techniques to minimize soil erosion.</p> <p>c. Assure that roads and drainage systems on county-controlled properties and facilities do not negatively impact agricultural lands and that the roads and systems are properly maintained.</p> <p>10. AGP10: Water Conservation.</p> <p>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.</p> <p>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> <p>11. AGP11: Agricultural Water Supplies.</p>	<p><u>Policy 22.b:</u> Not Applicable.</p> <p><u>Policy 22.c:</u> Not Applicable.</p> <p><u>Policy 22.d:</u> Not Applicable.</p> <p><u>Policy 22.e:</u> Not Applicable.</p> <p><u>Policy 22.f:</u> Not Applicable.</p> <p><u>Policy 23.a:</u> Not Applicable.</p> <p><u>Policy 23.b:</u> Not Applicable.</p> <p><u>Policy 23.c:</u> Not Applicable.</p> <p><u>Policy 23.d:</u> Not Applicable.</p> <p><u>Policy 24.a.1:</u> Consistent – property located within NCS Future District Service area.</p> <p><u>Policy 24.a.2:</u> Not Applicable – land currently designated as Rural Residential.</p> <p><u>Policy 24.a.3:</u> Consistent – property is located within NCS Future District Service area and will be placed into urban reserve line in conjunction with this effort.</p> <p><u>Policy 24.a.4:</u> Consistent – property will be placed within urban reserve line in conjunction with this effort.</p> <p><u>Policy 25.a:</u> Consistent – property will integrate unique habitat into the design of the site to the extent feasible.</p> <p><u>Policy 25.b.1:</u> Consistent – property will integrate unique habitat into the design of the site to the extent feasible.</p> <p><u>Policy 25.b.2:</u> Noted.</p> <p><u>Policy 26.a:</u> Not Applicable.</p> <p><u>Policy 26.b.1:</u> Not Applicable.</p> <p><u>Policy 26.b.2:</u> Consistent – appropriate erosion control measures will be implemented during and following construction.</p> <p><u>Policy 26.b.3:</u> Consistent – project will implement stormwater features to mitigate post-development flows to not exceed pre-development conditions.</p> <p><u>Policy 26.b.4:</u> Not Applicable.</p> <p><u>Policy 26.b.5:</u> Not Applicable.</p> <p><u>Policy 27.a:</u> Not Applicable.</p> <p><u>Policy 27.b:</u> Not Applicable.</p> <p><u>Policy 27.c:</u> Not Applicable.</p> <p><u>Policy 28.a:</u> Not Applicable.</p> <p><u>Policy 28.b:</u> Not Applicable.</p> <p><u>Policy 28.c:</u> Not Applicable.</p>

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<p>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.</p> <p>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.</p> <p>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> <p>12. AGP12: Pest, Vertebrate, and Weed Management.</p> <p>a. Assure that pests such as squirrels and noxious weeds are managed on county owned properties so as to avoid impacts on agriculture.</p> <p>b. Encourage the use of integrated pest management techniques to manage pests, vertebrates, and weeds on both public and private lands.</p> <p>c. Support and promote programs that help landowners learn pest control methods, utilizing the expertise of the U.C. Cooperative Extension and the County Agriculture Department.</p> <p>13. AGP13: Agricultural Material Composting.</p> <p>a. Encourage the composting and re-use of agricultural commodities and materials.</p> <p>b. The county should carefully evaluate and work cooperatively with appropriate state and federal agencies, local organizations and land owners to determine whether and under what circumstances bio-solids are appropriate for land disposal.</p> <p>14. AGP14: Agricultural Preserve Program.</p> <p>a. Encourage eligible property owners to participate in the county's agricultural preserve program.</p> <p>15. AGP 15: Transfer of Development Credits (TDC).</p> <p>a. Continue to utilize a voluntary TDC program to help protect agricultural resources by guiding development to more suitable areas.</p> <p>16. AGP16: Agricultural Land Conservation Programs.</p> <p>a. Encourage and support efforts by non-profit and other conservation organizations to protect agricultural lands and maintain agricultural production.</p> <p>b. Consider establishing a limited county program to acquire conservation easements or development rights from willing land</p>	<p><u>Policy 29.a:</u> Not Applicable.</p> <p><u>Policy 29.b:</u> Not Applicable.</p> <p><u>Policy 29.c:</u> Not Applicable.</p> <p><u>Policy 30.a:</u> Not Applicable.</p> <p><u>Policy 30.a.1:</u> Not Applicable.</p> <p><u>Policy 30.a.2:</u> Consistent – Buffer along Highway 101 will contain location appropriate vegetation to minimize visibility of structures, access roads, and grading.</p> <p><u>Policy 30.a.3:</u> Consistent – Buffer along Highway 101 will contain location appropriate vegetation to minimize visibility of structures, access roads, and grading.</p> <p><u>Policy 30.a.4:</u> Consistent – Structures along Highway 101 will be designed to blend into the natural landscape of the property.</p> <p><u>Policy 31:</u> Consistent.</p> <p><u>Policy 32.a:</u> Consistent – Trails have been located to minimize conflict with unique habitat on-site.</p> <p><u>Policy 32.b:</u> Consistent – Trails to be maintained by future association.</p> <p><u>Policy 33.a:</u> Consistent.</p> <p><u>Policy 33.b:</u> Consistent.</p> <p><u>Policy 34.a:</u> Noted - No known historical resources are present. In the event that these resources are found on the property, the landowner and site configuration shall protect historical features.</p>

