Attachment No.10

Response to Comments Table and Comment Letters

Shandon Community Plan Update - Staff Response to Comments on the Public Review Draft			
Section/Reference	**Commenter**	**Comment**	**Response**
Section 9.7.4, item b) vii	April and Ronny Tallman Sr.	The mixed-use area around the park must stay primary commercial for the life time of the Community Plan. Our vision of that area is with shops around the park with potential apartments above the shops. This paragraph should be deleted or specifically add the exclusion of the area around the park as was done for First – Fourth streets.	The Mixed-Use area on the Peck Ranch has been reduced from 19.6 to 4 acres. The standard is no longer necessary and has been deleted as recommended by the commenter, which will provide for commercial around the park. See Section 9.7.4 b).
Figure 3.1	April and Ronny Tallman Sr.	Land Use Plan shows a potential park site on Peaceful Valley Ln. This area is Rural Residential, currently 5 acre lots. It is not an appropriate site for a park at any time because it serves an agricultural buffer for the surrounding residential. This potential park site needs to be removed for the plan.	Agree. Figure 3.1 shows the general location for future parks when needed. Active use parks should not be place in AG buffers. Figure 3.1 has been modified, relocating the symbol away from AG buffer areas.
Section 7.2	April and Ronny Tallman Sr.	Only the Peck sewer plant makes any since. It requires fewer lift stations thus requiring less electricity to operate the pumps thus costing the consumer less. The Peck site can provide more space for expansion. The San Juan site was never one of our considerations.	The commenter is correct, the San Juan site was not developed as an alternative prior to release of the Public Review Draft. Both the Peck Ranch site and the San Juan site are illustrated in Chapter 7 and Chapter 8 to allow the decision makers to determine which site is selected. Staff will be recommending the Peck Ranch site as preferable. See Chapters 7 and 8.
Appendix A - Community Priorities for Shandon Development	Donna Ellis	Community Needs, bullet 3 "limit housing to capacity of the school system, including any additional construction bonding capacity". What is the magic number calculated to be?	The existing elementary school and high school campuses have a capacity of 145 and 187 students, respectively. Currently, the combined enrollment of both schools is about 360 students. At buildout of the Public Hearing Draft Plan, there could be a total of 551 students in grades K-6 and 398 students in grades 7-12. The School District is being consulted about its bonding capacity.
Section 9.8, item j)	Donna Ellis	What does the study mean by "waterless plumbing features"?	In 2010, this essentially applies to urinals only.
Section 3.5.1	Donna Ellis	"In the event market demand for mixed use development doesn't occur, may be converted to RMF". Inclusion of this would encourage a developer to not properly market the product and make Shandon the dumping ground for low income dense housing in the north county. No thanks.	The language in Section 3.5.1 regarding converting the mixed-use has been deleted.
Section 5.12, TCIP-7	Donna Ellis	"encourage formation of a district to maintain older roads". My property taxes currently pay for the maintenance of county roads in Shandon. There already exists a current policy to upgrade any dirt road in Shandon. I am vehemently opposed to paying any monies for such a purpose.	TCIP-7 was added as one option for upgrading unpaved streets (one of the "Community Priorities for Shandon Development"). Chapter 8 provides more options for funding to pave streets in Shandon. Therefore TCIP-7 has been deleted.
Appendix A - Community Priorities for Shandon Development	Donna Ellis	Transportation, bullet 2, "limit housing to numbers that will not create traffic problems in town or at McMillan Cyn. Road? What is that number calculated to be?	According to the Shandon Community Plan Transportation Impact Study, the intersection at SR 46 and McMillan Canyon Road has an existing baseline deficiency. Please refer to Sections 5.xx, 8.xx and 9.xx.xx
General, wastewater	Donna Ellis	Desires more specific information regarding when current residents would be required to hook up to a sewer system upon the failure of the current system.	Please refer to Section 8.8 that describes when a current resident would be required to connect to the sewer system.
Section 7.2	Donna Ellis	Why was the current proposed sewer site [San Juan Alternative] chosen when it wasn't among the 4 sites selected in the Sewer Study conducted by a consultant?	The San Juan Alternative was added after release of the Public Review Draft. It was analyzed in the EIR. Please review Section 7.2 that provides information on both the San Juan Alternative and the Peck Ranch Alternative and Chapter 8 that compares the costs for both sites. Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant.
Section 7.1	Donna Ellis	Water resources: will the new development will be required to foot the bill for the two proposed water holding tank?	The cost of one water tank will be shared with existing development and the cost of the second tank will be borne by new development. Please refer to Sections 8.4 and 8.8.
Section 3.1.5 and Figure 3.1	Ester Garcia	Can we still build on our property that is designated open space? If we were to build across the river where would we have access to a road to come out? What if we were to change our property from residential to a wine tasting place?	Properties shown as open space to illustrate areas that should remain open. Those properties will not receive open space zoning and property owners will be able to build on their properties outside of those areas. Please refer to Sections 9.7.1c and 9.7.3. The specific property in question has been removed from the URL. Please refer to Figure 3.1

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
Section 3 and Figure 3.1	John Knight, J. Knight Consulting	It is not the preference of the property owner to have the WWTP plant located on the Peck property for a variety of reasons. The site would be highly visible and is located at a primary gateway into the community. In addition, the typical wind direction would blow any odors toward the community. Furthermore, the proposed plant location precludes the ability of the community to grow to the west beyond the 20 year planning time frame. The plant would also remove lands in agricultural production.	Please review Section 7.2 of the Public Hearing Draft Plan that provides information on both the San Juan Alternative and the Peck Ranch Alternative and Chapter 8 that compares the costs for both sites. Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant. See Section 9.7.1n for standards applicable to the wastewater treatment facility.
Figure 3.1.1	John Knight, J. Knight Consulting	There is no mention of this figure in the text. It's unclear if this applies to RSF, RMF, or both. Given the allowable density of the RSF (12 du/ac), it would be helpful if it applied to both RSF & RMF categories.	Language was added in Section 3.1.1 to reference Figure 3.1.1.
Section 3.3.1.2	John Knight, J. Knight Consulting	It seems unnecessary to require each Master Plan area to provide a separate community center. The text should reference either contributing to a common community center or it should require Master Plans to provide a central community feature such as a post office, plaza, or commercial center.	Language was changed in Section 3.3.1 (2) in response to this comment.
Section 3.3.1.9	John Knight, J. Knight Consulting	There may be some high voltage lines that cannot feasibly be placed underground.	Language was changed in Section 3.3.1 (10) has been changed in response to this comment.
Section 3.5	John Knight, J. Knight Consulting	The Peck Ranch is actually several thousand acres and extends west to a point near Paso Robles, north of the Shandon URL and south almost to Santa Margarita.	Language was changed in Section 3.5 in response to this comment.
Section 3.7, LUND-11	John Knight, J. Knight Consulting	This cannot be accomplished if it's not supported by the market. In addition, it's not practical to have multi-family develop at the same rate. This policy should be deleted.	LUND-11 "encourages" multi-family to develop at the same rate as single-family rather than "requiring" it to develop at the same rate. No change to the plan.
Section 4.1.2	John Knight, J. Knight Consulting	The biological assessment did not confirm the presence of fairy shrimp within the study area.	Section 4.1.2 contains a list of Special Status animal species known to occur rather than confirmed presence. The EIR characterizes this "species known or with potential to occur". Language in Section 4.1.2 was changed to be consistent with the EIR.
Section 4.7, ECIP-4	John Knight, J. Knight Consulting	To use this water on parks and landscapes requires tertiary treatment. It's not clear at this time what type of treatment will be used on the WWTP.	The wastewater treatment plant design has changed to maximize groundwater replenishment and no longer contains a recycling component. This Implementing Program has been deleted.
Section 5.10	John Knight, J. Knight Consulting	It's not practical or economically feasible to require every single transit stop to provide climate protection structures.	The paragraph suggests transit stops "should" provide.... No change to the plan.
Figure 5.2	John Knight, J. Knight Consulting	Bio-swales should be added to the road sections. The travel lane width of 14' should be reduced to 12'. The area labeled "5' Shoulder" on the lower section should be labeled "5' bikelane".	Bio-swales may used on Centre Street west of First Street or east of San Juan Road, where approved by County Public Works.
Figure 5.3	John Knight, J. Knight Consulting	The collector road is shown at 40' in width. This should be reduced to 36'. Bio-swales may be appropriate on both sides of the street in some areas.	Figure 5.3 was revised in consultation with County Public Works.
Figure 5.4	John Knight, J. Knight Consulting	The local street section should be reduced from 36' in width to 32' in width.	Figure 5.4 was revised in consultation with County Public Works.
Section 5.12, TCIP-5	John Knight, J. Knight Consulting	Ensure that this section is consistent with the EIR.	A transportation demand management program was not identified as necessary mitigation in the EIR. TCIP-5 has been deleted.
Section 6.2	John Knight, J. Knight Consulting	These may not be open to the public. The policies and programs should require the implementation of Joint Use Agreements to allow the community to use these school facilities and provide a funding source for the schools to take care of the facilities if used by the community.	Language in Section 6.2 has been revised.

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Section/Reference	Commenter	Comment	Response
Section 6.4.2, LEIP-2	John Knight, J. Knight Consulting	Why would a substation be needed if the average response time is 8 minutes and the goal is 15 minutes (noted on page 95). This program should be changed to require a feasibility study to determine and identify funding sources for a sheriff's substation as the community expands.	This Implementation Program is in response to "Community Priorities for Shandon Development," that states: "The General Plan should create the infrastructure for a Sheriff's substation or resident deputy." No change to the plan.
Table 6.7	John Knight, J. Knight Consulting	This criteria may no longer be relevant since libraries share their collections and can now access thousands of items per capita.	The criteria is still relevant in the 2009 San Luis Obispo City County Library Vision Report.
Section 6.6.1, CFP-3	John Knight, J. Knight Consulting	This policy should be changed to: *Promote the development of health care facilities and the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside or work in Shandon.*	The recommended change was made to the plan.
Section 7.2	John Knight, J. Knight Consulting	See notes above re: the owner's preference not to have the WWTP placed on the Peck Property.	Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant. Chapters 7 and 8 provide information on both alternatives.
Section 9.7.1, item a	John Knight, J. Knight Consulting	A more appropriate way to restrict building height is by using a height limit above finished grade. Taller buildings should be allowed for commercial or multi-family structures when part of a Specific Plan or Master Plan or when proper height transitions can be provided.	A two-story limit was originally recommended in the "Community Priorities for Shandon Development". Since that time the Shandon Advisory Committee has agree to a height limit based on measurement, if it results in the desired effect. A height limit measurement is easier to implement. Therefore, the language was changed to 28 feet above average natural grade, consistent with the method of measurement found in the Land Use Ordinance, Title 22.
Section 9.7.7, item e	John Knight, J. Knight Consulting	Not all streets need curbs or should be required to have curbs. Refer to the street sections which allow for bio-swales.	The language has been revised.
Section 9.7.1, item g	John Knight, J. Knight Consulting	Some interior lots may not have legal access to a side street and will only be able to provide access from Centre Street.	All lots on fronting on Centre Street between First and Fifth have access to a side street or alley. The large lot on the southwest corner of Centre and Fifth should be allowed a secondary access point on Centre Street near the east side of the property. Language modified.
Section 9.7.4, items i, ii	John Knight, J. Knight Consulting	To implement densities higher than 6 units per acre (up to 12 are allowed), a smaller lot size is needed. This standard should be amended to allow further reductions in lot sizes through the Master Plan or Specific Plan process.	Language changed to add specific plans and Conditional Use Permits for Master Plans.
Table 6.1	Les Diffenbaugh	The student population at buildout will be greater than 1367 according to data given in the draft Community Plan Update. The probable number is at least 1.5 to 2 times that amount.	The estimated student population was based on the ratio comparing the reported number of students at the Shandon schools with the number of dwellings in the San Luis Obispo County portion of the Shandon Joint Unified School District (SJUSD). A portion of SJUSD is in Monterey County. No change to the plan.
9.7.3, item c	Mary Russell	Where are these hillsides located? Are they located within the URL?	This standard was in response to "Community Priorities for Shandon Development," that states: "There should be no hillside or hilltop development." The area is not in the URL, so it is not appropriate as a Shandon Urban area standard. Section 9.7.3c has been changed.
Section 4.7, ECIP-4 & Section 7.1.2, WIP-3	Mary Russell	What type of recycled water do you refer to and how is it to be used by agriculture?	Recycling of treated wastewater is no longer proposed. ECIP-4 & WIP-3 have been deleted.
Section 9.7.4, Item a iii	Mary Russell	Why should dry land farming be considered next to a housing development? It creates dust and makes homeowners unhappy. Irrigated crop land looks more tidy and is more refreshing to look at.	9.7.4, Item a iii has been deleted.
Section 9.7.3, item b ii	Mary Russell	This is broad and may prevent homeowners from maintaining their property. If you are trying to eliminate recreational off road vehicles, then say so.	Language changed.
Figure 3.1 and Section 7.2	Mary Russell	The proposed site for the wastewater treatment facility is not a good option; the plant should be located on a Peck Ranch location.	The San Juan Alternative and the Peck Ranch Alternative were both analyzed in the EIR. Please review Section 7.2 that provides information on both the San Juan Alternative and the Peck Ranch Alternative and Chapter 8 that compares the costs for both sites. Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant.

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Section/Reference	Commenter	Comment	Response
9.6.3 items b through g, j and k	Mary Russell	Street widths and parking places should be large enough to accommodate large trucks towing large trailers. A 12 foot lane is not big enough for agricultural vehicles.	Twelve foot wide lanes are standard for County roads and State highways and can accommodate commercial vehicles or trucks towing trailers. Agricultural vehicles or implements of husbandry that are wider than a standard lane must be operated in compliance with the vehicle code.
Figure 3.1	Mary Russell	The river bottom is shown on the map as "open space" when it is privately owned. Are you planning on making this a public space? Who will pay for it?	Areas shown as open space in Figure 3.1 will not be zoned open space nor are they proposed to be public spaces. Please refer to Sections 9.7.3 that describes standards for these areas.
Section 3.1.5 and Figure 3.1	Mary Russell	If open space areas will not be zoned "open space" on the official maps then they should not be shown as open space on the Land Use Plan Map.	The Open Space designation in Figure 3.1 corresponds to the 100-year floodplains of Cholame Creek, San Juan Creek and the Estrella River, as well as to a buffer along the easterly edge of the URL and is intended to show areas that will remain "open" rather than being developed. "Open Space" has been removed from Figure 3.1.
Section 3.5.1	Mary Russell	Sports field expansion in the current park would require the removal of mature trees. That is inconsistent with NCRP-7 & NCRP-8.	The language in Section 3.5.1 has been modified to allow for additional active use areas north of the existing park.
Figure 3.1	Mary Russell	If the purple area of Commercial Services is to be included in the URL then the areas adjacent to it should also be included, even if it is in AG Preserve (including the former gas station site on the corner of SR 46 and West Centre Street)	The URL in Figure 3.1 has been modified. The detached CS is no longer in the URL. Development of that site will be required to utilize on-site well and septic system.
Section 3.1.4 and Figure 3.1	Mary Russell	The map on page 44 indicates the current schools and Cal Fire locations. There is no provision for expansion Let's group facilities such as police stations and dispatch centers next to fire. Example: Paso Robles.	The existing Cal Fire site and the existing school sites have room for expansion. If desired by either entity, further expansion could be pursued through negotiation with neighboring properties. Grouping or sharing facilities should be encouraged. Please refer to LEP-3 [added] and CFP-4.
Section 3.8, LUNDIP-2	Mary Russell	Why would the Caltrans maintenance yard be relocated?	If the Caltrans maintenance yard were to be relocated to a comparable site elsewhere in or near town, then the site could be developed with uses more compatible with the neighborhood, and a site layout and architectural style appropriate for Centre Street.
Section 7.3 and Figure 7.5	Mary Russell	What is the carrying capacity for the storm drains from San Juan Rd. to San Juan River shown in Figure 7.5? Will they allow for the sand that washes from the hills or will they silt up?	Storm drains must be designed and constructed in accordance with County Public Improvement Standard, Section 5. County requirements provide for cleansing velocities to keep storm drains free from silt during the "design storm" (50-year storm or greater).
Section 9.7.1, item c	Mary Russell	Is 100 feet enough of a setback for building on the highly erodible riverbanks?	100 feet is the minimum setback. Greater setbacks may be required based on site specific conditions.
Section 3.5.1	Mary Russell	The 19.6 acres of mixed use property should retain that designation for the lifespan of the 20 year community plan.	The language in Section 3.5.1 regarding converting the mixed-use has been deleted.
Table 2.9	Mary Russell	Value $50,000 to $9,999: correct to **$99,999**	Correction made.
Section 3.5.1, last paragraph	Mary Russell	Second line from the bottom of the page should read "Crawford W. Clarke **Memorial** Park"	Correction made.
Section 6.2	Mary Russell	Check the information about school facilities being open during non-school hours.	Language in Section 6.2 has been revised.
Section 6.2.2, PRIP-1	Mary Russell	Correct to read "Crawford W. Clarke Memorial **Park**"	Correction made.
Section 6.6	Mary Russell	Correct to read "**Crawford** W. Clarke Memorial Park"	Correction made.
Figure 7.7	Mary Russell	Correct the location of the State Water Pipeline	Correctly located and labeled.
Section 9.8, item f	Mary Russell	Correct to read "use of evergreen trees on the **east** side of structures to protect from winter winds…"	Language changed to not specify direction.
Figure 5.1	Mary Russell	What are "street sections"? Define.	Note added to Figure 5.1 to reference Figures 5.2, 5.3 and 5.4.
Section 9.6.3	Mary Russell	What is a "pedestrian scaled building"? Define	Language revised.
Executive Summary, second to last paragraph	North Coast Engineering Inc., Larry Werner	The plan should reconsider promoting wind power as an energy source unless analyzed in the EIR. Impractical to promote wind generation within the community plan boundaries. Solar power should be limited to residential/commercial rooftops/carports as opposed to solar farms.	The program level EIR is sufficient for "promoting" renewable energy. Larger scale energy generating projects would be subject to project-level environmental determination. Agree that wind generated power may not be feasible in the plan area with 2010 technology.

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Section/Reference	Commenter	Comment	Response
Table 3.1 Land Use Summary	North Coast Engineering Inc., Larry Werner	The table states that there are 52 existing mixed-use units in Shandon in 2010. Please check this. It seems unlikely. Also the Land Use Distribution percentages adds up to 101%	The 52 units includes those existing units that are proposed as Mixed-Use. Rounding adjustments bring the total to 101%.
Table 3.[2]	North Coast Engineering Inc., Larry Werner	The assumptions below the table seem like they should go with Table 3.1. Example-Assumption 2 refers to acreages-there are no acreages in the table.	The footnotes (assumptions) with Table 3.2 have been amended.
Figure 3.3	North Coast Engineering Inc., Larry Werner	The most easterly road in Fallingstar II should be shown in between the Open Space and the Residentially designated areas consistent with the proposed mitigation approach in the HCP.	Due to the changes in the Public Hearing Draft Community Plan on the Halpin (Fallingstar II) site, all of the illustrative road layouts have been removed east of San Juan Road.
Section 4.0	North Coast Engineering Inc., Larry Werner	The text does not appear to be complete. The last sentence reads "The preservation and protection of these.." The first page of Section 4.0 appears to be included twice.	Staff could not identify any redundancies or syntax errors in this section.
Section 4.5, Energy Conservation, first bullet	North Coast Engineering Inc., Larry Werner	It is extremely unlikely that a utility scale PV system could be built within the community plan area that would serve the entire community. It is not addressed in the EIR.	The bullet point illustrates a range that photovoltaic systems *could be* built. The program level EIR is sufficient for the language in this bullet. Larger scale energy generating projects would be subject to project-level environmental determination.
Section 4.7, ECIP-6	North Coast Engineering Inc., Larry Werner	This is not a practical option and is not addressed in the EIR. The financial implications of developing such a system would be complicated and have not been considered in the plan.	This program would allow the County and the community to determine if communitywide solar energy system is desirable and feasible. This program is consistent with Energy Goal 6 of the Conservation and Open Space Element - "The Use of Local Renewable Energy Resources Will Be Maximized as Part of an Overall Energy Portfolio." The program level EIR is sufficient for the language in this implementing program. Larger scale energy generating projects would be subject to project-level environmental determination.
Figures 5.1 & 5.2	North Coast Engineering Inc., Larry Werner	Both [figures] show two travel lanes in each direction. It is unlikely that this is appropriate or necessary for [Centre Street] to be as wide as shown in the figures. It should be noted in the document to inform the adjacent property owners that it will be necessary to dedicate property in order to comply with the street section as shown. Even if parking is restricted to parallel parking, there is inadequate width for the proposed sections.	Figures 5.1 and 5.2 have been modified to be consistent with the Transportation Impact Study, EIR Appendix F and right-of-way limitations. Section 9.7.1e) has been modified to advise of potential right-of-way dedication.
Section 5.11 and 5.12; TC-2 and TCIP-2	North Coast Engineering Inc., Larry Werner	Delete the references to developing equestrian trails.	Although the application of equestrian trails may be limited in Shandon, there may be desire for them in the community.
Figure 6.1	North Coast Engineering Inc., Larry Werner	Figure does not show the existing park. Section 6.2 first paragraph states that Figure 6.1 illustrates the location of the existing park.	Figure 6.1 has been revised with the existing park labeled.
Figures 7-1 to 7-3, & 7.4 to 7.6	North Coast Engineering Inc., Larry Werner	Figures are not legible at 8 ½ x 11 printed size.	11"x17" figures have been included in the printed version of the Public Hearing Draft Community Plan.
Figure 7.7	North Coast Engineering Inc., Larry Werner	State Water easement is not labeled.	Figure 7.7 has been corrected.
Section 7.5.6, UIP-3	North Coast Engineering Inc., Larry Werner	The concept of a communitywide solar energy system has environmental implications not addressed in the EIR.	The program level EIR is sufficient for the language in this implementing program. Larger scale energy generating projects would be subject to project-level environmental determination.
Figure 9.1	North Coast Engineering Inc., Larry Werner	It may be of community and individual property owner benefit to require (regardless of availability) the dedication of land necessary to create the proper parking/traffic calming infrastructure to serve the commercial zone.	The notes on Figures 5.2 - Arterial Streets, and 9.1 - Downtown Commercial Illustrative Plan have been revised to state diagonal parking may be utilized outside of the downtown core (Centre Street between 1st and 5th), where adequate right-of-way can be provided. Section 9.7.2 j) requires diagonal parking to be approved with the Conditional Use Permit associated with subdivision approval.

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Section/Reference	Commenter	Comment	Response
Section 9.7.2, Standard I	North Coast Engineering Inc., Larry Werner	• Currently there is not sufficient commercial development to serve the existing population. By definition, any new development could not satisfy condition 1. • A proposed land division cannot include a commercial component unless it is zoned for commercial. Therefore, for the majority of the properties in the plan zoned residential it is not possible to comply with condition 2. Perhaps a better approach would be to provide an incentive for people to develop commercial such as quick, easy processing, deferment of fees etc.	Section 9.7.2 is now 9.6.2 and subsection I has been deleted.
Section 9.8, Shandon Energy and Water Conservation Guidelines c	North Coast Engineering Inc., Larry Werner	Requiring residential development to pre-wire for rooftop solar is an additional cost that is not justified, particularly on homes. Due to their orientation cannot, they can't efficiently be fitted for PV panels.	Section 9.8 c) is a *guideline* that may be utilized in a development project.
Section 9.9	North Coast Engineering Inc., Larry Werner	All of the implementation plans sound nice but most require funding, primarily from the Department Budget (DB) or the General Fund (GF). Are there sufficient funds to pay for this?	Several implementation programs have been deleted where funding or timing would be too uncertain.
Executive Summary, Vision	North Coast Engineering Inc., Steve Sylvester	water recycling may be in the form of groundwater recharge by percolation	Language revised.
Executive Summary, Public Utilities and Services	North Coast Engineering Inc., Steve Sylvester	don't believe a second crossing of the San Juan is still being considered	Language revised.
Section 1.5, item 21	North Coast Engineering Inc., Steve Sylvester	correct the spelling of "predictable"	Correction made.
Section 3.1.6	North Coast Engineering Inc., Steve Sylvester	Some of the AG shown on Fallingstar II may become kit fox buffer	No change to text necessary.
Section 3.2.2.3	North Coast Engineering Inc., Steve Sylvester	The master plans cannot ensure the construction of schools	Language revised.
Section 3.2.3.6	North Coast Engineering Inc., Steve Sylvester	Park sites are not being proposed as retention facilities. Public Works has indicated that on site drainage detention is not required (in the standard sense). Solar components may be cost prohibitive for meeting the affordable housing goals.	The language in this section has been changed. The principle applies to all of Master Plan Areas so that where basins may be appropriate, they could potentially be used as a park site.
Section 3.3.1, item 9	North Coast Engineering Inc., Steve Sylvester	Should apply to new utilities only	Now item number 10 (language has been changed). This is a principle rather than a standard. The decision makers should determine with Conditional Use Permit approval whether particular utilities should be underground or not.
Section 3.3.3	North Coast Engineering Inc., Steve Sylvester	Circulation improvements will also be required for the Peck Master Plan area. The realignment of San Juan Rd at Centre St is not anticipated to occur until development of the Kilpatrick property, or Fallingstar II.	Language revised. Please refer to Chapter 8 that explains each Master Plan Areas fair share for circulation improvements.
Section 4.7, ECIP-4	North Coast Engineering Inc., Steve Sylvester	A recycled water system is not anticipated at the present time. Groundwater recharge is the more cost effective solution.	ECIP-4 has been deleted.
Section 4.7, ECIP-6	North Coast Engineering Inc., Steve Sylvester	Add the word affordable.	Affordability is implicit with any implementation program requiring funding or resulting in a capital improvement.
Section 5.3	North Coast Engineering Inc., Steve Sylvester	Not aware of any areas on Centre St proposed for "detached" bike lanes	Detached bicycle lanes would only occur where the right-of-way would be wide enough to permit them.
Section 7.1	North Coast Engineering Inc., Steve Sylvester	Remove the word "to" from the last sentence [of the second to last paragraph].	Correction made.

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Section/Reference	Commenter	Comment	Response
Section 7.1.1, WP-2	North Coast Engineering Inc., Steve Sylvester	State water is not needed for water balance; recycled water is not proposed	Seeking alternative water sources is sound policy. Although recycled water is not proposed for the wastewater treatment system, water may be recycled in other ways.
Section 7.1.1, WIP-3	North Coast Engineering Inc., Steve Sylvester	Water recovery is proposed to be by recharge. A recycled water system is not being proposed due to the remoteness of the WWTP and the cost of tertiary treatment	WIP-3 has been deleted.
Section 7.2	North Coast Engineering Inc., Steve Sylvester	Updated information on the wastewater system will be provided by NCE	Section 7.2 and Figures 7.2 and 7.3 have been revised.
Section 7.4	North Coast Engineering Inc., Steve Sylvester	Reference the NCE flood study	The note on Figure 7.6 has been changed to mention the NCE study. FMIP-1 will use the NCE flood study.
Figure 7.6	North Coast Engineering Inc., Steve Sylvester	Reference the NCE study in the map area – the Note does not apply to the entire area	The note on Figure 7.6 has been changed to mention the NCE study.
Section 7.5.6, UIP-3	North Coast Engineering Inc., Steve Sylvester	What does "work with the community" mean? Add the word "affordable".	"Working with the community" means to involve citizens and property owners in a collaborative manner. Affordability is implicit with any implementation program requiring funding or resulting in a capital improvement.
Section 9.7.2	North Coast Engineering Inc., Steve Sylvester	Suggest adding "unless otherwise approved by the Public Works Department when part of an approved phased development"	Uncertain if the comment is directed to a particular standard or all of the standards in this section. The appropriate review authority on the standards in this section is the Planning Commission as part of the required Conditional Use Permit.
Section 9.7.4, items i, ii	North Coast Engineering Inc., Steve Sylvester	Change development plan to conditional use permit	Correction made.
Section 9.6.3, item e	Pults and Associates, Tim Woodle	Requests that this standard become a guideline. They have found it difficult to modify their commercial site plans to adhere to this standard without loosing commercial space.	Language added.
Section 9.7.4, item h, sub item iii	Pults and Associates, Tim Woodle	The large dedication requirement of this policy would lead to less diverse, lower density housing and fewer housing options for residents.	225 square feet of private, usable outdoor space is consistent with a requirement found in the community of Nipomo, where a several multi-family projects have been built with the densities and variety sought in the Shandon Community Plan.
General	Ronald Whisenand, Community Development Director, City of Paso Robles	The community plan is touted achieving a "compact urban form," uses new urbanist features, and is designed for affordable housing. However it appears that a majority of the new 1,850 new residential units will be lower density single family style housing. We question how this form of development is an efficient use of agriculturally productive land, walkable, and affordable. It would seem that a larger number of high density mixed use neighborhoods would be more appropriate given the County's Strategic Growth policies.	Staff is recommending a variation of the Compact Development Alternative found in the EIR. The overall density is consistent with that of a small town. With the exception of a few existing residences, residential areas in the plan will be within 1/2 mile of one of the three commercial nodes in town. Of the approximately 200 acres shown for urban expansion approximately 120 acres are zoned Agriculture and the remaining areas are zoned Residential Rural, Residential Suburban or Commercial Service. The more productive agricultural areas have been removed from the plan. The plan seeks to provide a variety of housing types, where based on market rates, would be affordable to the workforce. A large number of high-density mixed-use neighborhoods is not appropriate in Shandon. See language changes in Sections....'compact urban form"

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Section/Reference	Commenter	Comment	Response
General	Ronald Whisenand, Community Development Director, City of Paso Robles	The plan proposes a major site for visitor serving uses along 46E west of, and quite removed from, the planned development core of Shandon. From a planner's perspective, this development "island" doesn't seem properly planned, will require workers and residents to get into their automobiles to access it, and will likely be growth inducing for years to come as intervening agricultural lands succumb to the pressure of development.	The area in question has been removed from the proposed Urban Reserve Line. The area will remain in the rural area and replace the existing Commercial Retail zoning on the corner of West Centre Street and SR 46 with Commercial Service zoning. The allowable uses are meant to be visitor-serving. If left unchanged, workers and residents would still need to access the site primarily by automobile. When developed, the site should include uses that would save residents trips to Paso Robles. Expansion of the Urban Reserve Line westerly toward the corner of West Centre Street and SR 46 would require expansion of the sewer and water systems envisioned in the plan's 25-year horizon or even the potential 40-year horizon. Beyond the 40 or 50-year horizon, expansion into those agricultural lands would be preferred to expanding southerly.
General	Ronald Whisenand, Community Development Director, City of Paso Robles	A jobs/housing comparison between current conditions and at buildout would be helpful to determine if the plan will result reductions in vehicle miles traveled which is a goal of the plan. What percentage of the current residents work in the local area and will the type of businesses proposed in the plan result in a larger percentage of the 8,000+ new residents working in Shandon as opposed to commuting to Paso Robles and other areas?	At the time the plan was prepared, approximately 24% of Shandon's workforce worked in Shandon. The Public Hearing Draft Plan provides the opportunity for a significantly higher percentage of Shandon residents to work in Shandon. However, there are no land use planning techniques that can assure the workforce will choose to live and work in Shandon. As the town develops, this issue could be monitored for a comparison as suggested by the commenter.
Solid Waste	Ronald Whisenand, Community Development Director, City of Paso Robles	Solid waste generated by the community plan will end up in the landfill owned by the City of Paso Robles. The commenter suggests detailed language to be used in the solid waste section of the plan. Please refer to the commenter's letter, attached.	Solid waste disposal was described and analyzed in the EIR, which concluded impacts would be Class III, less than significant without mitigation.
Water Resources	Ronald Whisenand, Community Development Director, City of Paso Robles	From a water resources planning and sustainability perspective, the development that would be allowed under the proposed Shandon Community Plan, if supplied by Paso Robles Basin groundwater, is squarely at odds with [efforts to establish responsible water policy and management], contradicts current County policies and is not sustainable in the long term. The commenter's letter includes a lengthy discussion on water resources including examples of County policies at odds with the Community Plan Update. Please refer to the commenter's letter attached.	A comprehensive evaluation of water resources was conducted for the EIR and the EIR determined that the Compact Development Alternative (recommended by staff) would reduce impacts to groundwater resources to a significant but mitigable level. Please refer to Appendix D (mitigation measuresW-1(a) and (b)).
Water Resources	Ronald Whisenand, Community Development Director, City of Paso Robles	County staff has suggested that the water demand associated with this urban expansion will be offset because the proposed growth will take place on repurposed agricultural land. This "offset" would only work if the County establishes a limit on the overall total number of irrigated agricultural acres.	A comprehensive evaluation of water resources was conducted for the EIR and the EIR determined that the Compact Development Alternative (recommended by staff) would reduce impacts to groundwater resources to a significant but mitigable level. The decision makers must determine if they concur with the EIR conclusions or not.
Water Resources	Ronald Whisenand, Community Development Director, City of Paso Robles	The fact that the Shandon subarea is up gradient and adjacent to the Estrella subarea presents additional concern. If groundwater pumping is expanded to include the additional demand associated with the Shandon Community Plan, it will negatively impact the "Estrella/Creston Management Area of Critical Concern" by limiting recharge to the areas of decline.	Based on the analysis performed for the EIR (Fugro, February 2010) and the subsequent response to EIR comments (Fugro, September 2010), the EIR Project Description's (population 8,125) cumulative changes in groundwater storage from 2010 to 2049 would result in a Class III impact (not significant) for the Fallingstar project and Class I (significant and unavoidable) for the Community Plan buildout. The Compact Development Alternative (population 5,260) as recommended by staff would also result in a Class III impact for the Fallingstar Project and Class I for Community Plan buildout, but with a lesser degree of impact. The type of wastewater treatment facility has changed since the Public Review Draft was released. The change in treatment plant design allows for greater percolation than the previous plant type. However, there would be very limited recharge of the underlying deeper basin from which the area draws its water supply. Groundwater replenishment could occur downstream, which could have a positive impact to the down-gradient Estrella/Creston area.

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Section/Reference	Commenter	Comment	Response
Water Resources	Ronald Whisenand, Community Development Director, City of Paso Robles	The Shandon Community Plan contradicts [efforts that have begun by North County agencies and landowners of developing a groundwater management plan].	The Public Hearing Draft Plan is consistent with and goes beyond the ongoing groundwater management plan efforts. The Groundwater Management plan emphasizes the voluntary nature of the plan that will not be subject to any regulatory requirements. On the other hand, the mitigation measures for potential water resource impacts of the Shandon Plan are mandatory. In addition, Shandon, like other urban areas in the basin, will also use supplemental water (in this case State Water) to help reduce demands on the groundwater basin.
Water Resources	Ronald Whisenand, Community Development Director, City of Paso Robles	The commenter lists several examples as to why they believe the Shandon Community Plan contradicts County Policy. See attached letter.	The Public Hearing Draft Plan is consistent with County policies overall. For example, Conservation and Open Space Element (COSE) Goal WR2 calls for sustainable management of water resources. The Pubic Hearing Draft Plan is consistent with COSE Goal WR2. The Plan proposes to offset new water demand by means such as reusing wastewater and obtaining supplemental water.
General	Ronald Whisenand, Community Development Director, City of Paso Robles	The commenter concludes that the City of Paso Robles strongly objects to the proposed plan.	This comment is noted and will be forwarded to the decision makers.
Traffic, Commute and Employment	Shandon Advisory Committee	With increased development, VMT (vehicle miles traveled) increases dramatically. This would impact the air quality. Additionally it means increased traffic on the San Juan River Bridge and increased pedestrian traffic on the same bridge as well as the 46/McMillan Cyn intersection.	Vehicle miles traveled will increase initially as the community develops. A key policy of the plan is to provide the opportunity for commercial development to occur to help keep vehicle trips local. A pedestrian bridge over San Juan Creek and improvements to the SR 46 and West Centre Street intersection are required. Impacts to Air Quality were identified as Class I, significant and unavoidable.
Traffic, Commute and Employment	Shandon Advisory Committee	The current configuration of the San Juan Bridge does not safely accommodate pedestrian traffic. This needs to be rectified prior to the addition of more residents across the river from the town services (school, shopping, park, etc)	A pedestrian bridge over San Juan Creek is required with the first subdivision. Please refer to Section 9.6.2 k-m) and Chapter 8.
Traffic, Commute and Employment	Shandon Advisory Committee	Although population would increase there would be no increase in jobs. This would increase the "bedroom community feeling" of people living in Shandon because they can afford to live in Shandon, not because they wish to live in Shandon. As soon as their circumstances change these same people tend to move to other towns. Generally, they are not vested members of the community when they live in Shandon. Many children from these families go to school, church and athletic programs in other towns.	A key policy of the plan is to provide the opportunity for job generating business to locate in Shandon. Please see Section 2.4 - Population and Economy Implementation programs. Even so, the plan cannot assure people will choose to live and work in Shandon.
Traffic, Commute and Employment	Shandon Advisory Committee	Increased development would mean more traffic without additional infrastructure upgrades. There are safety concerns about vehicles getting onto Highway 46. Improved traffic flow needs to be addressed as well as how to fund any recommended solutions.	A portion of the highway improvements are required with the first subdivision, while others will occur in subsequent years. Please refer to Section 9.6.2 k-m) and Chapter 8.
Traffic, Commute and Employment	Shandon Advisory Committee	County Planning and the Board of Supervisors should expedite permits for businesses that want to establish locations in Shandon. This should be a stated requirement of the County to accomplish the promised establishment of jobs in Shandon.	The permit process for businesses that want to establish in Shandon should be expedited. Please see Section 2.4, item 4.
Traffic, Commute and Employment	Shandon Advisory Committee	Shandon has historically been an NPD [no pizza delivery] Community and wishes to retain this status.	Staff recognizes the desire retain an NPD status. However, the plan cannot preclude a restaurant from delivering food.

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Section/Reference	Commenter	Comment	Response
Schools	Shandon Advisory Committee	The schools in Shandon have physical capacity for a maximum of 300 more students. How will the facilities for the additional students (700-2000 depending on the formula) be financed.	Proposition 13 put a limit on property taxes and thereby limited the main source of funding for new school facilities. California law allows school districts to impose fees on new developments to offset their impacts on area schools. However, fee amounts are limited and are not typically not adequate to fully fund needed facilities. The Shandon Joint Unified School District could propose a bond for voter approval that would fund the purchase of land and construction of facilities. In any case, the Public Hearing Draft Plan identifies the general location of a potential future school site (see Figure 6.1). As part of a subsequent development proposal (for example, within a Master Plan Area), an agreement could be reached for the developer to reserve or dedicate a future school site to the School District as an off-setting public benefit for the increased subdivision and development potential within the Master Plan. As an alternative, the School District might offer compensation of fair market value for the school site. School capacities may be taken into account when determining the buildout of the Community Plan.
Schools	Shandon Advisory Committee	It is uncertain as to the financial ability of the schools to deal with additional enrollment.	The State of California Department of Education provides operational funding to the district on a per-student basis. It is well known that this funding is inadequate for successful school performance. However, the School District may propose a supplemental revenue tax to reach adequate funding levels.
Schools	Shandon Advisory Committee	The Shandon Joint Unified School District cannot afford to buy land for new schools or build a new school. How will the construction and operation costs be addressed?	See above two responses.
Schools	Shandon Advisory Committee	There are some question in formulas used to project student population, this needs to be revisited and explained.	The projected student population was based on a students per dwelling ratio that compared student populations, as reported by SJUSD, to the number of dwelling units in the SJUSD (San Luis Obispo County portion only) based on County records from 1993 through 2008. Adjustments were made for multi-family units (including mixed-use and the CS/R categories) based on information from other school districts because Shandon does not have multi-family housing to provide historical reference.
Infrastructure	Shandon Advisory Committee	With an increase in population there will be no increase in law enforcement services.	County Sheriff assignments and patrolling are based partly on population and other demand factors. County Public Facilities fees are charged to new development to collect funds to pay for the impact of the new development on the Sheriff's facilities.
Infrastructure	Shandon Advisory Committee	Developers need to be responsible for any increase in population, by providing for the entire impact of the development. Shandon's reserves may not be used for this purpose.	New development is responsible for contributing for its fair share for its impacts to infrastructure. Please refer to Chapter 8.
Infrastructure	Shandon Advisory Committee	Developers should be required to bring in a new source for their water as the use of groundwater will be detrimental to the already declining water levels and potentially harm agriculture, our only job base.	At this time the only sources of water for the Shandon urban area are groundwater and State water. The current allocation of State water is proposed to be used to augment the existing CSA-16 demand. At the regional level, additional water sources necessary to stabilize groundwater levels may be identified in the groundwater management plan being prepared for the Paso Robles Groundwater Basin. New development in Shandon could participate, along with other consumers in the basin, in securing supplemental sources.
Infrastructure	Shandon Advisory Committee	ALL infrastructure should be completed or fully bonded prior to Plan approval.	As part of subdivision approval all required infrastructure must be constructed or bonded for as a condition of approval. Please refer to Chapter 8 and Section 9.6.2 h, i, k, l, and m.

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Section/Reference	Commenter	Comment	Response
Infrastructure	Shandon Advisory Committee	The current population of Shandon should not carry any burden from additional development.	Please refer to Section 8.8 for a discussion on public facility costs for existing development.
Infrastructure	Shandon Advisory Committee	New roads added shall be offered and accepted into the County road system.	Title 21 of the County Code provides for new roads to be offered to the County with subdivision approval. The Board of Supervisors' policies on accepting roads into the County maintained road system is contained in Resolution 2007-344.
Zoning	Shandon Advisory Committee	RSF—this should be the same density as the older RSF neighborhoods found adjacent to the park in Templeton.	The RSF density has been revised from 5.6 units per acre to 4.3 units per acre. Please see Table 3.1. The older neighborhood adjacent to the park in Templeton has blocks that range from 3.6 units/acre to 5.8 units/acre. The overall average in that neighborhood density is 4.6 units per acre.
Zoning	Shandon Advisory Committee	MFR—density should not exceed 14 du/acre. No more than two attached units. Each unit should have a garage with a minimum 16 foot door. When multiple dwellings are on one parcel an open common area should be provided. This area is to be maintained by the property owner.	Multi-family densities have been revised. The overall average is 13.8 units per acre (although portions of projects may go up to 20 units per acre). Please refer to Table 3.1. Common areas are required by Section 9.6.4 i) iii and Land Use Ordinance Section 22.10.130.B.2. Requiring a 16 foot wide garage door may preclude other acceptable parking solutions. Staff does not recommend limiting buildings to a maximum of two attached units. However, long continuous rows or dormitory style units should be avoided. Please see guideline v. in Section 9.6.4 i). Common areas are required to be maintained by the property owner or owners' association.
Zoning	Shandon Advisory Committee	MU—all MFR recommendations above apply to MU. In new development, MU is a store front with an attached residence. It is not a residence next to a business or service. For existing locations rezoned to MU, the neighborhood will be in transition from residences to commercial businesses and services. We see an example of this is the area adjoining Centre Street with boundaries of First Street on the west and Fourth Street on the east.	Section 9.6.4 c has standards for the mixed-use area. The current Land Use Ordinance standard is for the residential units to be attached. This would be the case in Shandon, except for the southeast corner of Centre and Fourth Streets where the residential units would be on individual lots fronting on Fourth Street.
Zoning	Shandon Advisory Committee	MU north of Crawford W. Clarke Memorial Park is to be reclassified as RSF (Residential Single Family).	The Mixed-Use area north of the park has been reduced from 19.6 to 4 acres and Residential Multi-Family has been reduced from 8.85 acre to 6 acres. Those decreases resulted in an increase in the RSF. Please refer to Figure 3.4 and Table 3.7.
Zoning	Shandon Advisory Committee	MU land cannot be changed to MFR zoning without an update of the General Plan.	The Mixed-Use area north of the park has been reduced from 19.6 to 4 acres. The standard allowing conversion to multi-family development has been deleted. See Section 9.7.4 b).
Zoning	Shandon Advisory Committee	RS—Residential 2-10 acre lots. These areas abut large agricultural properties. 5 acres is simply too small of a property to provide a fluid transition.	Figure 3.1 has been revised: the RS designation only applies to property that is currently zoned RS. So there is no new RS proposed. Language in Section 3.1.1, Residential Suburban, has been modified.
Zoning	Shandon Advisory Committee	INDUSTRIAL—The area between the proposed URL and the CS parcel near McMillan Canyon Road is to be zoned to allow for light industrial use, which we believe could be covered under a CS zoning. The original location for Industrial Zoning has disappeared off the map without explanation.	Figure 3.1 contains adequate area in the CS category to allow for light industrial uses (northwest of the Heights and on San Juan Road at East Centre Street). The property that had been shown as industrial (at East Centre and SR 41) remains in an agricultural preserve; therefore, it was removed from the plan.
Zoning	Shandon Advisory Committee	URL—Change the URL to include all of the Peck property to the west of their proposed development with a western boundary of the current Hwy 41.	There is ample room within the proposed URL to accommodate growth for 25 to 40 years. Expansion into the Peck Ranch (within the Study Area) would be a logical place to expand sometime in the future beyond 25 years.