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<p>owners. Such programs should encourage maximum flexibility for agricultural operations.</p> <p>17. AGP17: Agricultural Buffers.</p> <ul style="list-style-type: none"> <li>a. Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisor (see Appendix C).</li> </ul> <p>18. AGP18: Location of Improvements.</p> <ul style="list-style-type: none"> <li>a. Locate new buildings, access roads, and structures so as to protect agricultural land.</li> </ul> <p>19. AGP19: Consolidation of Public and Private Land Holdings.</p> <ul style="list-style-type: none"> <li>a. Encourage consolidation of publicly and privately owned lands that will facilitate both better management of public lands and better operation of farms and ranches.</li> <li>b. Encourage the sale or trade of isolated publicly owned parcels that are contiguous to privately owned lands designated Agriculture. Use voluntary merger or lot line adjustment processes so there is no increase in the number of privately owned parcels.</li> </ul> <p>20. AGP20: Agricultural Land Divisions.</p> <ul style="list-style-type: none"> <li>a. Where a division of agricultural lands is proposed, a contiguous cluster division consistent with AGP 22 or 23 is an alternative to a conventional “lot split” land division.</li> <li>b. Where a land division is proposed, the proposed parcels should be designed to ensure the long term protection of agricultural resources.</li> </ul> <p>21. AGP21: Minimum Parcel Size Criteria for the Division of Agricultural Lands.</p> <ul style="list-style-type: none"> <li>a. Minimum parcel sizes for the proposed division of land designated Agriculture shall be based upon the existing and potential use of the land for cropland and grazing. Minimum parcel size standards for the creation of new parcels are shown in Figure 2-2.</li> </ul> <p>22. AGP22: Major Agricultural Cluster Projects (not available in Coastal Zone)</p> <ul style="list-style-type: none"> <li>a. Properties that are partly or entirely within five miles of the urban and village reserve lines designated in the LUO and that meet the minimum area criteria can apply for a major agriculture cluster.</li> <li>b. The maximum number of parcels allowed in a major agricultural cluster project shall be equivalent to the number of primary dwellings normally allowed on the parcels that would result from a conventional land division in the Agriculture land use category based on the minimum parcel size criteria specified in Figure 2-2. (Major agricultural cluster projects may include a reduction in the</li> </ul>	

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<p>number of parcels down to 26% of the maximum potential allowance if proposed by the applicant in order to mitigate potential impacts of the project.)</p> <ul style="list-style-type: none"> <li>c. All resulting agricultural parcels must meet the minimum parcel size criteria of Figure 2-2 and must be covered by a permanent agricultural open space easement.</li> <li>d. All resulting residential parcels are entitled to one dwelling per parcel.</li> <li>e. Whether or not an EIR must be prepared will be determined by the CEQA “initial study.”</li> <li>f. Consistent with the provisions of the existing agricultural cluster ordinance in the LUO, areas of the site intended for agricultural production must be permanently protected by a recorded open space easement and be placed in a Land Conservation Act (Williamson Act) contract.</li> </ul> <p>23. AGP23: Minor Agricultural Cluster Projects.</p> <ul style="list-style-type: none"> <li>a. Properties throughout the county, including the coastal zone, can apply for a minor agriculture cluster project.</li> <li>b. The maximum number of parcels allowed in a minor agricultural cluster project shall be equivalent to the number of parcels that would result from a conventional land division in the Agriculture land use category based on the minimum parcel size criteria specified in Figure 2-2, with an increase of at least one more parcel or up to a maximum 25% increase in the number of parcels that could be achieved with a conventional land division.</li> <li>c. All resulting agricultural parcels must meet the minimum parcel size criteria specified in Figure 2-2 and must be covered by a permanent agricultural open space easement.</li> <li>d. All resulting residential parcels are entitled to one dwelling per parcel.</li> </ul> <p>24. AGP24: Conversion of Agricultural Land.</p> <ul style="list-style-type: none"> <li>a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions: <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul>	