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Section/Reference	Commenter	Comment	Response
Zoning	Shandon Advisory Committee	There are no exemptions for land zoned CS at the west end of the URL near McMillan Canyon Road. This property must connect to the WWTF and to CSA 16 water. The visitor-serving and highway commercial uses associated with this parcel demand connection to a sewer system. It would be irresponsible to connect such a project to a septic tank.	The Public Hearing Draft Plan does not include this site in the URL (see Figure 3.1), as is the case in the existing General Plan, which includes the site in the Commercial Retail land use category. Visitor-serving uses would be located away from the corner, providing greater flexibility in site layout and design. The size of the parcel should easily be able to accommodate a septic system to handle the potential uses for this site. However, if there are constraints to the system's design, the size of the project would have to be reduced accordingly. Placing the site outside of the URL means the sewer and water systems would not need to be extended to the site and across the river. Requiring a lengthy and costly water line extension to this site could discourage visitor-serving commercial uses of benefit to the community, and could be growth inducing as well.
Zoning	Shandon Advisory Committee	RMF should not be concentrated around the existing park.	Figure 3.1 and Table 3.7 have been revised. The number of multi-family units north of the park has been reduced by 46% and is located two blocks from the park.
Zoning	Shandon Advisory Committee	Existing residences qualify at the lower level of the "affordable housing" scale, there is no need to burden us with more, such as the large levels of RMF proposed.	Figure 3.1 and Table 3.1 have been revised. The amount of RMF has been reduced by 49%. The Inclusionary Housing Section (22.12.080) of the Land Use Ordinance provides relief for communities, such as Shandon, that have lower income levels.
Wastewater	Shandon Advisory Committee	Development cannot continue without a sewer facility. We have concerns about the environmental impact from septic tanks within a large development (i.e. Creekside). How would a sewer be funded without placing a financial burden on the current residents of Shandon?	Development within the URL cannot occur without a sewer. Please refer to 9.6.1h). Funding is described in Chapter 8. Section 8.8 describes funding responsibilities for existing developed properties.
Wastewater	Shandon Advisory Committee	At the San Juan Road property the prevailing winds come from the east. This is not a desirable location as the odor associated with the facility would be noticed in Shandon.	Both wastewater plant alternative sites, The San Juan Alternative and the Peck Ranch Alternative, were analyzed in the EIR. Please review Section 7.2 that provides information on both the San Juan Alternative and the Peck Ranch Alternative. Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant.
Wastewater	Shandon Advisory Committee	"Development of the WWTF in either location would result in the conversion of an additional 65 acres of agriculture." The Peck property can provide the amount of space needed, the San Juan Road location is on a 40 acre parcel.	The wastewater system has changed from an Advanced Integrated Pond System (AIPS) to a packaged activated sludge system with nitrogen removal and disposal by percolation basins. The system changes require less land for the plant (approximately 31acres) and can be accommodated on either site (including limitations due to State Water line easement on the San Juan site).
Wastewater	Shandon Advisory Committee	The San Juan Road location is upgrade from the majority of development. Residents should not be burdened with additional operating costs associated with pumping effluent uphill.	Both sites would required lift stations and force mains as shown in Figures 7.2 and 7.3. Preliminary opinions on pumping costs indicate that it would be somewhat, but not significantly, less expensive to pump to the Peck Ranch site. Staff recommends the Peck Ranch Alternative, however, the decision makers must determine where to locate the sewer treatment plant.
Wastewater	Shandon Advisory Committee	The proposed San Juan Road facility is in conflict with the State Water Pipeline Right of Way.	The wastewater system has changed from an Advanced Integrated Pond System (AIPS) to a packaged activated sludge system with nitrogen removal and disposal by percolation basins. The system changes require less land for the plant (approximately 31acres) and can be accommodated on either site (including limitations due to State Water line easement on the San Juan site).
Wastewater	Shandon Advisory Committee	If the facility is built on the Peck property it would not displace current irrigated row crops.	Locating the wastewater treatment plant on the Peck Ranch site would displace irrigated alfalfa.
Wastewater	Shandon Advisory Committee	If the WWTF is located on the Peck property there will be less cost for current Shandon residents to connect to the service.	As described in Section 8.8, existing developed properties would be responsible for the cost for their sewer lateral and connection fee, if any. No distinction is made between the sites.

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Section/Reference	Commenter	Comment	Response
Wastewater	Shandon Advisory Committee	If the facility is built at the SJ Road location, it could displace current irrigated row crops. Loss of this irrigated land has the potential of eliminating 13 jobs, with impact to 2 "Head of Household" jobs and loss of two residence occupancies in Shandon. (Not consistent with the promise to attract jobs for residents!)	The development of the wastewater treatment plant on either site will displace the same amount of crop land.
General	Shandon Advisory Committee	Although the San Juan River, Estrella River and Cholame Creek are visually open, they are not "open space". These are private property and must be considered as such during the planning process. People unfamiliar with the area might think they are available for recreational use of the public, these areas are not.	Figure 3.1 has been revised. The Open Space designation in the previous version of Figure 3.1 had corresponded to the 100-year floodplains of Cholame Creek, San Juan Creek and the Estrella River, as well as to a buffer along the easterly edge of the URL. The intent was to show areas that would remain "open" rather than being developed. "Open Space" has been removed from Figure 3.1. Please refer to Section 9.6.3.
General	Shandon Advisory Committee	Currently there are approximately twenty residences in Shandon for sale or in foreclosure. These buildings encompass a variety of design, age, amenities and prices. Currently there is no need for additional development as existing structures are available to anyone with a desire to live in Shandon.	The Public Hearing Draft Plan conveys a vision for a larger community with more amenities than are possible with the current plan. One of these amenities is a choice of housing for the next 25 years that will be suitable for all income groups. Within several years, the housing market will likely absorb foreclosed properties and additional new development as population growth occurs.
General	Shandon Advisory Committee	What is the source for water? The SWP Water was contracted with the stipulation that it could not be used for new development. Additional groundwater pumping could create an adverse relationship between existing ag uses (i.e. jobs) and residents. It is accepted by the Public Works department that the basin is in decline. Further development could aggravate that.	Although Shandon's allocation for State water will be added to CSA-16s supply, new development would rely on groundwater. Please refer to the water supply discussion in the EIR.
Parking	Shandon Residents, forwarded by Supervisor Mecham	Desires parking spaces being large enough for large trucks with large trailers.	Item vii. of the Commercial Design Standards has been added in Section 9.6.4 b).
Building Height	Shandon Residents, forwarded by Supervisor Mecham	Does not want buildings higher than 2 stories but okay with a third story if it were a basement--overall concern is the total height.	The language in Section 9.6.1, item b) was changed to 28 feet above average natural grade, consistent with the method of measurement found in the Land Use Ordinance, Title 22. This would allow for a third floor if it were a basement or partially below grade.
Road Width	Shandon Residents, forwarded by Supervisor Mecham	Roads such as San Juan , Truesdale and Highway 41are Ag Roads, not "collectors" as shown in the Draft Plan and need to be wider roads to accommodate ag vehicles and equipment.	Centre Street, First Street/Truesdale Road, and San Juan Road are currently designated collectors in the Shandon-Carrizo Area plan. Centre Street will become an arterial with the community plan. Twelve foot wide lanes are standard for County roads and State highways. Agricultural vehicles or implements of husbandry that are wider than a standard lane may use a collector or arterial in compliance with the vehicle code.
Public Facilities	Shandon Residents, forwarded by Supervisor Mecham	There needs to be areas within the town "core" designated for future facilities such as a sheriff's substation, medical facilities, etc.	Any land in the Commercial Retail, Commercial Service or Mixed-Use areas could accommodate these uses. The amount of commercial area provided in the plan takes into account for civic uses. A sheriff's substation could also be co-located at the Cal Fire site.
State Water Line Easement	Shandon Residents, forwarded by Supervisor Mecham	The State [water] pipeline should be clearly marked and addressed to ensure that no building is allowed within that easement.	Figures in Chapter 7 have been revised to correctly show the State Water line easement. Land divisions that include the easement are required to place the easement on the final map, and disclose the easement and limitations to future owners.
Water and Wastewater	Shandon Residents, forwarded by Supervisor Mecham	When will water/sewer hook ups be required for existing residents?	Please refer to Section 8.8 that describes when a current resident would be required to connect to the sewer system and Section 9.6.1 h.

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Section/Reference	Commenter	Comment	Response
General	SLO County Dept. of Ag/Weights and Measures	In general, the SCP raises several concerns and questions regarding the potential for premature conversion of agricultural land, introduction of incompatible uses to agricultural areas, and the lack of plan consistency with several AE policies, particularly AGP11- Agricultural Water Supplies - and AGP24- Conversion of Agricultural Land.	The Shandon Community Plan is consistent with AGP 24 because urban expansion will occur in a compact manner that minimizes the impact on agricultural lands, agriculture will be stabilized at the urban fringe through the use of agricultural buffers that are built into the land use plan, conversion of agricultural land is needed in order to provide for the level of urban expansion that would support desired and needed businesses and services and employers, and urban expansion will be contiguous to the existing urban reserve line. The Community Plan requires compensation for the impact of new development on prime ag soils in the AG land use category by protection in perpetuity an equivalent amount of farmland in the vicinity through a farmland conservation easement or other mechanism. The Shandon Community Plan is consistent with AGP 11 because the intent of AGP 11 is not to preclude the use of groundwater for urban development, a situation that occurs throughout the county. Instead, the policy focuses on the effect of increased density and urban expansion on water supplies and the potential loss of agriculture that may result. To determine whether Shandon's urban water demand would "adversely affect" water supplies, the decision makers should consider the magnitude of Shandon's water demand and its relative importance to the groundwater basin and what the effect that demand would have in the context of the basin. It is estimated that at the time of Shandon's buildout, pumping in the entire Paso Robles Groundwater Basin would be approximately 120,000 AFY. So, the additional demand for the project description at buildout would be only 0.8% of the basin's pumping, and the Compact Development Alternative at buildout would be only 0.5% of the basin's pumping. Additionally, new development in Shandon will be required to implement water conservation measures that would reduce the demand even further to offset additional water use.
Section 1.5	SLO County Dept. of Ag/Weights and Measures	The SLO County General Plan discussion does not include AE policies that relate to this proposal (i.e.. AGP 11, 17, 20, 24, 29 and 32). These policies should play a critical role in the land use plan and decision making process.	The Shandon Community Plan will become part of the Land Use Element; therefore, the discussion in Section 1.5 relates to goals and principles of the Land Use Element. The Community Plan must be found consistent with policies from other General Plan elements by the decision makers. This allows us to not have to repeat various policies throughout the General Plan. Discussion of critical policies from other elements is appropriate in the staff report or in correspondence to the decision makers as part of the public hearing process.
Section 2.1	SLO County Dept. of Ag/Weights and Measures	The projected increase in population, housing, and associated development seems to be well beyond historical or reasonable growth rates within the county and/or Shandon. This suggests that some of the proposed conversion of agricultural land is premature and thus inconsistent with AGP 11 and AGP 24.	The population projection have changed due to a reduction in the plan. Section 2.1has been revised.
Figure 3.1	SLO County Dept. of Ag/Weights and Measures	The proposed land use plan should be evaluated against AGP 24 criteria. It does not appear that AGP 24 findings can be made to support the proposal in its entirety.	Overall, the Public Hearing Draft Plan is not inconsistent with AGP 24. See the preceding response to the SLO County Dept. of Ag/Weights and Measures. The staff report to the Planning Commission will include a more detailed analysis. The Planning Commission and the Board of Supervisors will determine consistency with this and other General Plan policies as part of the public hearing process.

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Section/Reference	Commenter	Comment	Response
Section 3.1.1	SLO County Dept. of Ag/Weights and Measures	The Residential Suburban (RS) discussion suggests that this designation serves as a transition between the surrounding agriculture; however, it is not an adequate transition to protect and buffer agricultural resources. Properties interfacing with agriculture should be subject to the existing Shandon Urban Area Standard that limits parcels to no smaller than 10 acres to adequately preserve protect agricultural resources as discussed on page 5-3 of the Shandon-Carrizo Area Plan and 9-261 of the Shandon-Carrizo Community Planning Standards located in Title 22.	Figure 3.1 has been revised: the RS designation only applies to property that is currently zoned RS. So there is no new RS proposed. Language in Section 3.1.1, Residential Suburban, has been modified.
Section 3.1.2	SLO County Dept. of Ag/Weights and Measures	The CS-visitor serving site at SR 46 and West Centre should not create a small pocket of AG east of the intersection. The creation of this pocket is inconsistent with a variety of general plan policies including AGP 20.	That area is currently zoned Commercial Retail. The Public Hearing Draft Plan has been revised to show this area as "Creek Area." The official zoning maps will show this area most likely as Commercial Service, however, development would not be permitted west of the creek.
Section 3.1.6	SLO County Dept. of Ag/Weights and Measures	The 3.1.6 Agriculture discussion does not seem to relate back to our AG land use purpose and character statements or general plan policies. Additionally, the discussion indicates there are several small parcels less north of the Estrella River and within the existing URL. Due to the existing parcelization of this land and location within the URL, this area should be identified for additional residential development or other non-ag uses rather than the agricultural areas currently identified for conversion outside of the URL. Furthermore, residential/non-ag development in this area would not have the same encroachment and incompatibility issues associated with some of the other proposed land use changes.	The purpose and character statements, found in Chapter 6 of the Land Use Element, Framework for Planning, are the basis for determining where land use categories should be applied. The Community Plan identifies land that is currently zoned Agriculture as opposed to proposing new Agricultural zoning. The area north of the river is not recommended for intensification because it is separated from the rest of the community by Cholame Creek and the Estrella River. A physical connection for access would be detrimental to the creek environment and would likely require very costly circulation improvements. Adding traffic directly onto SR 46 from Flower Lane is also not recommendable.
Section 3.1.6	SLO County Dept. of Ag/Weights and Measures	The discussion regarding conflicts between agricultural and urban uses should include something similar to the existing Shandon Urban Area Plan Standard requirement to buffer adjacent commercial agricultural by limiting adjacent parcels to no smaller than 10 acres.	The proposed URL has been revised. The interface with agricultural lands to the south will remain unchanged. The interface along San Juan Road and within the Peck Ranch will need to utilize other methods to provide a buffer between urban uses and commercial agriculture.
Section 3.2	SLO County Dept. of Ag/Weights and Measures	The Master Plan/Development Plan Expansion Areas chapter or others do not appear to include a discussion about proposed land use designation changes to areas outside of the "master plans." Concerns associated with these areas include: [See next 4 lines.]	Please refer to the responses in the next four lines.
Section 3.2	SLO County Dept. of Ag/Weights and Measures	1) The proposed plan should not increase development potential south of the existing URL. The plan appears to introduce non-compatible residential development within an agricultural area. The existing Residential Rural land use designation with Planning Area Standard limiting parcel size to 10-acres provides a more compatible transitional land use pattern that protects agricultural resources and operations. It appears that the plan proposes to introduce Residential Single Family, Multi-family Residential and Residential Suburban land use designations within this agricultural area.	Figure 3.1 has been revised. West of Truesdale Road all land south of the existing URL has been removed from plan. East of Truesdale Road a portion of the Residential Rural is proposed to be changed to Residential Single Family. However, one row of the existing 5 and 10 acre parcels would remain between the URL and agricultural land to the south.
Section 3.2	SLO County Dept. of Ag/Weights and Measures	2) The proposed land use changes from AG and RR to RMF, RSF and RS, south of the existing URL along Truesdale Road, appear premature and do not provide for the protection and preservation of agricultural resources and operations. Consideration should be given to designating the existing underutilized/underdeveloped RSF to, west of the school, rather than encroaching unnecessarily into an agricultural area.	Figure 3.1 has been revised.
Section 3.2	SLO County Dept. of Ag/Weights and Measures	3) Development to the west of the existing URL south of Centre also appears premature and should be reconsidered as existing land use pattern is compatible with adjacent agriculture.	Figure 3.1 has been revised; this land has been removed from the URL.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
Section 3.2	SLO County Dept. of Ag/Weights and Measures	4) Several general plan policies suggest the AG and RS areas within the existing URL (north of Centre and towards the eastern portion of town) should be considered for additional development before expanding URL and converting agricultural land. This approach appears to be consistent with Strategic Growth Principles.	Existing agricultural land north of the river and suburban land next to the creek are not recommended for intensification due to significant constraints relating to the creek and river. Suburban land that is away from the creek is proposed for intensification.
Section 3.2.2	SLO County Dept. of Ag/Weights and Measures	3.2.2 Master Plan Objectives should include preservation and protection of agricultural land. Suggested addition: 2. Establish a framework for the orderly development of the expansion areas to ensure they develop in a manner that is well-connected and complementary to the existing downtown, community core, and residential neighborhoods while protecting and preserving agricultural resources.	Section 3.2.2, items 2) and 4) were revised in response to this comment.
Section 3.4.2	SLO County Dept. of Ag/Weights and Measures	Fallingstar Phase 2 appears to be inconsistent with AGP 24 due to the premature conversion of agricultural land. Assuming Phase 2 is eliminated, the existing area standard for properties on the west side of San Juan Road should be maintained. To protect agricultural resources to the east, this area standard limits parcels to no smaller than 10 acres.	The portion of the Halpin (formerly Fallingstar II) Master Plan area south of the extension of Toby Way has been removed from the plan. The interface with agriculture along San Juan Road will need to utilize other methods to provide a buffer between urban uses and commercial agriculture.
Section 3.5	SLO County Dept. of Ag/Weights and Measures	The information within the SCP indicates that much of the agricultural land proposed for conversion on the Peck Ranch site may be premature and therefore, inconsistent with AGP 24. Without revisions to the proposed plan, it is difficult to determine what amount of agricultural land conversion would be consistent with AGP 11 and AGP 24. Any development on the Peck Ranch will result in the conversion of agricultural land and development should be phased in a correct manner using appropriate area standard limitations and the USL to preclude untimely conversion.	Figure 3.1 was revised, in part, to remove land from the proposed URL that AGP 24 identifies as a higher priority for preserving than the land on the Peck Ranch shown within the URL. The ultimate conversion of Peck Ranch land as shown in Figure 3.1 is consistent with AGP 24.
Section 7.1	SLO County Dept. of Ag/Weights and Measures	7.1 Water Resources – It does not appear the proposed plan is consistent with AGP11- Agricultural Water Supplies.	The Shandon Community Plan is consistent with AGP 11 because the intent of AGP 11 is not to preclude the use of groundwater for urban development, a situation that occurs throughout the county. Instead, the policy focuses on the effect of increased density and urban expansion on water supplies and the potential loss of agriculture that may result. See discussion above in response to the comment by the Ag. Dept.
Section 7.2	SLO County Dept. of Ag/Weights and Measures	The 7.2 Wastewater discussions are unclear and incomplete. There needs to be clarity as all components of the system have very different implications for agricultural resources.	The type of wastewater treatment plant being proposed has changed. The application of recycled water to agricultural land is no longer necessary. Development of the wastewater treatment plant will still involve removal of about 31 acres of productive agricultural land.
Section 9.6.3	SLO County Dept. of Ag/Weights and Measures	AE agricultural protection and buffering policies apply to commercial development that is within an agricultural area too. A recommended addition to section 9.6.3 Commercial Design Standards is: **n) Building shall be located, designed, and oriented to protect agricultural resources.**	Language added. See Section 9.6.4 xvii.
General	SLO County Dept. of Public Works	We are interested in commenting on the future Section 8, Infrastructure and Public Improvements Financing and may require a minimum of 3-weeks to provide comments on this document once it has been distributed for review.	Chapter 8 has been added with input and comments from the County Public Works Department.
General	SLO County Dept. of Public Works	No improvements are indicated on West Centre Street. While it is currently a County road, Fig 5-1 shows it as SR 41. Fig. 5-1 also suggests this portion of road will carry between 5,000 to 16,000 ADT. It seems likely that Caltrans will require widening the roadway to include 8-foot shoulders; which has been their standard.	Figure 5.1 has been revised. Caltrans has not made any specific improvement requirements for this portion of SR 41. Additional shoulders may be obtained with subdivision approval.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
General	SLO County Dept. of Public Works	CSA 16 includes street lighting. If areas proposed for additional street lighting lay outside the CSA boundary then those areas must either be annexed through the LAFCO annexation process or provide for a separate operation and maintenance program acceptable to the County. If within the CSA boundary then any adjustment to the existing CSA's maintenance and operation costs as a result of the new lighting facilities would require a Proposition 218 vote.	Section 9.62 n) requires street lights and annexation into CSA-16.
Section 5.3	SLO County Dept. of Public Works	The SR 41 transfer is not in process but rather it is being "proposed."	Correction made.
Section 5.4	SLO County Dept. of Public Works	Add text similar to "Additional width shall be provided where turn lanes and or bicycle lanes are required."	Note added to Figure 5.3.
Section 5.5	SLO County Dept. of Public Works	Add text similar to "Additional width shall be provided where turn lanes and or bicycle lanes are required."	Note added to Figure 5.4.
Section 5.8	SLO County Dept. of Public Works	a. All cul-de-sacs or other traffic calming measures shall be meet either County or Caltrans standards and specifications. b. Second paragraph: Replace "sight lines" with "sight distance".	A general comment about standards and specification was added to the third paragraph of Section 5.0. "lines" changed to "distance" in Section 5.8
Section 5.9	SLO County Dept. of Public Works	a. Section should reference County Bikeways Plan and County Parks and Recreation Element. New paths and bikeways must comply with these plans b. Maintenance of the pedestrian and bicycle facilities should be addressed.	Section 5.9 and TCIP-2 in Section 5.12 have been revised.
5.1	SLO County Dept. of Public Works	Has RTA agreed with ¼ mile bus route policy?	One quarter mile is a commonly used standard but it is not identified as a policy (see Section 5.11). At the time transit routes are established, RTA can determine the appropriate locations for transit stops.
Figure 5.1	SLO County Dept. of Public Works	a. SR 41 south of Centre is shown as "proposed" but it is actually existing. b. Plan should recommend future alignments for bike routes, lanes and trails to map (as shown on Fig 5.2).	Figure 5.1 has been revised.
Figure 5.2 Section A	SLO County Dept. of Public Works	a. Parallel parking should be considered. Per Public Works policy, "the minimum paved width shall be 39 feet from road centerline." Roadway cross section shall be consistent with the SLO County Department of Public Works Public Improvement Standards. b. Replace label "shoulder" with "bike lane" in lower Section A.	Figure 5.2 has been revised.
Figure 5.2 Section B	SLO County Dept. of Public Works	Traffic study did not show that Centre Street was going to be four lanes. Roadway cross sections shall be consistent with the SLO County Department of Public Works Public Improvement Standards. Would be A1-h (outside Urban Reserve Line) or A2-d (inside Urban Reserve Line), copies attached.	Figure 5.2 has been revised.
Figure 5.3	SLO County Dept. of Public Works	a. Per County standards, sidewalk widths are be measure 6-feet (minimum) from the curb face to back of sidewalk. b. Provide statement that the road width may be increased based on the requirements for bike lanes (additional 4' to 5') or turn lanes (additional 11' to 14'). c. Road section must allow for a 10-foot clear recovery area (shoulder). No hazardous obstructions such as trees or deep roadside ditches are allowed in this recovery area.	Figure 5.3 has been revised.