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<ul style="list-style-type: none"> <li>2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.</li> <li>3. Avoid land re-designation (rezoning) that would create new rural residential development outside the urban and village reserve lines.</li> <li>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.</li> </ul> <p>25. AGP25: Unique or Sensitive Habitat.</p> <ul style="list-style-type: none"> <li>a. Encourage private landowners to protect and preserve unique or sensitive habitat.</li> <li>b. For new development requiring a discretionary permit and for proposed land divisions, protect unique or sensitive habitat affected by the proposal through the following measures:               <ul style="list-style-type: none"> <li>1. Site the proposed development so as to avoid significant impacts on the habitat or significant impacts on the agricultural operations. Provide for adjustments in project design where alternatives are infeasible, more environmentally damaging, or have a significant negative impact on agriculture.</li> <li>2. When significant impacts are identified, the landowner shall implement county-approved mitigation measures consistent with the existing requirements of CEQA.</li> </ul> </li> </ul> <p>26. AGP26: Streams and Riparian Corridors.</p> <p>The following policies apply to watercourses shown by a solid or broken blue line (“blue line” streams) on the latest U.S. Geological Survey (USGS) quadrangle maps and their associated riparian vegetation. As noted earlier in this chapter, the county’s LCP shall take precedence over these policies where the LCP addresses these issues.</p> <ul style="list-style-type: none"> <li>a. Encourage private landowners to protect and preserve stream corridors in their natural state and to restore stream corridors that have been degraded. Provide information and incentives to eliminate overgrazing in stream corridors. Encourage off-stream livestock watering sources.</li> <li>b. For new development requiring a discretionary permit and for land divisions, protect streams and riparian habitat affected by the proposal through the following measures:               <ul style="list-style-type: none"> <li>1. Consistent with the requirements of the Regional Water Quality Control Board’s Basin Plan, establish a grading and</li> </ul> </li> </ul>	

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<p>building setback of 30 feet from the top of the stream bank. Locate buildings and structures outside the setback. Do not remove riparian vegetation within 30 feet of the top of the stream bank. Provide for adjustments when the applicant demonstrates that such setbacks would have a significant negative impact on the agricultural viability of the site, or where alternatives are infeasible or more environmentally damaging, and the adjustments are acceptable to the Regional Board.</p> <ol style="list-style-type: none"> <li>2. Require appropriate erosion control measures during and following construction.</li> <li>3. Consistent with state and federal requirements, allow stream alterations for water supply and flood control projects, road maintenance, maintenance of existing channels, or improvement of fish and wildlife habitat if there are no practical alternatives.</li> <li>4. Consistent with state and federal requirements, assure that stream diversion structures protect habitats.</li> <li>5. When significant impacts to stream or riparian resources are identified, the landowner shall implement county-approved mitigation measures consistent with the existing requirements of CEQA.</li> </ol> <p>27. AGP27: Natural Area Preserves. Where the County considers the establishment of a proposed Natural Area Preserve that may include agricultural lands, or be adjacent to agricultural lands, the following policies shall apply:</p> <ol style="list-style-type: none"> <li>a. Designation and management of a proposed Natural Area Preserve shall not interfere with agricultural uses on private lands that are either within or adjacent to the proposed preserve.</li> <li>b. If the County purchases agricultural land from a willing seller for inclusion within a Natural Area Preserve, the County shall offer to lease the land for continued agricultural use, with priority being given to the seller or to an adjacent owner.</li> <li>c. The county shall take all reasonable measures to prevent trespass and damage to adjacent property owners.</li> </ol> <p>28. AGP28: Major Ecosystems. If the county considers the establishment of a network of Major Ecosystems as described in the Biological Resources chapter of the Conservation and Open Space Element, the following factors shall be considered for how such a system may interact with agricultural lands:</p>	