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Section/Reference	Commenter	Comment	Response
Figure 5.4	SLO County Dept. of Public Works	a. Per County standards, sidewalk widths are be measure 6-feet (minimum) from the curb face to back of sidewalk. b. State that the road width may be increased based on the identified requirements for bike lanes or turn lanes. c. Road section must allow for a 10-foot clear recovery area (shoulder). No hazardous obstructions such as trees or deep roadside ditches are allowed in this recovery area.	Figure 5.4 has been revised.
Section 5.11	SLO County Dept. of Public Works	Consider providing discussion on measuring compliance with the policies.	Please refer to Section 9.1 Administration.
Section 5.11	SLO County Dept. of Public Works	TC-3: Change to "Maintain funding for..."	The policy identifies a desired result rather than just the necessary funding.
Section 5.11	SLO County Dept. of Public Works	TC-7: The word "devices" should be removed. "As appropriate" should be added to the policy.	Section 5.11, TC-7 has been revised.
Section 5.11	SLO County Dept. of Public Works	TC-9: Policy should be added noting "establish financing program to ensure new development pays their fair-share for impacts to the roadway system."	Chapter 8 addresses this issue. Also See Section 9.7.2 m), n), and o).
Section 5.12	SLO County Dept. of Public Works	TCIP-1: Intersection volumes and levels of service should also be evaluated in addition to roadways	Section 5.12, TCIP-1has been revised.
Section 5.12	SLO County Dept. of Public Works	TCIP-2: Policy should read "Work with Bicycle Advisory and Trail Advisory Committee to revise County Bikeways Plan and County Parks and Recreation Element."	Section 5.12, TCIP-2 has been revised.
Section 5.12	SLO County Dept. of Public Works	TCIP-3: Since regional funding is unlikely; program should be deleted. TCIP-8 (proposed below) should be implemented.	Funding for circulation improvements is addressed in Chapter 8. Although funding may be unlikely, it still should be pursued. TCIP-3 has been replaces by PFFPIP-7 in Section 8.13
Section 5.12	SLO County Dept. of Public Works	TCIP-4: "complete" should be changed to "pursue."	Language changed in TCIP-4.
Section 5.12	SLO County Dept. of Public Works	TCIP-8: Additional Program should be added to include "Develop finance program to address mitigation measures including project's impact to future grade separated access on State Route 46."	Funding for circulation improvements is addressed in Chapter 8.
Section 5.12	SLO County Dept. of Public Works	TCIP-9: Additional Program should be added to include "Participate in regional county fee program to address cumulative impacts along the Highway 46 corridor."	This is addressed in Section 8.13 PFFPIP-6.
Section 5.12	SLO County Dept. of Public Works	TCIP-10: Additional Program should be added to include "Coordinate with Caltrans to implement phased approach to long term improvements at McMillan Canyon Road and State Route 46."	This is addressed in Chapter 8.
Section 7	SLO County Dept. of Public Works	a. First paragraph, first sentence: "The major infrastructure and utilities needed to serve the community are water supply **and distribution**, wastewater **collection and treatment**, ..." b. Second paragraph, second sentence: ""...fair share of the needed **backbone** infrastructure, with..."	Distribution, collection and treatment are discussed in Sections 7.1 and 7.2. "backbone" added to the second paragraph.
Section 7.1	SLO County Dept. of Public Works	Many studies in addition to the 2004 System Master Plan speak to water resources for the Shandon area and should be referenced, including the 2002 and 2005 Paso Robles Groundwater Basin (Basin) Studies, 2006 Basin Pumping update, and 2010 Paso Robles Groundwater Basin Water Balance Update.	A more comprehensive list of background studies for water supply is contained in the EIR.

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Section/Reference	Commenter	Comment	Response
Section 7.1	SLO County Dept. of Public Works	In regard to the identification of water distribution system needs, which includes wells, the water supply and water system infrastructure discussions should be distinguished. Without the water supply analysis of the EIR available, it is premature to indicate that it would be additional groundwater wells that would provide the additional supply needed. Language to clarify that the source of supply has not been determined should be included.	The EIR analysis for water supply has been completed. Section 7.1 is consistent with the EIR.
Section 7.1, bullet number 1	SLO County Dept. of Public Works	Source of supply may not be groundwater – suggest modifying to read "source of supply capable of providing 2300 gpm".	Language changed.
Section 7.1, fourth paragraph	SLO County Dept. of Public Works	State Water is not an entitlement – please modify to read "allocation for 100 AFY".	Language changed.
Section 7.1	SLO County Dept. of Public Works	Net consumptive use estimations should be provided in this document (how much water is available after demand for groundwater recharge).	The issue discussed in this comment was appropriately addressed in the EIR.
Section 7.1, second paragraph	SLO County Dept. of Public Works	"...increased **capacity and conveyance to provide** required fire flows..."	Language changed.
Section 7.1, fourth paragraph	SLO County Dept. of Public Works	Fourth paragraph, last sentence: Feasibility assessment to be completed by proposed development. Depending on when development occurs, useful life of existing bolted tank should be considered as well. Tank was erected in 2000 and has an expected life of 30-40 years or less.	Language changed.
Section 7.1.1	SLO County Dept. of Public Works	Include goals related to or referencing applicable policies in the Conservation and Open Space Element, Integrated Regional Water Management Plan, Agricultural Element, Resource Management System, and any other County policy document that has water resource-related policies.	The Shandon Community Plan must be found consistent with policies from other General Plan elements by the decision makers. This allows us to not have to repeat various policies throughout the General Plan. Discussion of critical policies from other elements is appropriate in the staff report or in correspondence to the decision makers as part of the public hearing process.
Section 7.1.1	SLO County Dept. of Public Works	WIP-4 Identify backbone improvements necessary for each phase of development, starting first with infill within URL and non-agriculture parcels.	Chapter 8 addresses this issue.
Section 7.1.1	SLO County Dept. of Public Works	WIP-5 Require developers to implement/construct their fair share of backbone improvements as well as appurtenant facilities that alleviate existing problems, as feasible. Costs for improvements beyond the developer's fair share may be compensated through reimbursement agreements.	Chapter 8 addresses this issue.
Section 7.2, third paragraph	SLO County Dept. of Public Works	a. Plan should define "new development". For example, subdivisions, large scale projects, building permits and infill are all new development but will they trigger connection to the sewer? The Plan should also discuss when and how existing structures are to be connected, but that might be better addressed in Chapter 8. b. The 80 gpcd effluent discharge seems excessive.	a. Chapter 8 addresses this issue. b. 80 gpcd has been determined to be acceptable for preliminary system sizing.
Section 7.2.2	SLO County Dept. of Public Works	WWIP-4 Identify backbone improvements necessary for each phase of development. Initial phase will be required to construct the Waste Water Treatment Facility.	Chapter 8 addresses this issue. Also See Section 9.6.2 k-m).
Section 7.3.2	SLO County Dept. of Public Works	SDIP 3 - Identify backbone improvements necessary for each phase of development. Initial phase may be required to construct facilities with enough capacity for subsequent upstream development.	Chapter 8 addresses this issue. Also See Section 9.6.2 k-m).
Section 7.4	SLO County Dept. of Public Works	Please reference the latest (2008) FIRM map.	Correction made.
Figure 7.5 (now 7.4)	SLO County Dept. of Public Works	a. Provide storm drainage recharge basins as opposed to storm drains where ever possible to promote groundwater recharge. b. Identify existing drainage issues downtown that should be corrected and shown on this plan. Note significant existing drainage deficiencies within the Planning Area.	The Public Hearing Draft Plan has been revised as follows: a) revisions have been made in Section 7.3, third paragraph, and in Section 7.3.1, SDP-4 was added. b. Chapter 8 requires a master drainage plan to be prepared for the community. See Table 8.3.d.

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Section/Reference	Commenter	Comment	Response
Section 7.4.2	SLO County Dept. of Public Works	The plan should recommend processing a Letter of Map Amendment to FEMA to incorporate the identified flood study into the Flood Insurance Rate Map. This should be an expense borne by development.	Section 7.4.2 has been revised.
Figure 7.6(now 7.5)	SLO County Dept. of Public Works	This figure identifies areas of 100 year flooding not identified on the FIRM. Per the policies of the National Flood Insurance Program we may enforce our flood hazard building requirements outside of the flood hazard areas shown on the FIRM. Is that the intent of including this figure in this document? If that is so, the flood study that created this figure needs to be reviewed by Public Works and kept on file. A reference to that study should then be referenced in this document.	Figure 7.5 has been revised identifying the "proposed" 100-year flood plain boundary. The existing boundary will continue to be used until the map is amended per FEMA requirements.
Section 9.5.2	SLO County Dept. of Public Works	Remove Section 9.5.2 and address this topic in Chapter 8.	Section 9.5.2 discusses fees associated with development and is therefore appropriate in Chapter 9 Implementation. Section 9.5 and Section 9.5.2 have been revised for clarity.
Section 9.6.2	SLO County Dept. of Public Works	Add new C-7 to setup a downtown landscape & streetscape business association. All new development (including building permits) within the association limits shall be required to join the association and pay fees to cover the maintenance and operational costs associated with landscaping, irrigation, streetscape improvements including benches and trash receptacles, etc.	At this time requiring participation in a business association would conflict with Section 2.3 Population and Economy Policies PEP-2 and PEP-6 that seek to attract economic development in Shandon and support private efforts to enhance downtown. PEIP-2 in Section 2.4, which relies on the interest of local businesses to form a business improvement district, has been revised in response to this comment.
Section 9.6.3	SLO County Dept. of Public Works	Pedestrian furniture, landscaping (including trees) and other "streetscape" amenities located within the public right-of-way shall require an encroachment permit issued by the County. The permit will identify maintenance and liability responsibilities of the adjacent property owners. This information should be placed in the document	Section 9.6.4 b) xviii was added in response to this comment.
Section 9.7.2	SLO County Dept. of Public Works	"d." Connecting cul-de-sacs with a public sidewalk easement over private property presents a maintenance and liability problem. It is best to limit the number of cul-de-sacs and instead provide thru-streets, or establish homeowners association or a benefit assessment district for maintenance.	Section 9.6.2 d) has been revised in response to this comment.
Section 9.7.4	SLO County Dept. of Public Works	"b) ix." When located within the public right-of-way the street tree type and location shall also be approved by Public Works.	Section 9.6.4 b) x. has been revised in response to this comment.
Table 9.1, 5.12, TCIP-2	SLO County Dept. of Public Works	Add "D" Responsible Department or Agency & Add "D" to Possible Funding Sources	Table 9.1, TCIP-2 "D" added.
Table 9.1, 5.12, TCIP-3	SLO County Dept. of Public Works	Add "D" to Possible Funding Sources	Table 9.1, TCIP-3 "D" added.
Table 9.1, 5.12, TCIP-4	SLO County Dept. of Public Works	Replace "PB" with "PW" Responsible Department or Agency & Remove "Underway" to Timeframe to Start	Table 9.1, TCIP-4 has been revised.
Table 9.1, 5.12, TCIP-5	SLO County Dept. of Public Works	Add "D" Responsible Department or Agency & Add "D" to Possible Funding Sources	TCIP-5 has been deleted.
Table 9.1, 5.1.2, TCIP-7	SLO County Dept. of Public Works	Add "D" to Possible Funding Sources	TCIP-7 has been deleted.
Table 9.1, 5.12, and Section 5.12	SLO County Dept. of Public Works	Add new TCIP-8: "Develop a Community Facilities District for mitigation measures, including impacts to Highway 46" Responsible Department or Agency would include PB, PW, D; Priority would be High; Timeframe to Start would be 2010; Possible Funding Sources would be GF, D	Although the analysis in Chapter 8 shows that a Community Facilities District (CFD) is not feasible at this time for the Fallingstar project, it may be feasible on a communitywide scale. This would depend on several factors, including the desired bond amount and the number of participating properties. A new TCIP-5 has been added to not only consider a CFD but other funding methods as well (See Chapter 8).
Table 9.1, 6.1.2, SIP-1	SLO County Dept. of Public Works	Remove "GF" from Possible Funding Sources	"GF" has been removed.
Table 9.1, 6.2.2, PRIP-1	SLO County Dept. of Public Works	Add "D" to Possible Funding Sources	Table 9.1, PRIP-1 "D" added.

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Section/Reference	Commenter	Comment	Response
Table 9.1, 6.2.2, PRIP-3	SLO County Dept. of Public Works	Add "D" to Possible Funding Sources	Table 9.1, PRIP-3 "D" added.
Land Use	William Halpin	Despite the County's wishes to preserve ag land in the area, wants 80 acres of his farm land to be developed for residential homes. Farming is no longer a profitable/financially feasible venture in the area and future plans indicate there will be land use compatibility issues. Will use the remainder of his land for cattle ranching.	Retaining 80 acres in the Halpin Master Plan Area would conflict with the Compact Development alternative that is being recommended to the Planning Commission. This comment and the commenter's letter will be forwarded to the decision makers for consideration.
Section 3.0, Figure 3.1, Section 3.2, and Section 3.4.2	William Halpin	I've been told that the board is hesitant about allowing approximately 80 acres of my land to be developed for residential homes (As laid out in the "Shandon Plan" because you desire to protect San Luis Obispo County's farm culture in general; and Shandon's in particular. I can understand that in the general desires of the county but I'd like to explain some reasons why I think you should reconsider. [The following 11 comments relate back to this statement.]	Retaining 80 acres in the Halpin Master Plan Area would conflict with the Compact Development alternative that is being recommended to the Planning Commission. This comment and the commenter's letter will be forwarded to the decision makers for consideration.
Agriculture	William Halpin	Cattle is the only crop that makes sense with today's water problems and power expense and here is my memory of the immediate area.	The Public Hearing Draft Plan does not address agricultural land outside of the URL. Properties in the Agriculture land use category may pursue land uses consistent with the Land Use Ordinance, including grazing or animal keeping.
Section 3.4.2	William Halpin	I've had to give up over two 1/2 miles to pipelines. Parts of it have restricted what can be grown by two different pipelines. Parts of it will be restricted as protection space for the kit fox. Parts of it have been taken for a county water tank and the county did not follow through with their promises of "beautification." More of it will be taken for at least two additional water tanks.	The Halpin Master Plan Area was reduced in area due to its location at the edge of the Study Area where land was removed from the proposed URL to create the Compact Development alternative that is being recommended to the Planning Commission. Land required for water tank sites would be off-site (outside of the URL) on property under the same ownership. The land needed for water tanks could be provided and/or compensated for as part of the entitlement process for development on the Halpin property within the URL, or other arrangements could be made as agreed upon between the property owner and the County.
Housing	William Halpin	I fear that in an effort to create "low cost" housing you may be creating a future slum.	The Public Hearing Draft Plan contains areas for a variety of housing choices for a variety of income levels. Multi-family residential development is to be designed to fit in and be compatible with single-family homes. In cases where homes designated for lower-income families are included in a project, the Land Use Ordinance requires those units to have exterior design and finishes compatible with the market-rate homes. The Plan will provide proximity between uses, convenient locations for recreation and community life, and avoid the isolation that can afflict blighted neighborhoods.
Energy and Conservation	William Halpin	We should build homes that would be as "green" as possible. Solar panels, double pane glass, tile roofs, low energy lighting, low water use gardens, extended roof lines, etc. If possible, and I think it is, you could use ground water that could be used for toilets, washers and what might normally be considered "gray water" uses. Tapping the ground water for alfalfa is both expensive and greatly affects the water table. We used to pump our water from 75 to 100 feet. At the end of the season it was deeper than 200 feet and a noticeable increase in salinity.	Green building is desirable in any community. Section 9.7 contain energy and water conservation guidelines. Other techniques that are not listed could also be incorporated by a home builder. The County is also working on a Green Build Ordinance that should provide additional direction for implementing green build techniques.
Energy and Conservation	William Halpin	There could be pads for windmills on the 1,700 foot mountain on the property and, if practical one or more power producing windmills. Maybe there's not enough wind but preliminary questioning makes it seem likely.	The Public Hearing Draft Plan does not address the portion of the commenter's property at the 1,700 foot elevation. This would have to be pursued separately.

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Section/Reference	Commenter	Comment	Response
Energy and Conservation	William Halpin	If homes are built with between 250 to 300 square feet of solar panels think of this: 300 sf will reduce 3.3 metric tons of carbon dioxide emissions. That means that every 15 homes will save carbon dioxide emissions equivalent to: * That's the emissions created yearly by more than six passenger cars. That's the emissions from 77 barrels of oil or 3,726 gallons of gasoline.• It equals the carbon sequestered annually by 7 acres of pine forest. That's on every 15 homes, thus reducing dramatically reducing energy requirements as well as dramatically reducing energy costs to the homeowners. Homes could [use] sheeting panels for heating water on the roof. (Very minimal expense.)	Solar panels are encouraged, especially in a community like Shandon where there is a great number of sunny days.
Energy and Conservation	William Halpin	Construction of a water tank on the adjacent Halpin hill property and a pumping system to pump ground water to the tank for those homeowners who agree to a drip irrigation system for the low water usage landscaping.	Drip irrigation and similar water-saving landscape features are required with new development. See W-1c in Appendix D.
	William Halpin	Utilize the acreage that cannot be built upon (3 or 4 acres) because of the state water system that transverses under the land by using it for "family garden plots." With drip irrigation for above mentioned garden plots. Plots would be available on a first come basis to each household in the city for $18 a month and all money received will go into a trust account to maintain the community gardens. And a space for a "Farmer's Market" could be made available in the commercial section of the Shandon Plan. (NOTE: the $10 fee is not for any profit. If people are paying a small fee they will use the plot; if they are not many will not use it.)	Garden plots have been successful in other communities. This concept may be pursued independently from the Community Plan. A farmer's market is called out in Section 2.4, PEIP-5.
	William Halpin	The homes could offer computerized control of lighting, heating and air conditioning. LED lighting will be used everywhere practical. Homes should be designed to minimize A/C needs. (Tough when temps reach 110 degrees.)	Energy-saving techniques are required with new development. See AQ-2(a) in Appendix D.
	William Halpin	Although Shandon is not blessed with much rain an urban runoff should be created to holding tanks to add to the drip irrigation supply.	Use of rainwater catchments should be encouraged per COSE Policy 4.6; information on this should be provided to residents and developers as part of WIP-2 in Section 7.1.2.
	William Halpin	Wood treated with chemicals to resist termite infestation will be an option. (At a very minimal cost.)	The Community Plan does not address this type of building material.
	William Halpin	What I am saying is that it is impossible to make farming profitable for the 50 to 60 acres in question. I realize that the county wants to save farming as much as they can but this a tiny parcel. It is going to be right across a rather narrow strip of asphalt from family homes. Constant farm traffic, hay trucks, early morning laborers, etc. are not going to be the most pleasant sights and sounds. Equipment and product stored on this land has historically been vandalized by local kids. Probably through boredom but nevertheless it will be even worse when the population is greatly increased.	This comment is noted and will be forwarded to the decision makers.
	William Halpin	A more realistic and a more permanent solution would be to have a group of "green homes" (that might encourage other developers to follow suit) and let the remaining 1,100 acres be used for cattle ranching as is done on almost all of the nearby land.	Green building is encouraged. This comment will be forwarded to the decision makers to determine if they are willing to consider the Halpin Master Plan Area as shown in the EIR project description and the previous Public Review Draft.
	William Halpin	By including the entire 100 acres in "Phase One", the residential units may encourage the other participants to join me in "greening" the community and there would be additional cost savings to all of us; And regarding the business park ... which should come first ... the people or the jobs? I think the commercial park would definitely be an asset.	The commercial park area (Commercial Service) is still part of the proposed plan. This comment will be forwarded to the decision makers to determine if they are willing to consider the Halpin Master Plan Area as shown in the EIR project description and the previous Public Review Draft.

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Section/Reference	Commenter	Comment	Response
Water Resources	Water Resources Advisory Council	The primary concern with regard to the planned expansion of the town of Shandon is that it is impossible for this development to not violate Ag Policy 11. Shandon would have to greatly expand its use of groundwater, which AGP 11 states should be maintained for production agriculture, not municipal uses.	The Shandon Community Plan is consistent with AGP 11 because the intent of AGP 11 is not to preclude the use of groundwater for urban development, a situation that occurs throughout the county. Instead, the policy focuses on the effect of increased density and urban expansion on water supplies and the potential loss of agriculture that may result. See discussion above in response to the comment by the Ag. Dept.
Land Use	Water Resources Advisory Council	Another policy that may be violated is Ag Policy 24. Among the findings under AGP24 that must be made for conversion of land "from agriculture to non-agricultural land uses" is that "the conversion would not materially reduce groundwater recharge." The applicability of this policy should be reviewed.	The Shandon Community Plan is consistent with AGP 24. See discussion above in response to the comment by the Ag. Dept.
Wastewater	Water Resources Advisory Council	If increased development is allowed, the wastewater plant should be designed to discharge to the underlying groundwater basin in a manner which offsets pumping to the maximum extent possible.	The type of wastewater treatment plant being proposed has changed. The plant now includes percolation as a key operating feature.
Water Resources	Water Resources Advisory Council	Because the entire Paso Robles Groundwater basin is in decline, the possible approval of so many homes relying solely on groundwater raises grave concerns not just for the immediate area, but for the larger groundwater basin as well.	The estimated additional groundwater pumping for urban water demand at buildout of the previous plan per the EIR project description is 959 acre feet per year (AFY). At buildout under the Compact Development alternative that is recommended to the Planning Commission as part of the Public Hearing Draft Plan, the estimated increase in groundwater pumping for urban water demand is about 561 AFY. This does not include the estimated decrease in pumping due to the conversion of agricultural land. In the year (2049), the estimated additional groundwater pumping for urban demand in Shandon would represent about 0.5 percent of the total groundwater pumping in the entire Paso Robles Groundwater Basin (120,000 afy).
Wastewater	Water Resources Advisory Council	Before any homes are constructed pursuant to this plan, the wastewater treatment facilities should be designed, construction contracts signed and construction on the plant should be started to assure that it will be built to accommodate all new construction.	The Plan requires new development to connect to a community sewer system.
Groundwater Quality	Water Resources Advisory Council	Self-generating water softeners should be prohibited.	WWIP-2 in Section 7.2.2 addresses this issue, however, a specific standard prohibiting this type of water softener would need to be added by the decision makers, unless otherwise mandated by the Regional Water Quality Control Board as part of the discharge permit for the wastewater treatment plant.
Water Resources	Water Resources Advisory Council	Wastewater should be discharged to the groundwater basin to help offset groundwater pumping.	The type of wastewater treatment plant being proposed has changed. The plant now includes percolation as a key operating feature.
Water Resources	Water Resources Advisory Council	Specific standards should be established which limit the amount of high water demand landscaping that is planted, especially with regard to turf.	Mitigation measure W-1(c) in Appendix D addresses this issue. In addition, the Draft Paso Robles Groundwater Basin Resource Capacity Study recommends that the County develop a landscape ordinance that will limit the amount of turf and other high-water use features on all parcels within the Paso Robles Groundwater Basin.
Storm Runoff	Water Resources Advisory Council	Homes and businesses should be designed to provide optimum on-site percolation of rainfall to maximize groundwater recharge and minimize runoff.	The Plan requires development to maximize percolation and recharge and limit the amount of impervious surfaces to reduce run-off volumes. Please see Section 9.6.1 i). Of the Public Hearing Draft Plan.
General	Water Resources Advisory Council	WRAC strongly objects to the Shandon Community Plan because it does not reflect prudent water planning and contradicts current water and land use management policies.	This comment is noted and will be forwarded to the decision makers.
Executive Summary, Purpose	Amy Russell	Purpose: The vision does not entirely reflect the community's desires and opinions.	Revisions to the purpose statement may be suggested to the decision makers.
Executive Summary, Shandon	Amy Russell	Shandon: Please add and 2-3 churches.	Language revised.

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Section/Reference	Commenter	Comment	Response
Executive Summary, Vision	Amy Russell	Shandon is not looking for a predominately pedestrian-friendly community. Shandon is a community that predominately drives large 1 ton trucks with a minimum of a 6 horse trailer. Our community needs to reflect this in our street layout and parking.	The community's preferences taken form workshops and the Advisory Council's "Community Priorities" indicate a desire to plan for pedestrian walkability and connect areas of development with pedestrian and bike paths. County road standards are adequate to accommodate a variety of types of vehicles, including vehicles towing trailers.
Executive Summary, Vision	Amy Russell	Shandon is a complete community.	This comment is noted and will be forwarded to the decision makers.
Executive Summary, Vision	Amy Russell	Please define different income levels, and "affordable to those who work in Shandon." As you point out most people do not work in Shandon. What are you talking about when you say "solar energy and other 'green' businesses"? The document never explains where you got solar energy and green businesses. If you are implying the government can create these businesses you are incorrect.	"Different income levels" means residents of Shandon will not likely be of only one income group. The vision statement illustrates housing being affordable so people may choose to live in the town they work. Solar energy and other "green" businesses means business within the alternative energy and sustainable building industrial sectors. The vision statement is a glance forward suggesting how Shandon might be rather than an implementation statement.
Executive Summary, Vision	Amy Russell	The 4th paragraph needs to be removed. You are stepping on private property rights and you are wrong.	This paragraph describes a vision for the future to conserve energy and natural resources. It is not a series of regulations.
Executive Summary, Vision	Amy Russell	The 1st and 2nd sentences in the 5th paragraph are wrong and need to be removed.	This a vision for the future to conserve energy and natural resources and plant shade trees.
Executive Summary, Vision	Amy Russell	In the 5th paragraph in the 4th sentence you need to explain more clearly what you mean and remove the sentence.	A vision is intended to be broad. More details are provided in the Public Hearing Draft Plan and in the EIR mitigation measures.
Executive Summary, Community Plan Goals	Amy Russell	Bullet # 1, The principles for Strategic Growth are not well thought out. The principles for Strategic Growth will destroy Shandon; they need to be removed from the SLO County General Plan.	The Strategic Growth principles are part of the County General Plan and each Community Plan must be consistent with them.
Executive Summary, Community Plan Goals	Amy Russell	Bullet #2, In order to promote growth the county needs to remove fees for commercial growth and speed up the process of permitting.	New development needs to pay its fair share for impacts on infrastructure and services. Section 2.4, PEIP-1, 4 addresses minimizing the cost and time associated with permits for businesses.
Executive Summary, Community Plan Goals	Amy Russell	Bullet #3 Please define affordable housing for those who work in Shandon.	People working in Shandon will not likely be of one income level. Affordable housing for those who work in Shandon is market rate housing, and based on the inclusionary housing section of the Land Use Ordinance, housing affordable to the following groups as defined by the State: "Extremely Low Income" is defined by Health and Safety Code Section 50106 as 30% of county median income; "Very Low Income" is defined by Health and Safety Code Section 50105 as 50% of county median income; "Lower Income" is defined by Health and Safety Code Section 50079.5 as 80% of county median income; "Moderate Income" is defined by Health and Safety Code Section 50093 as 120% of county median income; "Workforce" is defined by Title 22 of the County Code as 160% of county median income.
Executive Summary, Community Plan Goals	Amy Russell	Bullet #4, "Plan for population growth consistent with the community's vision." The plan cannot be consistent with the community's vision when the community wants a smaller amount of people than the county. In addition, a medical facility, market and drug store are not the main concerns of the town. The community wants # 1 Sheriff sub-station, #2 on-off ramps Highway 46 at McMillan and Center.	The community's preferences taken from workshops, surveys and the Advisory Council's "Community Priorities" indicate a desire for more commercial retail opportunities as well as a Sheriff sub-station and grade separation improvements at SR 46 and West Centre Street. Each of these features will require population growth, unless the existing residents elect to fund these items independently.
Executive Summary, Community Plan Goals	Amy Russell	Bullet #6, Not at the cost of private property rights. The roadways need to focus on trailer traffic not pedestrians and bicycles.	The roadways are capable of handling vehicles with trailers but must accommodate all users.
Executive Summary, Community Plan Goals	Amy Russell	Bullet #7 and #8 Need to be removed.	The goals of a balanced, safe and healthy community are consistent with Strategic Growth principles and County policy.
Executive Summary, Community Plan Features	Amy Russell	Bullet #1, This is a 20 year plan please remove "and beyond".	Revised. The Public Hearing Draft Plan looks at 25-year horizon. Regardless, buildout may well occur beyond that time frame.
Executive Summary, Community Plan Features	Amy Russell	Bullet #2, Please formally contact the current property owners of zone change before May 5, 2010.	All legally required notices for the Community Plan Update have been made along with several courtesy notices throughout the process to all property owners. In addition, courtesy notices will be sent to all property owners where zoning changes are proposed.

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Section/Reference	Commenter	Comment	Response
Executive Summary, Community Plan Features	Amy Russell	Bullet #4, 5 and 6 Please define and rewrite. The wording is misleading it implies there is an established plan to fulfill needs through guidelines and programs. Which there is not.	The Public Hearing Draft Plan establishes community design guidelines, development standards and implementation programs (see Chapter 9), and criteria for future development in the Master Plan Areas (see chapter 3).
Executive Summary, Public Utilities and Services	Amy Russell	Improvements in public services need to be increased Sheriff presence, on and off ramps Highway 46 and connect to state water pipeline. While, the other services are important they are dependent on population growth. Paragraph 6 states promoting energy efficiency measures, green building and solar and wind power. Please define. Chapter 8 is still missing and our official comments are due without an important Chapter in our plan.	The Public Hearing Draft Plan includes a program to identify potential funding for additional law enforcement personnel and for a Sheriff's substation in Shandon. Highway 46 improvements and State water delivery are also addressed. Chapter 8, the Public Facilities Financing Plan is now included. According to the US Environmental Protection Agency, "Green building (also known as green construction or sustainable building) refers to a structure and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort." See Sections 4.5, 4.6, 4.7, 9.6.1e), and 9.7.
Section 1.1	Amy Russell	Paragraph 1 there is discrepancy with this paragraph and Executive Summary Community Plan Features Bullet #1 "2030 and beyond".	The Executive Summary has been revised.
Section 1.2	Amy Russell	Shandon Urban Area Paragraph 1, 2nd sentence the Shandon Planed 2010-2030 moves the community away from this vision.	This is a description of the existing situation, not the vision for the future.
Section 1.3	Amy Russell	The Plan's Structure This entire section is misleading and out of order. Please rewrite the section without redefining words. When writing place "programs, standards and guidelines" in order of use. When you place them out of order, it is misleading to the reader. Place them in order of importance.	The order appears logical.
Section 1.4	Amy Russell	Paragraph 1, sentence 1 "embrace common sense approaches for a sustainable community". This is an ambiguous sentence and leaves too much room for interpretation "common sense" please rewrite. Paragraph 2, last sentence reorder "policies, programs, standards and guidelines by order of importance. Shandon In 2030: Sentence 2, "conveniences of urban living" define. Sentence 4, "landscaped trails" where do they come from?	A vision statement is intended to be broad, and the Plan further defines this vision. The order of policies, programs, standards, and guidelines is as they appear in the Plan. "The convenience of urban living" means things are easier to do or get to because of the closeness of the various land uses to one another. Landscaped trails would come from private developers installing the trails or by a public agency constructing a trail within a public right-of-way.
Section 1.5, item 1	Amy Russell	"conserving nonrenewable resources and replenishing renewable resources" to what extent? Bullet #3, Private property rights.	These are countywide goals and principles and they are intended to be broad. More details are described in the Plan.
Section 1.5, item 3	Amy Russell	Private property rights.	This is a countywide principle. Please reference Chapter 1, Section F of Framework for Planning that provides a detailed discussion on this principle.
Section 1.5, item 4	Amy Russell	The plan does not achieve this and please define "citizens' financial ability to provide them".	Policies, programs and standards will help achieve orderly and sustainable growth. Infrastructure financing is a challenge, please refer to Chapter 8.
Section 1.5, item 6	Amy Russell	The plan does not achieve this.	This concern will be forwarded to the decision makers.
Section 1.5, item 9	Amy Russell	Define "incompatible and undesirable uses".	An example would be a residence adjacent to a noisy industrial use.
Section 1.5, [item 12]	Amy Russell	Define compact building design.	This is a countywide principle. Please reference Chapter 1, Section F of Framework for Planning that provides a detailed discussion on this principle.
Section 1.5, item 13	Amy Russell	The plan does not achieve this. Please define "funding has been identified."	Please refer to Chapter 8. This concern will be forwarded to the decision makers.
Section 1.5, item 15	Amy Russell	The plan does not achieve this.	Please see Chapters 8 and 9. This concern will be forwarded to the decision makers.
Section 1.5, item 18	Amy Russell	How does the plan "encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation"?	Trips that leave Shandon will decrease when more shopping, services and jobs locate in Shandon. Also refer to Section 5.12.
Section 1.5, item 20	Amy Russell	Where does the plan "provide a variety of transportation choices"?	Please refer to Chapter 5.
Section 1.5, item 21	Amy Russell	How does the document :make development decisions predicable, fair and cost-effective" and please define	Through clear, consistent and certain standards in Chapter 9.

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Section/Reference	Commenter	Comment	Response
Section 1.5, item 23	Amy Russell	How does the document "strengthen regional cooperation" and please define.	This is a countywide principle. Please reference Chapter 1, Section F of Framework for Planning that provides a detailed discussion on this principle. The Plan provides the opportunity for a greater range in land uses to be located in Shandon that would reduce regional traffic trips and lessen impacts to resources in other communities. New development in Shandon would contribute its fairshare for regional transportation impacts.
Section 1.6	Amy Russell	Workshop # 1: Sentence #3 "general theme ... public safety services, infrastructure improvements, and overall beautification. How does the plan prioritize the goals according to the community's goals? Recreational Amenities - Top 5 Favorites and Community Amenities - Top 5 Favorites: At these workshops participants were encouraged to dream and think big, so the results do not reflect reality. Nor can the county provide most of these amenities.	Incorporated into Plan's principles/goals, policies, prioritized programs, and standards, as applicable. The County can not necessarily provide all of the desired items; some would be provided by future development. The Plan provides a roadmap to accomplish the goals.
Section 2.0	Amy Russell	Paragraph #2, Please insert "developer interest". Developer interest affected the plan, so please add that.	This is a statement that describes a process that results in projecting future growth. Although there are Master Plan Areas described in the plan, the growth projections affected those plan areas rather than "developer interest" affecting the growth projection.
Section 2.1	Amy Russell	"intensification of agricultural activity in the region combined with a housing shortage countywide" is no longer applicable, please remove.	This is a historical perspective.
Section 2.2, Economic Development: Economic Development Issues: Bullet #[5]	Amy Russell	"Low population" not according to Market Study.	Low population is a challenge to economic development, as larger populations are needed to provide market demand for commercial activity. This is explained in the Market Study.
Table 2.6	Amy Russell	"Work out of County of Residence 8.9%" this is not an oddity when the town borders 5 counties, please understand this.	The commenter's opinion is noted and will be forwarded to the decision makers.
Section 2.2, Income	Amy Russell	"About 22.9% of the population was below the poverty line in Shandon, much higher then the 12.4% in San Luis Obispo County as a whole." How does this affect the mandated rates from the state and how do we compare to the other cities in the county?	Staff is assuming that the commenter is referring to housing mandates. Workforce housing covers a wide range of income levels all the way up to 160% of the county median income. The Inclusionary Housing Section (22.12.080) of the Land Use Ordinance provides relief (from having to deed restrict units) for communities, such as Shandon, that have lower income levels.
Section 2.2, Income	Amy Russell	"The increase in home values in recent years has made it increasingly difficult for very-low to moderate income families to afford buying a home." How does this affect Shandon?	The Inclusionary Housing Section (22.12.080) of the Land Use Ordinance provides relief (from having to deed restrict units) for communities, such as Shandon, that have lower income levels.
Section 2.2	Amy Russell	Please create a graph demonstrating future projections of income level for the community of Shandon based on Table 2:8 Household Income, Table 3:1 Land Use Summary and Table 3:2 Potential Residential Development.	Based on Census information, the median household income in Shandon went up from 2000 from $35,000 to $47,404, which was a slightly higher rate of increase than the county as a whole. However, it is very difficult to project future household income levels, as there are many uncertain variables.
Section 2.3, PEP-5	Amy Russell	Does not "provide a variety of housing types for all income levels."	The commenter's opinion is noted and will be forwarded to the decision makers.
Section 2.3, PEP-7	Amy Russell	Decrease fees and wait time.	Please refer to PEIP-1, Item 4.
Section 2.3, PEP-8	Amy Russell	How does the plan do this?	The Public Hearing Draft Plan, provides for growth and the opportunity for and more goods and services to be provided locally. Also see Section 2.4.
Section 2.4, PEIP-1	Amy Russell	paragraph 1, who is going to "actively recruit them (underrepresented industries)"? Bullet #1 a-m, who promotes this and how does Shandon develop this way without a large population increase? Bullet #2 and 3, who conducts this study and who pays for it? Does the market study already cover this information? Bullet #4 and 5, make this happen, do not talk about it.	Table 9.2 in the Public Hearing Draft Plan summarizes how implementation programs are implemented. Bullet 3 is being implemented with the adoption of the plan that includes rezoning of land. Bullet 4 will be implemented with the provisions in Chapter 9 and approval of the first use permits.
Section 2.4, PEIP-2	Amy Russell	How does this happen?	Language revised.

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Section/Reference	Commenter	Comment	Response
Section 9.3	Amy Russell	"projected growth rates are exceeded during this time period, the Community Plan should be updated to respond to community growth prior to the year 2030." The "growth rates" should never exceed the Plan without approval from the Shandon Advisory Committee.	Community plans do not limit growth rates. Actual rates of growth in Shandon would not be limited unless the County Growth Management Ordnance is amended to establish a specific growth rate cap for Shandon.
Table 9.1, Section 5.12, TCIP-2	Amy Russell	Work with the community to develop trails Priority High. Where do the trails come from and how does this affect property rights?	Trails would come from private developers installing the trails or by a public agency constructing a trail within a public right-of-way. If the community is interested in trails, it would be appropriate to work with County Parks to identify potential rights-of-way.
Table 9.1, Section 6.3.2, FPEIP-2	Amy Russell	Establish a health clinic Priority High. How did you decide Shandon needed a health clinic? What are the pros. and cons. of a health clinic? How are you going to establish a health clinic and who is paying for it? Remove establishment of a health clinic.	Community preference from workshops and surveys indicated a desire for a health clinic. The establishment of a health clinic could be done privately, by the County Health Department or through a public-private partnership. Having a health clinic in a town brings medical professionals and services, thereby saving lengthy trips to the nearest medical services in other communities. In some cases, having local access to medical services provides preventative health care to individuals and families that may not otherwise obtain preventative care. During hours of operation, a health clinic could help avert a medical emergency. According to the market study conducted for the Community Plan update, having medical offices helps attract a pharmacy. Potential cons include additional local vehicle trips internal to Shandon and additional trips from nearby rural areas into Shandon.
Table 9.1, Section 6.4.2, LEIP-1 and 2	Amy Russell	Continue crime prevention and safety outreach and reduce police response times Priority High. What programs are currently in place for crime prevention and safety outreach? How do you plan to reduce police response time?	Language in Table 9.1, Section 6.4.2, LEIP-1 was revised. As LEIP-2 states, the key to reducing response times is funding.
Table 9.1, Section 6.6.2, CFIP-3	Amy Russell	Please state the reasons why a health clinic benefits Shandon and how it will affect the town.	Having a health clinic in a town brings medical professionals and services, thereby saving lengthy trips to the nearest medical facilities in other communities. In some cases, having local access to medical services provides preventative health care to individuals and families that may not otherwise obtain preventative care. During hours of operation, a health clinic could help avert a medical emergency. According to the market study conducted for the Community Plan update, having medical offices helps attract a pharmacy.
	Amy Russell	Chapter 8 cannot be commented on because it has not been published at this time.	Chapter 8 was released on January 5, 2011. Comments may be made at anytime through the Public Hearing process. Please contact staff to find out deadlines for getting comments into the staff reports.
Section 9.8 and General	Steve Sinton	Recommends making policies, standards, programs and requirements rather than recommendations. [Commenter provides examples and specifically recommends this for Section 9.8.]	Chapter 9 has been revised but it still contains guidelines that are recommendations. Larger projects requiring discretionary approval can be required by the decision makers to meet certain guidelines found throughout Chapter 9 as if they were standards. This concern raised by the commenter will be forwarded to the decision makers.
General	Steve Sinton	The term "buildout" is misleading to the public. Although a clear definition is helpful, it would be better to use a different phrase, such as "projected 2030 development".	An explanation of buildout has been added to the Executive Summary of the Public Hearing Draft. It is the term typically used to describe the estimated ultimate level of development according to a land use plan.
Section 2.4, PEIP-1, item 1 and Section 3.1.2	Steve Sinton	The list of businesses listed should include a bank.	A bank could be included under "local-serving retail and services." Banks have been added to the examples of neighborhood commercial area uses in Section 3.1.2.
Section 3.1.5	Steve Sinton	The agricultural community is clear that open space should not be confused with working farms and rangeland. The buffer along the easterly edge of the URL shouldn't be "a buffer between urban development and agricultural uses", but grazing land. To leave the land unproductive will result in invasive noxious plant taking over the "buffer" and increased fire hazard. The only exception would be where the community would have pedestrian, biking or riding trails. These spaces need to be managed.	The Open Space designation has been renamed to better reflect the creek and habitat areas to which they correspond. Planned open areas such as the buffer along the easterly edge of the community will likely remain under private ownership, although they could be subject to an open space or conservation or similar easement. Limitations on the types of agricultural uses could be included in such easements.

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Section/Reference	Commenter	Comment	Response
Section 3.0	Amy Russell	Paragraph 1, sentence 1 "a community that provides a balance of housing options" define in economic demographics. Project the assumed income level of every type of housing in the plan. "Trails" who provides the trails? How does this affect property rights? Last sentence, please place policies, standards and programs in order of importance/action.	A balance of housing options would be for any income group. Trails would come from private developers installing the trails or by a public agency constructing a trail within a public right-of-way. The order of policies, programs, standards and guidelines are consistent with other area plans and the Planning Area Standards found in Article 9 of the Land Use Ordinance.
Section 3.1.1	Amy Russell	Residential Single Family (RSF): Densities are too high and does not mirror the density in the Heights neighborhood.	Densities have been revised.
Section 3.1.3	Amy Russell	Add a rodeo grounds in place of a park.	The interest in a rodeo ground has been added to the plan. Please refer to Section 6.6. in the Public Hearing Draft Plan. A rodeo ground is allowable with a Conditional Use permit in nearly all land use categories, except RSF and RMF.
Section 3.2.3, item 5	Amy Russell	Materials and Methods of Construction: This bullet needs to be removed as it places too many restrictions on development. The language is ambiguous "preferably" and leads the reader to believe the materials and methods is an option.	This principle (for the Master Plan Areas) does not require any particular materials or method but identifies a preference. Other materials or methods may be utilized by developers in the Master Plan Areas.
Section 3.2.3, item 6	Amy Russell	This bullet needs to be removed it is too costly for the builder and steps on private property rights.	This principle (for the Master Plan Areas) does not require any particular technology or method but identifies ways to reduce energy consumption and improve groundwater replenishment.
Section 3.3.2, item 1	Amy Russell	"Provide opportunities for ownership and rental housing in a combination of affordability levels: very low income, lower income, median income, and moderate income." Please define income levels, correlate income levels to Table 3.1 Land Use Element and compare to cities and towns in the county.	Actual incomes that meet the criteria of the various income levels change each year. They do not relate to land use designations. Table 2.8 compares incomes of Shandon residents to the county average.
Section 3.3.3	Amy Russell	"significant improvements in public services, primarily water, wastewater, and circulation" the primary improvement needs to be the presence of the Sheriff. We currently do not have a "circulation" problem. However, if the roads and parking are designed for cars, and not designed for trucks and trailers, we will have a "circulation" problem. "Additional water storage faculties are needed" because the county did not provide enough storage to begin with. Please fix the water storage problem without raising our taxes or fees.	Please refer to Section 8.8 that describes public facility costs for existing developed property. Road improvements are required. County standard roads are capable of handling trucks with trailers. The commenter's concern about improved law enforcement presence will be forwarded to the decision makers.
Section 3.5	Amy Russell	Please add a Rodeo Grounds in place of a park.	The interest in a rodeo ground has been added to the Public Hearing Draft Plan. Please refer to Section 6.6. A rodeo ground is allowable with a Conditional Use permit in nearly all land use categories, except RSF and RMF.
Section 5.3	Amy Russell	"Diagonal parking can also be provided with wider rights-of-way." Please make sure this is trailer and truck friendly.	Section 5.3 has been revised. Diagonal parking is not likely on Centre Street due to right-of-way widths.
Section 5.8	Amy Russell	"Bulb-outs and roundabouts are encouraged to be used as traffic calming devices." Please do not use roundabouts.	Roundabouts can be effective traffic calming measures and designed to handle truck traffic and vehicles towing trailer. The commenter's preference to not include roundabouts will be forwarded to the decision makers.
Section 5.9	Amy Russell	"Within the commercial nodes and other multi-housing family areas, bicycle racks will be provided to encourage alternative to driving." Who pays for this?	Bicycle racks would be installed and maintained by the property owners.
Section 6.2	Amy Russell	Please add a Rodeo grounds.	The interest in a rodeo ground has been added to the Public Hearing Draft Plan. Please refer to Section 6.6. A rodeo ground is allowable with a Conditional Use permit in nearly all land use categories, except RSF and RMF.
Section 6.4	Amy Russell	"The average response time to high priority calls in 2008 was eight minutes, which met the North Station's goal of a 15-minute response time to such calls." Please add Shandon's specific average response time. The response time given is for all calls in the North County and therefore not accurate to Shandon.	Despite the distance to the nearest Sheriff substation (25 miles to the southwest), the average response time of 8 minutes is possible because deputies respond to calls while on beat patrol, rather than from the Templeton Station itself (Reid, Personal Communication, June 5, 2009). Because of the location of beats and because development under the Shandon Community Plan would occur within the same general geographic area, Community Plan buildout would not be expected to increase response times above the established 15 minute goal.