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<ul style="list-style-type: none"> <li>a. Designation and management of a Major Ecosystem shall not interfere with agricultural uses on private lands that are either within or adjacent to the Major Ecosystem.</li> <li>b. Landowners should be encouraged to adopt range and farmland management programs that will maintain and enhance the land as well as maintaining and protecting habitat and ecosystems.</li> <li>c. Any development of lands adjacent to an identified core area of a Major Ecosystem that requires a discretionary permit must follow CEQA to guide the types and uses and intensity of development so as to be consistent with the biological diversity and natural processes of the Major Ecosystem.</li> </ul> <p>29. AGP29: Wildlife Corridors.</p> <ul style="list-style-type: none"> <li>a. Identification or designation of a wildlife corridor in accordance with the Biological Resources chapter of the Conservation and Open Space Element shall not interfere with agricultural uses on private lands.</li> <li>b. Encourage landowners to adopt range and farmland management practices that will not interfere with the migration of wildlife through their properties.</li> <li>c. When evaluating development proposals that require discretionary permits, identify and protect on-site wildlife corridors as part of the CEQA process.</li> </ul> <p>30. AGP30: Scenic Resources.</p> <ul style="list-style-type: none"> <li>a. Designation of a scenic corridor through the public hearing process as described in the Visual Resources chapter of the Conservation and Open Space Element, shall not interfere with agricultural uses on private lands.</li> <li>b. In designated scenic corridors, new development requiring a discretionary permit and land divisions shall address the protection of scenic vistas as follows:               <ul style="list-style-type: none"> <li>1. Balance the protection of the scenic resources with the protection of agricultural resources and facilities.</li> <li>2. When selecting locations for structures, access roads, or grading, the preferred locations will minimize visibility from the scenic corridor and be compatible with agricultural operations.</li> <li>3. Use natural landforms and vegetation to screen development whenever possible.</li> </ul> </li> </ul>	

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<p>4. In prominent locations, encourage structures that blend with the natural landscape or are traditional for agriculture.</p> <p>31. AGP31: Recreational Use of Agricultural Lands.</p> <p>a. Encourage recreational uses on privately-owned lands on a case-by-case basis where such uses are compatible with on- and offsite agriculture and with scenic and environmentally sensitive resources.</p> <p>32. AGP32: Trail Access to Public Lands.</p> <p>a. In accordance with the County Parks and Recreation Element, access trails shall not conflict with agriculture or environmentally sensitive resources.</p> <p>b. Provide sufficient policing and maintenance so that trails do not result in trespass or in damage to sensitive resources, crops, livestock, other personal property, or individuals.</p> <p>33. AGP33: Archaeological and Cultural Sites.</p> <p>a. When reviewing discretionary development, protect sensitive archaeological and cultural sites by avoiding disturbance where feasible.</p> <p>b. If sensitive sites cannot be avoided, mitigate the impact of development to the maximum extent feasible.</p> <p>34. AGP34: Historical Resources.</p> <p>a. When initiated by landowners, protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Cultural Resources chapter of the Conservation and Open Space Element.</p>	
<p><b>ECONOMIC ELEMENT (NOVEMBER 2012)</b></p>	
<p><b>Goal EE 1: Promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the county.</b></p>	
<p><u>Policies</u></p> <p>1. EE 1.1: Encourage economic activities that promote sustainable economic vitality.</p> <p>2. EE 1.2: Maintain and enhance the quality of life for county residents by pursuing economic development activities.</p> <p>3. 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.</p> <p>4. EE 1.4: Work closely with federal, state, regional, and local agencies and economic and business organizations to achieve common economic development goals.</p>	<p><u>Policy 1:</u> Consistent – Master plan approach to community has been envisioned to encourage economic activities while promoting sustainable economic vitality.</p> <p><u>Policy 2:</u> Consistent.</p> <p><u>Policy 3:</u> Consistent – Property is located within the NCS Future District Service area and will be placed within the urban reserve line as part of this effort.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5.a:</u> Noted.</p> <p><u>Policy 5.b:</u> Noted.</p> <p><u>Policy 5.c:</u> Noted.</p>

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<p>5. EE 1.5: Recognize and protect property rights by:</p> <ol style="list-style-type: none"> <li>Seeking to maintain a balance between the rights of property owners and efforts to plan for the community.</li> <li>Not taking property without just compensation.</li> <li>Recognizing and protecting the rights of all property owners, individuals and groups to participate in planning and land use decisions.</li> </ol> <p>6. EE 1.6: The County should develop and maintain staff trained in and committed to facilitating economic development opportunities.</p> <p>7. EE 1.7: Whenever there is a possibility of economic effects from projects, economic impact analyses may be used to enable consideration of both positive and negative effects of proposed plans, policies and projects on capital, jobs, incomes, sales and public revenue and services.</p> <p>8. EE 1.8: Provide employees and business owners more opportunities to minimize their need for automobile trips by supporting strategies such as live/work, telecommuting, satellite work centers, vehicle pools, carpooling, home occupations and mixed-use developments.</p>	<p><u>Policy 6:</u> Not applicable.</p> <p><u>Policy 7:</u> Noted – Economic market study prepared as part of this effort to determine market demand for various land uses within the master plan.</p> <p><u>Policy 8:</u> Consistent – Home offices, park-and-ride lot, home occupations and flex commercial/light industrial uses on the property will minimize the need for single-occupant automobile trips.</p>
<p><b>Goal EE 2: Retain and enhance a diverse economy.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>EE 2.1: Support efforts of business leaders to take initiative and act as “civic entrepreneurs” to implement the Economic Strategy which the local business community created to improve economic conditions in the county.</li> <li>EE 2.2: Consider strategies to enable agriculture to remain economically viable such as continuing to allow non-agricultural activities and uses in rural areas where supportive of agricultural uses, avoiding land use conflicts and consistent with the General Plan.</li> <li>EE 2.3: Continue to develop a diverse, countywide tourist industry that relates to the historical, cultural, recreational, agricultural (working landscapes) and natural attractions of the County.</li> <li>EE 2.4: Encourage community and business support of arts and culture throughout the county.</li> </ol>	<p><u>Policy 1:</u> Noted.</p> <p><u>Policy 2:</u> Not Applicable.</p> <p><u>Policy 3:</u> Consistent – Hospitality uses on the property are envisioned to continue support of the tourist industry within the South County area.</p> <p><u>Policy 4:</u> Consistent – Neighborhood barn community center proposed to provide support of local cultural and other events on the property.</p>
<p><b>Goal EE 3: Provide for strategically-located opportunities for economic development.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>EE 3.1: Encourage commercial and/or industrial development consistent with the General Plan by employing strategies such as master-planning sites in advance of development proposals and other streamlining strategies.</li> <li>EE 3.2: Foster development that is compact and in reasonable proximity to necessary infrastructure and existing development.</li> </ol>	<p><u>Policy 1:</u> Consistent – A variety of commercial land uses are proposed as part of a master site plan.</p> <p><u>Policy 2:</u> Consistent – Property has been designed to be compact in nature and is located within the NCS Future District Service area and is to be annexed into the urban reserve line.</p> <p><u>Policy 3:</u> Noted.</p>