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Section/Reference	Commenter	Comment	Response
Section 3.1.6, last paragraph	Steve Sinton	[Ditto comment from Section 3.1.5]	See above response.
Section 3.2.1	Steve Sinton	Would this be the place to discuss a community wide "architectural style"? It is mentioned in 9.6.2 C-3, but needs to be accomplished concurrent with this plan.	No clear architectural style preference came out of the visual preference survey conducted at one of the community workshops. However, Policy LUND-11 in Section 3.7 is to work with the community to establish and maintain an architectural style that reflects community preferences. Once that is accomplished, this Plan can be amended accordingly.
Section 3.2.3, item 1	Steve Sinton	Walkability should be expanded to include other means of nonmotorized transport, including bikes, jogging, skateboards and equestrian.	Other non-motorized movement would be accommodated. There has not been a strong community desire for equestrian trails and lack of logical trail routes. Though future routes could be established through coordination with County Parks.
Section 3.2.3, item 5	Steve Sinton	should include clear requirements for construction waste recycling and reuse.	This is an existing requirement will all building permits.
Section 3.3.1, item 3	Steve Sinton	Connectivity should include equestrian.	There has not been a strong community desire for equestrian trails and lack of logical trail routes. Though future routes could be established through coordination with County Parks.
Section 3.3.1, item 5	Steve Sinton	The community does not want grid-type layouts that result in straight streets. Elsewhere the plan refers to curved streets, which is preferable and can be utilized to create grids, but don't look like it. This is another example of where a standard should replace a principle. So, the use of grid layout needs to include curvilinear streets to avoid a large urban look to neighborhoods.	There has not been a strong community desire for equestrian trails and lack of logical trail routes. Though future routes could be established through coordination with County Parks.
Section 3.3.1, item 9	Steve Sinton	Underground utilities are extremely valuable in establishing a better community and are an example of what should be a requirement.	Master Plans will need to be consistent with this principle. LUO also has requirements for undergrounding.
Section 3.3.1, item 12	Steve Sinton	It would be reasonable to discuss with the community whether sidewalks should be only on one side of residential neighborhoods to increase landscaped areas and reduce costs. Single sidewalk streets need to be wider than standard.	Pedestrian connectivity and sidewalks are important to the plan and are part of the Advisory Council's "Community Priorities for Shandon Development." Figures 5.3 and 5.4 do provide options for bio-swales, so there could be some instances where sidewalks are limited to one side of the street provided pedestrian movement and safety are not compromised.
Section 3.3.3	Steve Sinton	The wastewater system should be designed to accommodate the existing town and funding to actually serve the existing community needs to be aggressively pursued.	Please refer to Chapter 8. In particular, Section 8.8.
Section 3.3.3	Steve Sinton	The treatment of the problem with the Highway 46 intersection is too vague. The plan needs to propose ways to deal with this problem and then seek concurrence from Caltrans.	Detailed measures in are in Chapters 8 and 9.
Section 3.4.1, last bullet	Steve Sinton	In addition to utilizing LID practices, each house should be required to provide onsite percolation from gutters (such as a gravel filled hole through the hard pan). This requirement should be community wide.	Use of rainwater catchments should be encouraged per COSE Policy 4.6; information on this should be provided to residents and developers as part of WIP-2 in Section 7.1.2.
Section 3.4.2, last paragraph	Steve Sinton	The reference to keeping large animals on the Residential Suburban lots would indicate the likelihood of horses and reinforces the need for horse trails around and through town. (This is mentioned in Policy TC-2 on page 88, but not elsewhere.)	The size of the Halpin Master Plan Area has been reduced (Section 3.4.2) and large suburban lots that would allow animal keeping are not longer recommended in the plan. As mentioned in previous responses, there has not been a strong community desire for equestrian trails.
Section 3.6.1	Steve Sinton	The statement that the San Juan & Cholame rivers have channel instability is correct. Upstream from Shandon the stream moved more than 100 yards in 1969 and any development near those channels or the Estrella will need specific stream bank protection measures to avoid loss of property and potential loss of life. Any such measures will likely have environmental impacts that will need to be addressed and would be in conflict with NCRP-2 on page 78.	Development will need to be set back a minimum of 100 feet from the top of bank and from riparian habitat, and perhaps more per the Habitat Conservation Plan. Development within the Flood Hazard will need to comply with flood hazard standards in the Land Use Ordinance to protect life and property. At the time of specific project review, the review authority must make findings for consistency with NCRP-2

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Section/Reference	Commenter	Comment	Response
Section 3.7, LUND-7	Steve Sinton	SLO County Planning should organize another opportunity for the community to decide on an appropriate architectural style for the community (also C-3 on page 120).	No clear architectural style preference came out of the visual preference survey conducted at one of the community workshops. However, Policy LUND-11 in Section 3.7 of the Public Hearing Draft Plan is to work with the community to establish and maintain an architectural style that reflects community preferences. Once that is accomplished, this Plan can be amended accordingly.
Section 3.7, LUND-10	Steve Sinton	excellent concept	This is now LUND-15. This comment will be forwarded to the decision makers.
Section 3.7, LUND-11	Steve Sinton	It is unclear what a consistent rate of development would be between multi-family and single family residential development.	Now LUND-16, this standard has been revised.
Section 3.8, LUNDIP-2	Steve Sinton	We need to be very careful not to cause Caltrans to leave the area, as it is one of the very few non-agricultural employment sites in Shandon, other than the schools.	This is a good point. The intent of the program is to relocate the facility to a more suitable location but not out of the Shandon area.
Section 4.5	Steve Sinton	There is a lot of discussion about energy efficiency and the use of solar. The state has mandated that renewable energy become a significant source of our power in the next decade or two. Is there any reason why San Luis Obispo County can't mandate that all new houses provide at least 20% (or 30%) of their projected energy needs through onsite renewable energy generation? It might be necessary to provide an exemption in certain circumstances, but the short term additional costs would be more than compensated for by the long term savings. This would also be less likely to be consumptive of open space, when compared to the communitywide solar energy system proposed in ECIP-6.	Renewable energy, especially solar, is very costly, even with subsidies. County policy (COSE) emphasizes whole house retrofits, use of incentives to conserve energy and establishment of financial districts to help fund distributed generation rather than mandates. On-site renewable energy such as solar may not be feasible on many parcels.
Section 4.7, ECIP-4	Steve Sinton	Recycled water might be just as useful when allowed to go as groundwater recharge, rather than trying to pump it to other locations for ag or landscape uses.	The proposed wasterwater treatment system has been redesigned where groundwater replenishment is a key component instead of recycled water. ECIP-4 has been deleted.
Section 5.2	Steve Sinton	Needs some ideas for making the Highway 46 access safer. The County will need to pressure the State through our legislators to find a solution before the highway is expanded past the two Shandon intersections. It will be helpful to have solutions to recommend. TCIP-3 only recommends one, which may be too expensive. A major roundabout or other solution may need to be proposed.	Chapters 8 and 9 detail the recommended solutions.
Section 5.3	Steve Sinton	Centre Street could be improved with amenities similar to those used in local downtowns along the San Francisco Peninsula, such as Mountain View, Menlo Park, Los Altos and Burlingame.	See PEIP-2 in Section 2.4 and LUNDIP-3 in Section 3.8.
Section 6.1	Steve Sinton	The Shandon Joint Unified School District cannot afford to buy land for new schools or build a new school without issuing a bond. Will developers be required to set aside land for the schools? Will they be required to donate the site? School development fees pay less than 20 percent of the cost of housing a new student, so before burdening the school with the other 80+ percent, the Shandon Community Plan Update needs to assess whether the School District and the community can reasonably be expected to afford and support a new school bond.	See response to Shandon Advisory Committee regarding Schools above. Staff has been in contact with the School District to learn about its bonding capacity.
Section 6.2	Steve Sinton	Many communities are now providing dog parks to reduce the contact between dog waste and children. The park plan should include at least one for the community. Most dog owners are willing to drive to a dog park if one is not within walking distance, in order to provide exercise and entertainment for their animals.	Specific activities at future park sites must be determined in the future by County Parks.
Section 6.6	Steve Sinton	The plan should include the possibility of a shared facility with the Shandon High School (which already exists in Parkfield) to save facility and personnel costs while increasing the potential for more books and computers.	This concept is covered by CFP-4 in Section 6.6.1.

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Section/Reference	Commenter	Comment	Response
Section 7.1	Steve Sinton	The update does not even mention that even if Shandon used the 100 acre feet of State Project Water, it would have to greatly expand its use of groundwater. Shandon would be an appropriator of that groundwater and have rights junior to overlying ag users. If the groundwater levels continue to decline, the town could be forced to either condemn ag water to continue pumping, begin rationing, or seek alternative sources (which seem nearly nonexistent). This pumping also violates Ag Policy 11 which says that municipal uses shouldn't take the groundwater needed for ag. With the Paso Robles groundwater basin in apparent decline, how can the County allow this development to even be proposed?	The 100 acre-foot per year State water allocation is mentioned in Section 7.1 of the Public Hearing Draft Plan. The Board of Supervisors recently agreed to not sell Shandon's allocation. The commenter's concern will be forwarded to the decision makers.
Section 7.2	Steve Sinton	There needs to be a plan and funding to connect the waste treatment system to the existing town.	Chapter 8 addresses this issue.
Section 7.2.1	Steve Sinton	The plan for use of the treated water seems misguided. If the town is going to take water away from ag through extractions from the Paso Robles basin, shouldn't it return as much water as possible to that basin from the treatment plant?	The proposed wasterwater treatment system has been redesigned where groundwater replenishment is a key component instead of recycled water. WWP-2 in Section 7.2.1 has been revised.
Chapter 9, general	Steve Sinton	Curbs, gutters & sidewalks – It might be appropriate to provide for single, wide sidewalks on one side of the residential streets to help maintain the small town look. If adopted, the sidewalks would need to be wide enough to allow couples or persons with baby carriages to pass easily (see comment for Section 3.3.1, item 12).	Pedestrian connectivity and sidewalks are key features of the Plan and are part of the Advisory Council's "Community Priorities for Shandon Development." Figures 5.3 and 5.4 in the Public Hearing Draft Plan provide options for bio-swales, so there could be some instances where sidewalks are limited to one side of the street provided pedestrian movement and safety are not compromised. Sidewalk widths are 5 foot minimum.
Section 9.6.1, item b	Steve Sinton	Requires building to be located near the street where site conditions allow. On site parking is required to be located in the rear of the site. The parking standard should also be enforced "where site area allows" because existing mature trees along Centre Street would otherwise have to be removed to comply with this provision in at least the northwest property at 3rd Street & Centre.	(Now) Section 9.6.4 b) iii has been revised.
Section 9.6.1, item g	Steve Sinton	Does a "Shandon Master Tree list" exist?	Yes, see Appendix C.
Executive Summary, 4th paragraph & Section 1.2, 2nd paragraph	Kate Twisselman	Disputes the notion that we get very little visitor traffic. With the advent of GPS systems, travelers, including semi trucks and commercial moving vans, come through daily. Additionally, in the wintertime, UPS uses Shandon to drop trailers when the weather is bad enough to threaten to close the Grapevine. Although coastal news coverage would lead you to believe that closures on I-5 only impact 101, that is not true. Of course, moving SR 41 out of town should mitigate that, but for the time being we don't get "very little" visitor traffic.	This section has been revised.
Figure 1.2	Kate Twisselman	[The commenter is not in favor of the URL as shown, especially the inclusion of the detached portion belonging to Peck near Centre St./SR 46 intersection.] The original proposed URL should be preserved.	The proposed URL in the Public Review Draft included concepts developed by workshop participants. The URL has since been modified for the Public Hearing Draft. Please see Figure 3.1. The detached CS site on the Peck Ranch has been removed from the URL. That specific area is proposed to replace to existing Commercial Retail site on the corner of West Centre and SR 46.
Table 2.6	Kate Twisselman	While, of course, the most important statistics are listed here, there is no mention of the percentage of workers who do NOT live in Shandon but do work here. Many, Many agricultural workers come from outside the area and work here and there is not one teacher at any of the local school campuses (excluding Parkfield) who live in this town. The commenter list several other people employed in Shandon who do not live in Shandon.	Based on input from the community, including this comment, there is a clear understanding that a number of employees in Shandon do not live in Shandon. The County does not have a survey that covered that statistic. One of the goals of the Plan is to provide the opportunity for those who work in Shandon to choose to also live in Shandon.

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Section/Reference	Commenter	Comment	Response
Section 2.2, Income, 2nd paragraph	Kate Twisselman	"According to the 2000 Census, the median home value in Shandon was $105,900, while the median home value in the county as a whole was $230,000. In 2007, the median home value in the county was $581,000, an increase of 153% from 2000." These numbers are not close to being relevant in this market. [The commenter provides additional information regarding the cost of housing. Please refer to their attached letter.]	Median incomes and home values have been updated to more recent 2005-2009 estimates for Shandon and the county as a whole.
Table 2.8	Kate Twisselman	I do not dispute the data, I have no way of knowing if it is accurate. However, again, I would like to be reassured that the source, the 2000 Census, is capable of including data only inside our URL. Otherwise, if the data is from our zip code or school district, it's useless.	The Census data corresponds roughly to the study area for the Shandon Community Plan, but not the URL.
Table 2.9	Kate Twisselman	Again, I dispute the notion that 10 year old data is in the least relevant particularly in light of all the real estate issues we have in this county and in this state. Also, the same comment as Table 2.8 - can the Census determine that the data were looking at is only inside the URL?	Table 2.9 in the Public Hearing Draft Plan has been updated. The Census data Corresponds roughly to the study area for the Shandon Community Plan, but not the URL.
Section 2.3	Kate Twisselman	This is a comment that actually applies to a LOT of the same kinds of sections. I realize that this is probably standard in planning documents and planning jargon but I'm confused by the idea that these "statements" are POLICIES and not some sort of GOAL or ASPIRATION. [The commenter adds that the policies are vague and that there are virtually no concrete ideas about how any of these will occur.]	Policies are generally less specific than their implementing measures (programs, standards and guidelines).
Section 2.4, PEIP-1 1.a.	Kate Twisselman	a) Local-serving retail and services (see market study). Okay; where's the market study? I'd love to see it.	The market study was prepared in November 2005. A copy will be provided to the commenter.
Section 2.4, PEIP-1 1.h.	Kate Twisselman	[Commenter is not in favor of advocating transportation (trucking) and related businesses because they would add more traffic on SR 46 that has existing traffic problems.]	Uses of this type of significant size would require a discretionary use permit where traffic impacts to SR 46 would be evaluated.
Section 2.4, PEIP-3	Kate Twisselman	PEIP 3 "Work with the school district to develop internship, mentoring and workplace learning programs for Shandon High School students. Work with Cuesta College - North County Campus to encourage vocational job training for Shandon residents." [Commenter states that this program unhelpful and inflammatory, and that it unfairly suggests that Shandon students and Shandon residents be restricted to vocational job training only and not be provided guidance for other educational or professional pursuits. Commenter recommends that this section be added to allow for other options or delete it.]	Vocational skills of workforce important for economic development. The program doesn't preclude other options. The commenter's concern will be forwarded to the decision makers.
Section 3.1.1, Workforce Housing	Kate Twisselman	I've been over the cost of purchasing a house in Shandon already. [Please see comment regarding Section 2.2, Income.] If you can't afford $50K, there's probably a reason for that. Homeownership isn't a right. [Commenter is dissatisfied with the quality of a People's Self-Help project on Second Street and if houses were built in proximity of job centers would mean there would be no houses built in Shandon.]	Workforce housing covers a wide range of income levels all the way up to 160% of the county median income. The Public Hearing Draft Plan encourages different housing types to be integrated with single-family neighborhoods with compatible designs. See Guideline 9.6.4j) v) that was added.
Section 3.1.1, Residential Single Family	Kate Twisselman	I don't know what any of this means with regard to the variety of units. What are these things: "single family-zero lot line units, single family- patio homes, and half-plexes?"	Design of these types of small-lot single family units illustrated in Figure 3.1.1.
Section 3.1.1, Multi-Family Residential	Kate Twisselman	What are detached zero lot line units, detached patio units, garden apartments?	First two illustrated in Figure 3.1.1. The text was revised to clarify garden apartments.

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Section/Reference	Commenter	Comment	Response
Section 3.1.2, 2nd paragraph	Kate Twisselman	"The neighborhood commercial areas are intended to serve a neighborhood's daily retail needs. Markets, pharmacies, bakeries, dry cleaners, gas stations and other similar uses generally serving nearby residential areas can be found within these areas," Okay - again, this is kind of elitist. This isn't Carmel or some other cute place. Our daily "retail needs" include things like a barbershop or hair salon and a hardware store now that the co-op p is closed. Or a small business center where you could get access to the Internet and fax things and make copies. Do you have any idea how many people can't do those kinds of things here? And seriously, a dry cleaner? But not a Laundromat. I realize that you're using generic language. But we've been working on this plan for years now. How is it that it isn't tailored more closely to Shandon? It can't be because you don't know the town, can it?	The list of typical uses was modified by based on the suggested uses.
Section 3.1.2, Commercial Retail	Kate Twisselman	I have questions about "nodes".	The commercial nodes identified in the plan refer to an area with contiguous businesses (or commercially zoned land). They may be built around a key intersection, plaza or adjacent blocks, such as the existing area along Centre Street.
Section 3.1.2, Commercial Service/Residential	Kate Twisselman	"...immediately after adoption of the Community Plan, before other lands (that are subject to Land Conservation Act contracts) become available for development." And further, "...intended to remain in place until such time as land of equal or greater size become available for business center development. Thereafter, the site could be developed with residential uses." Okay, if we stick with the current schedule, "immediately after adoption of the plan" equals December of this year, 2010. I can't believe we have to have terminology in here that discusses the consequences of something when we all know that there isn't any money for ANY of this. [Please refer to the commenter's letter that provides additional discussion on this point.]	Language in Section 3.1.2 (last paragraph) has been revised.
Section 3.1.3	Kate Twisselman	SJUSD does not-provide use of its facilities during non-school hours. I 'm not sure where this came from. If I ever gave the impression that the school's use of the playing fields in the park is reciprocal, I apologize. When the cleaning staff leaves in the afternoon, the gates are locked. Also, last sentence, The Land Use Plan identifies potential locations for various park sites." How were these sites identified? What were the criteria? And then what? They've been identified. What's the next step? Tell us how that works. We need to know.	Sharing school recreation facilities is not occurring at this time. That sentence has been deleted.
Section 3.1.6	Kate Twisselman	"Portions of three of these properties are planned for conversion to urban uses." Which three? Please spell it out.	Language in Section 3.1.6, first paragraph, has been revised.
Section 3.1.6	Kate Twisselman	I would argue with the description of the Williamson Act. I would say that it is more accurate to describe it this way: The Williamson Act is a California law that provides incentives to preserve agricultural lands and open space and discourages their conversion to urban uses. San Luis Obispo County implements the Act by exchanging a lower tax assessment for the landowners' promise to restrict the use of the land to the allowed uses. Or something like that. If you keep the language you have, note that the Act does not actually protect agriculture (that's the goal but that's not what the Act does. It provides for a way for that to happen) and in the second sentence, there is an agreement problem with "a lower tax assessments on their parcels."	Language in Section 3.1.6, second paragraph, has been revised.

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Section/Reference	Commenter	Comment	Response
Section 3.2.3, item 2	Kate Twisselman	"Transit systems should also be linked to larger, regional networks." Like what? Amtrak? Greyhound? I find the lack of specifics totally annoying. And if you don't know what the options for such a "regional network" are, then are you sure it's a good idea to put it in there? You must have had some idea of what you meant.	Language in Section 3.2.3, item 2 has been revised.
Section 3.2.3, item 3	Kate Twisselman	Seriously - if everyone else in this county paid what we do for our water and they lived in the hottest part of the county, like we do, we'd have a really different story about water use. We do this well. It's patronizing to indicate otherwise.	The sustainability principle for water conservation is appropriate for new development.
Section 3.2.3, item 5	Kate Twisselman	Is this where Templeton mandated in their plan that everything had to be finished in real wood? Or something?	Section 3.2.3, item 5 is a sustainability principle for materials and construction methods, whereas the intent of the Templeton guideline was for appearance.
Section 3.2.3, item 8	Kate Twisselman	"Provide for agricultural resource protection and preservation by maintaining compatible transitional land use patterns and establishing site specific development criteria." What in the world does this mean? Note, this is not the original language I used to mark the passage. But seriously. More mush. It doesn't mean anything real. What's the point?	Language in Section 3.2.3, item 8 has been revised. Also see Appendix A - Community Priorities for Shandon Development, bullet 4.
Section 3.3.1, item 1	Kate Twisselman	What do you perceive the social costs to be? What are you talking about? And if you don't know, take it out.	Sprawling neighborhoods (not "close-knit") that are less walkable and less conducive to interaction and activity.
Section 3.3.1, item 2	Kate Twisselman	When you say "community center" in line 1, you mean the metaphorical core, right? Not a "community center" where people playing ping pong. I've seen there is some confusion on this.	Yes, a central or core area. Language has been revised.
Section 3.3.1, item 8	Kate Twisselman	"Utilize design measures to encourage automobiles to travel at slower speeds particularly through residential areas." More mush. Like what? And if you expect US to fill this in, I'm not a planner. Although I may be when this is over. Someone must know what "design measures" they are talking about? Please be as specific as possible. Were going to get stuff we don't like and wonder why and then be told, "'You approved the design measures."	Principles are intended to be broad. See Section 5.8.
Section 3.3.1, item 15	Kate Twisselman	Please add some language that also addresses drainage.	Item 13 addresses drainage.
Section 3.3.2, item 1	Kate Twisselman	Please tell me what community in this county has a higher percentage of poor workers AND a higher percentage of affordable housing than we do? [The commenter's letter includes a lengthy discussion on work force and affordable housing and asks why Shandon has to make all the concession. Please refer to the commenter's letter, attached.]	Workforce housing covers a wide range of income levels all the way up to 160% of the county median income. The Inclusionary Housing Section (22.12.080) of the Land Use Ordinance provides relief (from having to deed restrict units) for communities, such as Shandon, that have lower income levels.
Section 3.3.2, item 3	Kate Twisselman	"Develop a planning strategy that phases development and includes a variety of housing types in each development phase where possible." Really? Is that not what we're doing? Or do we have to develop a strategy to figure out how to develop a strategy that allows a strategy to be developed in order to have a developed strategy.	Revised language.
Section 3.3.2, item 4	Kate Twisselman	"higher closer" Is this a typo?	Reworded.
Section 3.3.3	Kate Twisselman	"Offsite improvements will be required to Centre Street, San Juan Road and the SR 46 intersections with East and West Centre Streets." What are "offsite improvements"? What does this mean?	Language in Section 3.3.3 was revised.
Section 3.4, 2nd paragraph	Kate Twisselman	"visually linking residents to open space, agriculture and the hillsides that form a magnificent backdrop to the community." Not to mention that those magnificent hills funnel water, mud, silt and debris down across San Juan toward the river. I don't understand why this is never addressed. If Fallingstar II is ever built, every single back yard will get trashed every time it rains.	The amount and density has been substantially reduced. Mitigation for drainage and erosion will be required with subdivision plans.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
Figure 3.3	Kate Twisselman	Please note when imagining these roads and the increased traffic that is likely to result from the build-out, semi trucks carrying lettuce, product from the goat ranch, carrots, grapes, cattle and petroleum products must be able to safely travel and turn on them. That's clumsily worded but someone should come and watch and see how hard it is for them to access 41/Centre St.	The San Juan/Centre Street intersection will be realigned. Streets in and adjacent to new development will be improved to County standards and will be able to accommodate a variety of vehicles.
Section 3.4.1, 4th paragraph	Kate Twisselman	"Multi-family residential areas allow up to 20 units per acre and are intended to provide MUCH NEEDED (emphasis mine) rental and affordable housing." Says who? And I actually mean – Please cite the source for the data that proves this is "much needed." Because I don't believe it. And I refuse to allow my town to become a dumping ground (as was once attempted by the city of San Luis) for other people's lack of affordable housing. We have plenty. Or, maybe a way to look at this is to ask, "How much, exactly, do you think we ought to have? What does the county think our share of the burden is in all this? All of it?	Each community needs to provide a range of housing opportunities and choices per the County General Plan. The percentage of multi-family development has been reduced. The language in this paragraph has been revised.
Section 3.4.1, Traffic Calming	Kate Twisselman	What measures are you suggesting. Please be specific.	Principles are intended to be broad. See Section 5.8.
Section 3.4.1, Utilities and Streets	Kate Twisselman	"Connect all uses." Is this supposed to be "users"?	"Uses" is correct.
Section 3.4.1, Utilities and Streets	Kate Twisselman	"In less dense areas, large landscape areas, and areas adjacent to open space (there's no comma here but probably, for clarity, there should be) utilize Low Impact Development (LID) practices for handling roadside drainage." What at are those? Please be specific. If you mean these swales, please indicate who is responsible for weed control, spraying, mowing, etc. We have a problem with that now.	Revised to add example. Maintenance could be by the County, a County Service Area (CSA), or Community Services District (CSD), for example.
General	Kate Twisselman	Random question - when the streets are laid out for the new developments, how are the street names determined? Who does that? And is there latitude if we don't like them?	Street are named at the time subdivisions are approved or afterwards, if generic street names are used, such as "A" Street. We have a road naming ordinance (Title 20 of the County Code). Advisory councils are often involved in making recommendations about street names.
Section 3.4.2, 3rd paragraph	Kate Twisselman	"It is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and help implement the economic policies found in Chapter 2." To whom is it important? Not to me. And again, this is more bullying language and I don't like the idea behind it. Nothing is critical at this point. There are no willing lenders and it's crap to threaten us like this. I resent it.	It is important for the community in order to provide local employment opportunities and facilitate economic development.
Section 3.5, 1st paragraph	Kate Twisselman	"The larger (the emphasis is mine) Peck Ranch is generally bounded by Highway 41 and Highway 46 and Centre Street." The larger Peck Ranch goes west all the way past Whitley Gardens to Geneseo Road. It's immense.	Language revised.
Section 3.5, 2nd paragraph	Kate Twisselman	"...pedestrian and bicycle access would be through the park allowing a pleasant separation from vehicular traffic." Do not allow bike traffic in the park.	An appropriate route and design for pedestrian/bicycle path would need to be assured. The commenter's concern will be forwarded to the decision makers.
Section 3.5, 2nd paragraph	Kate Twisselman	"The Peck Ranch property is intended to provide additional employment and associated residential development that will improve the local employment opportunities within Shandon." I had to get out my old grammar book to diagram that sentence in an effort to discover what could possibly be meant by that. I still don't know. So, how exactly is additional employment supposed to he provided? And then "local employment opportunities." What is this?	The sentence was reworded in the Public Hearing Draft Plan, which provides land uses (zoning) for employment-generating businesses, together with programs to encourage businesses to locate in Shandon.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
Section 3.5, 2nd bullet	Kate Twisselman	If we were to have a new library, the county requires that the community pay for HALF. We would never be able to do that. We can't even raise the $9K it takes to run the pool in the summer. So if we were to emphasize that the library would be the preferred use over the health clinic, we'd be in better shape.	This paragraph identifies uses that could be included in this area, without prioritizing them. However, a health clinic was a use desired by participants in the community workshop and survey.
Section 3.5.1, 1st paragraph	Kate Twisselman	The land uses include open space. But somewhere else, were told that open space isn't really going to be the designation – it's just to point out where the open space will be. Who would be trying to pull the fast one here?	The area in and along the Estrella River and other creeks has been redesignated as Creek Area. This area will remain undeveloped as part of the development of the Peck Master Plan Area due to hazards and habitat; however it will not be included in the Open Space land use category, as it is privately owned.
Section 3.5.1, 2nd paragraph	Kate Twisselman	Wow. How sketchy does that sound? I say no. You're asking for Mixed Use and you're getting it. Deal with it. If the plan is adopted in December, we'll be gearing up for another plan update five years after the 15 year clock runs. They can cope until then.	The provision for converting Mixed Use to Residential Multi-Family in the future has been deleted.
Section 3.5.1, 4th paragraph	Kate Twisselman	[Regarding the detached Commercial Service site.] Again, see my comments previous about how sneaky I think it is that this is now included. And if they want this piece included in the URL, then they should have to hook up to CSA 16 water and the proposed sewer system. One other reasons we never got the gas station out at the 41/46 connect by Cemetery Road is because it was prohibitively expensive to hook up to the water - which they were being compelled to do. Also, I dispute the notion that "as with the site on Fallingstar II, it is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and help implement ..." The piece that's next to it - where the scales are - also owned by the Peck Ranch is currently zoned commercial and formerly had a gas station on it. If it is imperative that services be there, start with that. If their commitment to the economic development is so strong, then start with that.	The visitor-serving area is now proposed to be outside of the URL. It is the proposed business park area within the URL (opposite the "Heights") that should be developed in a timely manner in order to provide opportunities for local employment.
Section 3.5.1, 5th paragraph	Kate Twisselman	"The 12 acre Commercial Retail area" sentence appears to be missing a word.	Revised.
Section 3.5.1, 6th paragraph	Kate Twisselman	cafes" should not have an apostrophe. It's plural. Not possessive.	Revised.
Section 3.5.1, 8th paragraph	Kate Twisselman	It has been pointed out before but I would reiterate the issue with putting "active sports fields" in the existing park at the expense of what? The trees? The pool? The clubhouse?	Active use area are envisioned to be part of a park expansion.
Section 3.7	Kate Twisselman	I have made this point before but every now and then I feel like pointing it out again - These policies are not policies. They are goals. Or aspirations. Except LUND-3. For whatever reason, it's a specific, concrete little idea.	Policies are generally less specific than their implementing measures (programs, standards and guidelines).
Section 3.7, LUND-7	Kate Twisselman	" ... that represent Shandon's agricultural history and character." And what are those? Or, what are those according to the Planning Department or consultant who put that in there?	This policy has been deleted.
Section 3.7, LUND-14	Kate Twisselman	"Provide a mix of residential housing types affordable to a wide range of income groups, consistent with the goals, policies and programs of the San Luis Obispo County General Plan" So, we have a policy to provide a thing, consistent with other things. Doesn't this seems, I don't' know, stupid? Either say what you mean or delete it.	The language in the policy clearly states its meaning.
Section 3.8, LUNDIP-2	Kate Twisselman	"Coordinate with Caltrans to relocate their maintenance yard on Centre Street to a more suitable location." First, why can't they all be this specific? And Second, I can no longer remember why this is important. Can someone please refresh my memory?	The current location of the Caltrans yard is in a prime location on Centre Street. This site could be occupied by other uses more compatible with the high school, park and downtown. The intent would be to relocate the yard in or near Shandon. Implementing programs have a higher level of detail and specificity than policies.

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Section/Reference	Commenter	Comment	Response
Section 4.2, 1st paragraph	Kate Twisselman	"Throughout the twentieth century, Shandon had its share of economic ups and downs, but continued to thrive as a focus for ranching and farming families in the area." What exactly are these ups and downs?	Sentence deleted.
Section 4.2.1, 3rd paragraph	Kate Twisselman	"The known surface water sources are located outside the URL." - I don't understand what this means. Do you mean that the headwaters of the San Juan are located on the Chimineas Ranch? Or something else? And of course, the statement that the area "may (emphasis mine) have been occupied by mobile small groups ... " is disappointing. Scads of bowls, pestles and other implements have been uncovered over the years.	Outside of the URL would include the headwaters of San Juan and Cholame Creeks. The sentence conveys the opinion of the consulting resource specialist. The difference of opinion is noted.
Section 4.2.2, 1st paragraph	Kate Twisselman	"The few historic resources officially recorded in Shandon were discovered as a result of surveys conducted for compliance with the requirements of the CEQA and/or Section 106 of the National Historic Preservation Act..." I'm unclear about this. Officially recorded where? For example, the Shandon Cemetery was recorded during this investigation." What does this mean? And the reason I'm asking is that the Shandon Cemetery has been an official (according to the Secretary of State's office) certified cemetery since 1890. I have the original charter in the safe. It's not like it's a mystery or a secret.	Records for historical resources identified with projects in the County would be in reports on file with the Department of Planning and Building. Those reports may also be on record with State Clearinghouse for Archaeological Records at UCSB (though historical reports are not required to be sent to UCSB). Historical resources of Statewide significance are on record with the State Parks Department, other historical sites are on record with National Register of Historical Places. The sentence of concern conveys the opinion of the consulting resource specialist. The difference of opinion about the density of the resource is noted.
Section 4.2.2, 3rd paragraph	Kate Twisselman	"A cultural resources survey for a fiber-optic cable installation running from San Luis Obispo to Bakersfield investigated the Shandon Station, one of the pumping stations among the 1929 style residences, outbuildings, pump and boiler buildings, tanks, barn, and bridge. This complex was evaluated as "a distinct historical and architectural district. Well, it's gone now. The homes were disassembled and hauled away. Hope it wasn't too significant. It's embarrassing that this is in here. In all the work that was done on this plan, did no one look or check to make sure that this is correct?	This paragraph has been deleted.
Section 4.2.2, 7th paragraph	Kate Twisselman	-"over 50 years in age." Many of the buildings on those streets are over 100 years old. That's not a stretch. And it doesn't include the oil company houses that were moved to town.	50 years is cited because buildings greater than 50 years old may be considered historic. Sentence revised.
Section 4.2.2, last paragraph	Kate Twisselman	"The small development to the west of downtown appears to be largely composed of recent construction. Two residences are square houses with wrap-around porches and monitor ceilings for cooling, indicating that there is the potential for these residences to be considered historic resources. The location would have been attractive at an early date as it is set upon a low hill (Shandon Study Area Environmental Constraints Analysis - Morro Group, Inc.)" [Although there is recent construction in this neighborhood, the commenter's letter states that the subdivision was mapped in 1946 and that 13 homes existed in 1957. The commenter states that the tone of this section is pretty ridiculous and the consultant should have spoken with the local residents.]	Staff agrees that the amount of newer construction may not be as great as characterized in this section. The commenter's opinion on the descriptions in this section of the Plan are noted.
Table 4.1	Kate Twisselman	Missing from this list is the house on the southwest corner of Second and Cholame. The Amy Tucker Boarding house on the northwest corner of Camatti and Second is very old and part adobe. I can't imagine why my house is on this list. As I wrote before, it was built in 1949, public records should show that. The Standard Oil houses are questionable but whatever.	Please see NCRIP-5 which could result in changes to the list in Table 4.1.
Section 4.6, ECIP-4	Kate Twisselman	This seems to be an actual "policy" not some vague dream about what could happen. How did that get included?	ECIP-4 (since deleted) was an implementation measure so it was appropriate to be more specific.

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Section/Reference	Commenter	Comment	Response
Section 5.0, 3rd paragraph	Kate Twisselman	Some of the things that "will happen" already do. San Juan already is a "collector" street according to the county road report in 2009. It's possible that you're just "setting the scene" by stating these things but I can't tell.	The paragraph was revised for clarification.
Section 5.1	Kate Twisselman	"day-lighted cul-de-sacs" - what are these?	The Public Hearing Draft Plan explains that these cul-de-sacs are open (at their ends) to allow passage of pedestrians and bicyclists. The term "day-lighted" has been deleted.
Section 5.2	Kate Twisselman	Caltrans has a puzzling apostrophe. Same line, " ... where Highways 41 and 46 meet near Cholame." Note, the highways intersect in two places. Both could be considered near Cholame if you didn't know where you were, exactly. Please always indicate a directional descriptor.	The paragraph was revised for clarification.
Section 5.2	Kate Twisselman	"Intersections at SR 46 will require both interim and long term improvements for safer access to the highway." - such as. Please be specific. And I'm also not sure about the use of "safer. " I believe it's possible that ANY access will require improvements. Otherwise, we'll just be sitting there, with the turn signal on. Waiting. Trying not to get in an accident.	Specifics are given in Chapters 8 and 9.
Section 5.3	Kate Twisselman	"Arterials are designed to handle a larger volume of traffic ... " Can you please provide any numbers or data for bow these labels are applied? What constitutes a larger volume?	Arterials are designed to handle in excess of 16,000 average daily trips.
Section 5.3	Kate Twisselman	"Diagonal parking." I understood that we had decided parallel parking was a smarter, safer way to go with Centre. St.	Section 5.3 was changed.
Section 5.5	Kate Twisselman	"permit on-street parking." Permit is a verb here meaning "allow," right, not an adjective describing the on-street parking. In other words, we are not going to have to issue parking permits for residents to park. Or are we?	It is used to mean "accommodate." Word changed.
Section 5.8	Kate Twisselman	Traffic calming -- Please explain "bulb-outs."	"Bulb-outs" are extensions of sidewalks into the paved shoulder or parking lane, so that the curb edge is adjacent to the traffic lane. This facility allows pedestrians to be seen closer than if they are standing further back from traffic. It also allows pedestrians a shorter crossing time within the street.
Section 5.8, 3rd paragraph	Kate Twisselman	"special paving around a small landscaped island." We can't get Caltrans to cut the weeds on its own right-of-ways. We have to push and fight to get the Parks people to maintain the park. Who will landscape these islands and who will maintain them? How do you plan for that to work?	Maintenance could be by the County, a County Service Area (CSA), or Community Services District (CSD), for example.
Section 5.9, 2nd paragraph	Kate Twisselman	Bike rack. Who will pay for those?	Bicycle racks would be installed and maintained by the property owners.
Figure 5.1	Kate Twisselman	I don't understand the legend of the map. What are the street arrow thingies and what do they mean?	Figure 5.1 has been revised.
Figure 5.2	Kate Twisselman	"Note: diagonal parking...." But haven't we already determined that we haven't adequate right-of-way? Parallel parking on Centre St. - our only arterial - is preferred. And of course, do not forget the high number of travelers that pull trailers - travel, horse, utility, hay, pipe. We need ways to accommodate them.	Figure 5.2 has been revised.
Section 5.12, TCIP-7	Kate Twisselman	[Commenter expressed their dismay at the idea of a Community Services District.]	Section 5.12, TCIP-7 was deleted.
Table 6.1	Kate Twisselman	Where do these "assumptions" come from? What is this based on? And why are there two different formulas? Are you saying that if you can afford to live in RMF you have half as many children as if you live in RSF? Why? What accounts for this?	The student estimations were derived from comparing the total number of houses in the school district (San Luis Obispo County portion only) with the total number of students reported to the county by the school district each year for a 16 year period. Since, Shandon does not have any multi-family residential, the rate for multi-family was based on information about other school districts in the County and the State that shows there is a difference between RMF and RSF.

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Section/Reference	Commenter	Comment	Response
Section 6.1, last paragraph and 6.1.1, SP-5	Kate Twisselman	"The school district should coordinate with the County Parks Division to determine the feasibility of a shared school and park site." First, I have a lot of misgivings about putting the two together. In a town that sees the Sheriffs Department's Gang Task Force working from time to time having school facilities share with parks seems like a bad idea. What if you were having a school function in the evening? How does that work? And we all know how far we are from law enforcement. Second, I object to being told what I "should" do. My response is, generally, you should mind your own business. And SP-5 - I can't imagine why this is encouraged. If everything were hunky dory, we wouldn't have had to fence the school. But we did. It's just asking for trouble.	The misgivings in the community have been expressed. Shared sites have worked successfully in other parts of the County and it can be an efficient use of land. It will depend on the school district and the Parks Division, if this would be possible in Shandon.
Section 6.2, 2nd paragraph	Kate Twisselman	Again, The park leases use of the playing fields to the school. The school does not make its facilities available to the town. I can't imagine where that came from.	This paragraph was changed.
Section 6.3	Kate Twisselman	"fire season and one firefighter assigned to a Type 2 apparatus during winter months." This is incorrect. We have two people in the winter.	Language changed to reflect Cal Fire's current staffing.
Section 6.3.1	Kate Twisselman	In some places these headings have the word "and" spelled out and in some places an ampersand is used. [The document should be consistent.]	Revised to be consistent.
Section 6.3., FPEP-3	Kate Twisselman	What does this mean? How in the world are you going to minimize the risk of property damage, [for example], from hazardous chemical releases through subdivision and development design?	For example, through appropriate containment of hazardous chemicals, setbacks from residential areas and drainage courses, and measures to prevent hazardous chemicals from entering drainage courses.
Section 6.4.2, LEIP-2	Kate Twisselman	The Community Concerns or whatever we called them were a compromise. On every issue. This is one I disagreed with. I don't think we need a substation. It concentrates resources at the edge of the world. It makes more sense to put one north of the Paso airport or on 101, near San Marcos Road. That way, the Lakes are covered, San Miguel is covered and were covered.	The commenter's disagreement with this priority will be forwarded to the decision makers.
Section 6.6.1, CFP-4	Kate Twisselman	No.	The commenter's disagreement with this policy will be forwarded to the decision makers.
Section 6.6.2, CFP-4	Kate Twisselman	At one point a site was identified. But we recognize that half the funding must come from the community and as I've said before, we Can't even keep the pool free for $9K a year, how will we ever raise the money for a library?	The library could share a site or the building with another government or civic use. Chapter 8 discusses potential ways to fund public facilities besides the major ones. Public Facility fees from new development will contribute toward library funding.
Section 7.0, 1st paragraph	Kate Twisselman	" ... details for the phasing and construction for each of the major facilities are not included in this plan. Several unknown factors affect how the phasing is accomplished, including housing demand, changes in the economy, and when and where development will occur first." This seems to be a first rate cop out and I dislike it. Changes in the economy, housing demand and when and where development will occur first are not little things. [Please refer to the attached commenter's letter for additional details on this comment.]	Phasing and construction details are beyond the scope of a Community Plan, and will be addressed in the Water Master Plan Update, CIP, etc.
Section 7.1, last paragraph	Kate Twisselman	Please be specific about what deficiencies will be resolved and which will be alleviated. We already have publicly made mention of the fact that the County Public Works Department knowingly installed a tank that was insufficient for the job and we would be extremely unhappy to have to pay to fix their mistake. So, I want spelled out for me these "some" and "other" deficiencies.	A key deficiency is mentioned (fire flows). Other items are described in Chapter 8 of the Public Hearing Draft Plan and in the CSA-16 Water System Plan.
Section 7.2, 3rd paragraph	Kate Twisselman	Where did the 80 gallon figure come from?	80 gallons was the amount used by the consulting engineers on the preliminary design.
Figure 7.2	Kate Twisselman	Why do the pipes not go further out Truesdale?	The pipes go to the edge of the URL.
Figure 7.3	Kate Twisselman	If you spray effluent, can you graze livestock?	Spraying effluent is no longer part of the wastewater treatment plant design.