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<ol style="list-style-type: none"> <li>3. EE 3.3: Work closely with cities and community services districts to provide continuity of land use planning and to achieve a balance between economic and housing growth and services.</li> <li>4. EE 3.4: Encourage economic development that will provide employment opportunities.</li> <li>5. EE 3.5: Collaborate with public and private entities to expand local access to reliable, high bandwidth connections to global data networks.</li> <li>6. EE 3.6: Ensure that the county remains competitive with other regions, particularly for the business types which comprise the “clusters of opportunity.”</li> <li>7. EE 3.7: Encourage increased access to locally grown, produced or provided goods and services.</li> <li>8. EE 3.8: When preparing a comprehensive update of a community land use plan, the County should prepare information describing needed public improvements, their probable costs, when they will be needed, and methods for funding or financing them (e.g., Public Facilities Financing Plans).</li> </ol>	<p><u>Policy 4:</u> Consistent – Property will include an educational campus that will provide both employment and employment training opportunities. Additional flexible commercial/light industrial space will also be provided to allow for new employment opportunities.</p> <p><u>Policy 5:</u> Consistent – High speed internet planned to be included at property.</p> <p><u>Policy 6:</u> Consistent – Property will include an educational campus that will provide both employment and employment training opportunities. Additional flexible commercial/light industrial space will also be provided to allow for new employment opportunities.</p> <p><u>Policy 7:</u> Noted – Opportunities for locally produced and provided goods and services provided within variety of commercial land uses proposed.</p> <p><u>Policy 8:</u> Not Applicable.</p>
<p><b>Goal EE 4: Provide support for economic development in San Luis Obispo County.</b></p>	
<p><u>Policies</u></p> <ol style="list-style-type: none"> <li>1. EE 4.1: Develop programs for the retention and expansion of existing business, and the attraction of new businesses that are consistent with community goals and the Clusters of Opportunity Economic Strategy.</li> <li>2. EE 4.2: Support efforts to identify job training needs and job opportunities for existing county residents.</li> <li>3. EE 4.3: Encourage provision of an adequate supply of appropriately-skilled labor for economic development by supporting a full range of educational opportunities, including vocational, technical, and professional education.</li> <li>4. EE 4.4: Encourage infrastructure investment through a comprehensive capital improvement program guided by the Clusters of Opportunity Economic Strategy and the County General Plan in coordination with incorporated cities and other entities.</li> <li>5. EE 4.5: Provide housing opportunities for worker households of all income groups.</li> <li>6. EE 4.6: Continue working toward improved predictability and competitiveness by simplifying and streamlining land use procedures and considering provision of incentives for development to locate where encouraged by general plan policies.</li> <li>7. EE 4.7: Support programs that will facilitate progress toward economic development goals and monitor such programs’ success.</li> </ol>	<p><u>Policy 1:</u> Consistent – Property will include an educational campus that will provide both employment and employment training opportunities. Additional flexible commercial/light industrial space will also be provided to allow for new business and employment opportunities.</p> <p><u>Policy 2:</u> Consistent – an educational campus proposed on property and will provide expanded access for education and job training needs in South SLO County.</p> <p><u>Policy 3:</u> Consistent – an educational campus proposed on property and will provide expanded access for education and job training needs in South SLO County.</p> <p><u>Policy 4:</u> Noted.</p> <p><u>Policy 5:</u> Consistent – Property will provide a variety of housing types targeted at a variety of income levels.</p> <p><u>Policy 6:</u> Noted.</p> <p><u>Policy 7:</u> Not Applicable.</p> <p><u>Policy 8:</u> Noted.</p> <p><u>Policy 9:</u> Not Applicable.</p>

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<p>8. EE 4.8: Consider supporting reliable, sustainable and cost-effective energy resources and the infrastructure to deliver them.</p> <p>9. EE 4.9: Support and maintain existing energy programs.</p>	
<p><b>MASTER WATER AND SEWAGE ELEMENT (DECEMBER 1972)</b></p>	
<p><b>1. Goal WW 1: The first guide, for drinking water, comes from the United States Public Health Service Drinking Water Standards of 1962 and from the California State Board of Public Health.</b></p> <p><b>2. Goal WW 2: The second guide applies to standards for providing agricultural water that will not be injurious to plants.</b></p> <p><b>3. Goal WW 3: The third guide concerns itself with protection of surface water, groundwater, and coastal water through proper treatment and disposal of wastewater.</b></p> <p><b>4. Goal WW 4: The fourth guide, applies to standards for various uses of reclaimed water.</b></p>	
<p><u>Water Pricing Policy</u>            The water development plans discussed herein contemplate the development of water supply contracts which will reflect the policy of the Board of Supervisors regarding the equitable apportionment of the cost of facilities among the contracting parties.</p> <p>In the case of the State Water Project, the existing contract between the State of California and the San Luis Obispo County Flood Control and Water Conservation District provides for the purchase of water surplus to the needs of the contracting agencies on a year to year basis. Under the State’s water pricing policy, such water will be available on a unit cost basis, generally reflecting the operation and maintenance costs to the State. While the competition for such surplus waters is keen, the program does offer the water users of the Upper Salinas Area an opportunity to reduce the overdraft on their groundwater supply at a substantially reduced price below the level presently anticipated for firm contracted supplies.</p> <p>This reduced price, when combined with the cost of pumping present groundwater supplies, would produce an overall weighted water cost within the repayment capacity of many of the present urban and agricultural groundwater users.</p> <p>In addition, a special pricing policy should be considered for surplus water which may be available in future years from San Luis Obispo County’s Nacimiento Reservoir entitlement in order to encourage use of this water within the County. Such use could occur by releasing surplus water into Jack Creek and/or Santa Rita Creek for ground replenishment and/or by delivering to Whale Rock Reservoir when excess storage was available. Use of surplus water in this County is desirable</p>	<p><u>Policy 1:</u> Noted.</p>

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inasmuch as the Nacimiento entitlement cannot be accumulated. However, the overall pricing policy shall encourage the maximization of project entitlement in order to insure equity in the allocation of project costs among project beneficiaries.	

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