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Section/Reference	Commenter	Comment	Response
Section 7.3, 1st paragraph	Kate Twisselman	"...many of the exiting streets...." Is this supposed to be existing? There is always pooling and flooding on the heights - not mentioned here and there is a huge problem on N. Second at Camatti and at Centre as well as Cholame and First/Truesdale.	"Exiting" corrected to "existing" and additional locations added.
Section 7.3, 3rd paragraph	Kate Twisselman	"bioswales" - They are fine in theory. Who will maintain - mow, spray, whatever- them. We have bioswales up on top of the heights in the Boneso section. They are in some places, not everywhere, a mess and filled with foxtails and wild oats. Is it the property owners' responsibility? If it's a drainage feature mandated by the county, is the county going to have someone weedwack it?	Maintenance could be by the County, a County Service Area (CSA), or Community Services District (CSD), for example.
Section 7.3.2, SDIP-1	Kate Twisselman	[Commenter expressed a concern about the grading Public Works gave the community for "readiness" in 2009.]	This comment and the commenter's letter will be forwarded to the decision makers.
Section 7.5	Kate Twisselman	[Commenter does not want anymore propane tanks in town.]	Section 9.6.1.q was added.
Chapter 8	Kate Twisselman	[Commenter displeased that Chapter 8 was not included.]	Chapter 8 was released on January 5, 2011. Comments may be made at anytime through the Public Hearing process. Please contact staff to find out deadlines for getting comments into the staff reports.
Section 9.3, item a	Kate Twisselman	"The population of the Shandon..." [typographical error.]	Correction made.
Section 9.3, 3rd paragraph	Kate Twisselman	The 2027 date mentioned is perfectly reasonable date to take up the issue I mentioned concerning 3.5.1.	The provision for converting Mixed Use to Residential Multi-Family in the future has been deleted.
Section 9.6.1, 1st paragraph	Kate Twisselman	I assume, again, that you mean "center" here as "core" not like "job training center." If I'm mistaken, please clarify. Upon re-reading, perhaps you really do mean a Job" center. You cannot be serious.	This section moved to 3.1.2. Wording changed to clarify that this area is to be a center for employment.
Section 9.6.1, 3rd paragraph	Kate Twisselman	"employment centre" [typographical error.]	Correction made.
Figure 9.1	Kate Twisselman	It would appear that there are existing residential buildings in the park and at the high school.	The illustration depicts Centre Street between First and Fourth. The park and high school sites are not shown.
Section 9.6.2, C-3	Kate Twisselman	"Establish and maintain an architectural style that reflects community preferences." Which would be what exactly. There are two places in here that discuss parking. Please remember we have a lot of oversized trucks and trucks that pull trailers here in town. We need to have adequate, safe places for them to park.	Architectural style would need to be determined by the community through a public process. Section 9.6.4 b) iv. Has be revised to accommodate larger vehicles on sites that can accommodate them. Street parking in some cases may be the only option.
Section 9.6.3, Parking	Kate Twisselman	This comment applies to several of the points made here - is parking some kind of deviant act that it must always be hidden? And again, remember that we do have lots of oversized vehicles and trucks that pull trailers.	Screened parking reduces visual impacts and prevents headlights from shining into the street, which can cause glare and safety problems. Parking behind buildings makes streets more pedestrian-friendly.
Section 9.6.3, Window, Doors and Entries, item c	Kate Twisselman	Okay, but why? This seems so arbitrary. I don't have an issue with it but why? I have pretty much the same comment for Materials and Colors f) please explain.	These recommendations are intended to bring attractive and functional features, such as awnings, into commercial design. The guidelines provide choices so there is flexibility and variety.
Section 9.6.3, Materials and Colors item f	Kate Twisselman	Okay, but why? This seems so arbitrary. I don't have an issue with it but why?	These recommendations are intended to bring attractive and functional features, such as awnings, into commercial design. The guidelines provide choices so there is flexibility and variety.
Section 9.6.3, Landscape and Public Spaces, item e	Kate Twisselman	- to be dumped by? You are mandating trash (we already don't have downtown trash receptacles-- we used to but we don't anymore) and then what?	A thriving downtown will need trash receptacles and pick-up in the future.
Section 9.6.3, Lighting, item b	Kate Twisselman	Isn't this already against county code?	The guideline complements existing Land Use Ordinance standards for exterior lighting.
Section 9.7.2, item b	Kate Twisselman	In this economy, who can turn down cash? This is a ridiculous "suggestion." Do the people who make these suggestions not have any idea what is happening in the Shandon schools?	Land dedication rather than payment of school and Quimby fees is an option for the community in order to acquire a school or park site in a desired location and in a timely manner. The School District would have the option to accept school fees rather than land. Likewise, the County Planning Commission could require fees rather than land with a subdivision.

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Section/Reference	Commenter	Comment	Response
Section 9.7.2, item j	Kate Twisselman	Why is this addressed? No other divisible piece, including mine, is discussed in terms of what would be allowed. Please explain.	The standard regarding cluster land divisions has been deleted, as those properties are no longer a part of the Public Hearing Draft Plan.
Section 9.7.3, item a) i.	Kate Twisselman	Please define "exempt structure".	Exempt structures include: temporary structures approved from the County Engineer, provided the structure is not in place from October 15 to April 15; structures as part of emergency work; or structures such a fences, small sheds, or out buildings that do not require building permits.
Section 9.7.3, item b) ii	Kate Twisselman	Who enforces this? Sheriff's Department? Game Warden?	Now Section 9.6.3 b) ii. Enforcement could vary depending on the code being violated. Because this standard will be in the Land Use Ordinance, Planning Department Code Enforcement could be involved, the Sheriff could be involved if there are trespass issues or the Highway Patrol, if there are vehicle code issues.
Section 9.7.4 d [all]	Kate Twisselman	Again, I object to this being sneaked in. The maps from the HCP tour in September show this as being in the study area but as an island I missed it then and that's my fault. They should be made to hook up like everyone else.	The detached CS site near SR 46 and West Centre Street has been on the Land Use Plan since it was first composed, after the public workshops and design charrette, and published in January 2008 (and placed on the County's web site). The Public Hearing Draft Plan does not include this site in the URL (see Figure 3.1), as is the case in the existing General Plan, which includes the site in the Commercial Retail land use category. The size of the parcel should easily be able to accommodate a septic system to handle the potential uses for this site. However, if there are constraints to the system's design, the size of the project would have to be reduced accordingly. Placing the site outside of the URL means the sewer and water systems would not need to be extended to the site and across the river. Requiring a lengthy and costly water line extension to this site could discourage visitor-serving commercial uses of benefit to the community, and could be growth inducing as well.
Section 9.7.4 i) iv.	Kate Twisselman	Yes, this is good. ...there are homes where that's all you see. ...It's ugly.	Now 9.6.4 j) iv).
Section 9.8, item f	Kate Twisselman	Our winter winds come from the northwest only occasionally. In the winter, our winds come from the east. Bitter and cold. From the east. The only time our winds come from the west is in the Summer in the late afternoon when the fog is coming in on the coast. Otherwise, no.	Now 9.7 f). Language was revised.
Section 9.1 Table 9.9, 5.12, TCIP-1 and TCIP-2	Kate Twisselman	One overarching question I have is about how the priority designation was assigned. For example, Table 9.1 Program Implementation Summary 5.12 Transportation and Circulation Implementing Programs TCIP-2 Work with the community to develop trails is listed as High. Really? Trails are high? And yet, Update road classifications for major roads as necessary is rated "Low" We can live without trails but road classifications have actual consequences.	Now Section 9.8. The priorities were assigned by staff. Although there has not been strong support for equestrian trails, this program also addresses pedestrian and bicycle facilities. These priorities can be reassigned by the decision makers; the commenter's preferences will be forwarded to them.
Section 9.1 Table 9.9, 6.3.2, FPEIP-2 and 7.2.2, WWIP-1	Kate Twisselman	A health clinic is not a high priority to anyone. In fact, at this point, it's not any priority. Also, CFIP - 3, Establishing a health clinic is high but WWIP-I "Identify financing for water system upgrades for existing neighborhoods" is considered "Medium" and not to begin until 2012. Why is the health clinic being pushed?	These priorities can be reassigned by the decision makers; the commenter's preferences will be forwarded to them.
General	Kate Twisselman	Of course, the units and housing numbers mentioned here are too high for any reasonable growth. For each of the properties. It's too many. Please reduce by at least 10% if not in fact, by half.	The total number of housing units has been reduced from 2,220 to 1,437 (35% overall and a 42% reduction in new units.)
General	Kate Twisselman	Of course, putting the sewer on the west side of town is optimal. When the existing sections of town must hook up (and pay for the infrastructure to do so) it will be less expensive for us to hook up to pipes that will have to already be run to Fallingstar I than if the sewer is on the east side and we have to pay to run pipes over there. This is critical.	Both of the potential sewer sites have advantages. As shown in Chapter 8, the overall costs difference is $15,000. Section 8.8 describes costs to existing developed properties and lists the criteria for when (or if) sewer connections would be required.

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Section/Reference	Commenter	Comment	Response
	Kate Twisselman	[The commenter's letter speaks to a real estate listing for property being sold just outside of Shandon and that the description in the listing purposely excludes any references to Shandon because no one wants to live in Shandon.]	The commenter's letter will be forwarded to the decision makers.
General	Jackie Jackson	I would like to request a brief discussion on where and why additional property inside the study area was not included inside the urban reserve line and could you expand [the] discussion on future development for those areas.	Staff is recommending a variation of the Compact Development Alternative found in the EIR. The primary reason land within the Study Area was not included in the URL is that the Study Area, at 2,081 acres, contains far more land than needed. The proposed alternative only adds about 220 acres of land to the existing 400 acres in the URL. Land was not included in the URL if, among other things, it is under Land Conservation Act contract with no request for non-renewal or the land is in agricultural production that under the provisions of AGP 24 is a high priority for preserving. Sections 9.2 and 9.3 briefly discuss future amendments to the Community Plan.
General, Sustainable Communities Comments	San Luis Obispo Council of Governments (SLOCOG)	A favorable ratio of jobs/housing will require significant time to develop and the relative lack of employment in Shandon will result in a significant increase in vehicle miles of travel for some time. What types of business are envisioned in the proposed plan that will likely result in a larger percentage of the new residents working in Shandon as opposed to commuting to Paso Robles and other areas? The Population and Economy Implementing Programs primarily address promotional efforts and includes a provision to explore financing options for existing businesses. Are timing mechanisms proposed to limit housing construction until a certain number of employment opportunities can be realized?	Initially, the businesses would most likely be those that provide goods and services to local residents. Please refer to Sections 2.3 and 2.4, 3.2.3, item 7, and Section 3.7 LUND-1.
General, Sustainable Communities Comments	SLOCOG	A greater supply of mixed use development and higher intensity neighborhoods should be considered if this project moves forward to qualify under the State Department of Housing and Community Development (HCD) standards for low and very-low income housing development.	The Shandon Community Plan provides a variety of housing opportunities for all income groups, and the plan provides for an adequate mix of housing types, including an extensive area identified for mixed-use development. State HCD requirements are to be met by implementation of the County's Housing Element for the county as a whole (rather than community-by-community). Housing Element Objective 1.1 calls for 2,200 new homes over a five year period (2009-2014). Shandon's population projection for that five-year period is about 1.6% of the projected population for the unincorporated portion of the county. Therefore, Shandon's fair share of new homes would be a total of 35 during that period. After development of the wastewater treatment plant, the rate of new homes in Shandon would easily meet this objective. As with any new development in the unincorporated portions of the county, the inclusionary housing section of the Land Use Ordinance would assure that affordability requirements are met.
General, Highways, Streets and Road	SLOCOG	The proposed realignment of SR 41 to connect with SR 46E at the West Centre Street/McMillan Canyon Road intersection, along with the added traffic from visitor-serving and highway commercial uses proposed there and at the northeast end of town near SR 46, will ultimately require grade separation structures, additional right-of-way, and other operational improvements to provide safe access to the project. We recommend the plan more strongly address needed facilities and financing for interim and long-term improvements.	Chapter 8 address this issue.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

Section/Reference	Commenter	Comment	Response
General, Highways, Streets and Road	SLOCOG	We encourage all road right-of-way development in relation to the plan implement complete streets design elements. Instituting a complete streets policy is to ensure that design of the entire roadway is done with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities. Complete street considerations should be required: in the construction of all new development and redevelopment in the plan area in addition to the planned bicycle and pedestrian amenities. This should include consideration of facilities for sidewalks, crosswalks, ramps, bulb-outs, bikelanes, multi-use paths, as well as vehicular lanes.	Please refer to Figures 5.1 through 5.5, Section 9.6.1 f), 9.6.2 d) and 9.6.4 b).
General, Aesthetics	SLOCOG	The Public Review Draft of the Shandon Community Plan Update (February 2010) identifies Centre Street as an Arterial Road in Figure 5.1 (page 85). On the following page, Figure 5.2 depicts a cross section of the Arterial Road (Centre Street) in the Downtown Area as having two 12' travel lanes, a 12' two-way center turn-lane, and bike lanes and parking spaces on both sides of the street. Adding in 10' sidewalks, the right-of-way distance is shown as a 94' minimum. Photo simulation 7 (Figure 4.1-8) depicts a simulated downtown setting with future buildings on Centre Street near 4th Street. However, this photo simulation appears to depict a downtown street setting with a right-of-way of only about 50' in width, just over half the width of what is identified in the Community Plan. This photo simulation does not depict the bike lanes and parking spaces that are identified In the Community Plan, and depict sidewalks that are considerably less than 10' in width. Although the reader must realize Figure 4.1-8 (in 4.01 Aesthetics) is only a simulation of what Centre Street could look like in twenty years, this particular simulation does not appear to be consistent with what is identified in the Community Plan and may present a false visualization of the future of the downtown Shandon area. Please replace these simulations with more accurate depictions of anticipated improvements.	Figures 5.1 and 5.2 have been modified.

[Text in brackets was added to paraphrase or summarize a comment. Each of the commenter's letters are attached.]

March 10, 2011

5/19/10

Jay Johnson
SLO County Planning Dept.

Re: Shandon Community Plan

Here are my comments in regard to the Plan.

1. Only the Peck sewer plant makes any since. It requires fewer lift stations thus requiring less electricity to operate the pumps thus costing the consumer less. The Peck site can provide more space for expansion. The San Juan site was never one of our considerations.
   Go back to the plan that came out of all those workshops. It lays out what the **community** wants.
2. In regard to section 9.7.4 Land Use Category Standards and Guidelines, b) Commercial Retail (CR & MU), vii: the mixed-use area around the park must **stay** primary commercial for the life time of the Community Plan. Again go back to the plan that came out of all those workshops. It lays out what the **community** wants. Our vision of that area is with shops around the park with potential apartments above the shops. Look at Paso Robles' downtown park area. Realistically in fifteen years Shandon will not be ready for any development around the park. This paragraph should be deleted or specifically add the exclusion of the area around the park as was done for First – Fourth streets.
3. Figure 3.1 Land Use Plan shows a potential park site on Peaceful Valley Ln. This area is Rural Residential, currently 5 acre lots. This area was always thought to serve as a buffer between residential and farm land. It is not an appropriate site for a park at any time. This potential park site needs to be removed for the plan.

Again go back to the plan that came out of all those workshops. It lays out what the **community** wants. I think you're wasting your time and ours by rehashing things already discussed and decided on, ie: the looks of multi-family housing. Again go back to what came out of all those workshops. As a community we have developed a pretty good plan. We are the ones that live here, not the SLO Planners.

Thank you.

April and Ronny Tallman Sr.

PO Box 312
Shandon, Ca.

SAC meeting request
Donna to: Jay Johnson
Cc: Frank Mecham

04/06/2010 07:32 PM

History: This message has been replied to.

I would like paper copies of the proposed development plan, one for myself, one for Rosario Cano, one for Bertha Valencia, one for Jay Palmer, and one for Karen Sawdey, a total of 5, please.

BTW, I think you did a good job.

Random thoughts on the proposal:

Community Needs, bullet 3, "limit housing to capacity of the school system, including any additional construction bonding capacity". Well that limitation would be reached rather quickly wouldn't it? What is the magic number calculated to be?

Transportation, bullet 2, "limit housing to numbers that will not create traffic problems in town or at McMillan Cyn. Road". What is that number calculated to be?

Water Resources, the new development will be required to foot the bill for the proposed TWO water holding tanks, is this a correct assumption? NOT those of us already in CSA-16.

Page 63,"in the event market demand for mixed use development doesn't occur, may be converted to RMF". Utterly ridiculous. This inclusion would certainly encourage a developer to NOT properly market the product and to make Shandon the DUMPING GROUND for low income dense housing in the north county. No thanks.

TCIP-7 "encourage formation of a district to maintain older roads". My property taxes currently pay for the maintenance of county roads in Shandon. There already exists a current county policy to upgrade any dirt roads in Shandon. The people who live on the dirt roads should have noticed what they were buying upon the purchase. I am vehemently opposed to paying any monies for such a purpose.

More specific information desired regarding the possibility of requiring current residents being forced to hook up to a sewer system upon the failure of their current system, and upon application for a building permit.

The county paid a consultant for a sewer study. I do not recall the currently proposed sewer site even being among the 4 proposed locations in that study. Why was this particular site selected?

BTW, I know what a composting toilet is, but, what does the study mean by "waterless plumbing fixtures"?

See you tomorrow,
Donna Ellis

"The years tell us much,
that the days never knew."

Re: Shandon Community Plan Update
Ester Garcia to: jgjohnson 03/16/2010 10:22 AM

History: This message has been forwarded.

Hi Jay,
First of all, thank you for all that you do.
I know I have asked you this queston before. Can we still built on our land where it has the color green that represents, Open Space? Why a
it as Open space? By the way, if we were to build across the river where would we have access to a road to come out? The closest one is Pe
Rd. I don't think the owners would give permission to do an exit in their property. What are the chances?
My other question is: How about if we decide to put a Wine Tasting Place in our property? Or change our residency to a Wine Tasting Plac
answer me all my questions. Thank you,
Ester

--- On **Fri, 3/5/10, jgjohnson@co.slo.ca.us** <***jgjohnson@co.slo.ca.us***> wrote:

From: jgjohnson@co.slo.ca.us <jgjohnson@co.slo.ca.us>
Subject: Shandon Community Plan Update
To: aileen_loe@dot.ca.gov, "Adam Fukushima" <info@slobikelane.org>, ahill@co.slo.ca.us, aarlingenet_apcd@co.slo.ca.us, "AIA" <andy@slogreen.com>, Andrea_Pease%WINGS@co.slo.ca.us, "Andrew Christie" <sierraclub8@gmail.com>, "Anita Robinson" <anita@missioncommunitybank.com>, "Annette Montoya" <annettem@pshhc.org>, bstafford@dfg.ca.gov, bullyseyephoto@thegrid.net, breynolds@co.slo.ca.us, "Brian Stark" <brian@special-places.org>, bgibson@co.slo.ca.us, "Bruce Silverberg" <bsilverb@sbcglobal.net>, campas5@sbcglobal.net, ccrawford@slocoe.org, chris_kofron@fws.gov, connie.duncan@sbcglobal.net, "Carol Hatley" <chatley@haslo.o choward@co.slo.ca.us, "Craig Smith" <crsa@earthlink.net>, cblack@co.slo.ca.us, dchippin@calpoly.edu, dchurch@slolafco.com, dhillyard@dfg.ca.gov, dlrp@consrv.ca.gov, dflynn@co.slo.ca.us, dbenedix@co.slo.ca.us, "Donna Lewis" <donna@ccmortgageconsultant dbird@co.slo.ca.us, egcgarcia@yahoo.com, ellisd93461@yahoo.com, eschroder1996@sbcglobal.net, "Eric Greening" <elquadrillo@chart frank@arcieroracing.com, fhoneycutt@co.slo.ca.us, fmecham@co.slo.ca.us, gmcmillan@flyingment.com, gregj@northcoastengineering.c gdmarshall@co.slo.ca.us, "Gordon Hensley" <g.r.hensley@sbcglobal.net>, huntero@wellsfargo.com, info@ecoslo.org, info@kprl.com, jack@svs2help.com, jackie@slofarmbureau.org, jamesjesse2@yahoo.com, james_kilmer@dot.ca.gov, jbunin@hbacc.org, jcrocker@slocc jknight@jknightconsulting.com, joy@slofarmbureau.org, jpatterson@co.slo.ca.us, jdileo@co.slo.ca.us, jhamm@co.slo.ca.us, "Jeff Kuype <info@lpfw.org>, "Jeff Rodriguez" <jeff.rodriguez@ca.usda.gov>, "Jennifer_L_McNeil/PH/COSLO%Wings" <Jennifer_L_McNeil/PH/COSLO%Wings@co.slo.ca.us>, "Jerry Rioux" <jerry@slochtf.org>, jogren@co.slo.ca.us, Julie_Vanderwier@f

J.Knight Consulting

P.O. Box 3159
San Luis Obispo, CA 93403

MEMO

Date:	May 5, 2010
To:	Jay Johnson, County of San Luis Obispo
Prepared By:	John Knight, J. Knight Consulting
Re:	Shandon Community Plan Comments (Public Review Draft February 2010)

Jay,

Thank you for the opportunity to provide comments on the Shandon Community Plan. My comments are included in the table below.

Thanks,

John

No.	Item	Section	Page/Figure	Text	Comment
1	WWTP Location	3.0	44	n/a	It is not the preference of the property owner to have the WWTP plant located on the Peck property for a variety of reasons. The site would be highly visible and is located at a primary gateway into the community. In addition, the typical wind direction would blow any odors toward the community. Furthermore, the proposed plant location precludes the ability of the community to grow to the west beyond the 20 year planning time frame. The plant would also remove lands in agricultural production.
2	Small Lot Development	3.1.1	48, Fig. 3.1.1.	N/A	There is no mention of this figure in the text. It's unclear if this applies to RSF, RMF, or both. Given the allowable density of the RSF (12 du/ac), it would be helpful if it applied to both RSF & RMF categories.

P: 805-235-2406
F: 805-783-0329

No.	Item	Section	Page/Figure	Text	Comment
3	Center Focus	3.3.1.2	57	2. Provide an appropriately-scaled and economically healthy community center with a range of commercial, residential, civic, cultural, and recreational uses. On a neighborhood level, design neighborhoods with unique identities and with defined common and open spaces.	It seems unnecessary to require each Master Plan area to provide a separate community center. The text should reference either contributing to a common community center or it should require Master Plans to provide a central community feature such as a post office, plaza, or commercial center.
4	Undergro und Utilities	3.3.1.9	57	9. Place all utilities underground.	There may be some high voltage lines that cannot feasibly be placed underground.
5	Peck Ranch Area	3.5	66	The Peck Ranch consists of 633 acres, 270 of which are located in the Shandon URL,...	The Pack Ranch is actually several thousand acres and extends west to a point near Paso Robles, north of the Shandon URL and south almost to Santa Margarita.
6	Multi-Family Design Policies	3.7 LUND-11	71	Encourage the development of multi-family residential units at a rate that is consistent with single family residential development.	This cannot be accomplished if it's not supported by the market. In addition, it's not practical to have multi-family develop at the same rate. This policy should be deleted.
7	Fairy Shrimp	4.1.2	75	Longhorn and Vernal Pool Fairy Shrimp are listed as special status species known to occur within the Study area.	The biological assessment did not confirm the presence of fairy shrimp within the study area.

P: 805-235-2406
F: 805-783-0329

No.	Item	Section	Page/Figure	Text	Comment
8	WWTP Water Recycling	4.7 ECIP-4	80	Develop a recycled water system to supply parks and common landscapes, if the recycled water supply cannot be wholly used by agriculture.	To use this water on parks and landscapes requires tertiary treatment. It's not clear at this time what type of treatment will be used on the WWTP.
9	Transit Stops	5.10	83	All transit stops should include climate protection structures, lighting and seating areas, and shall have adequate right-of-way to provide access to the circulation system.	It's not practical or economically feasible to require every single transit stop to provide climate protection structures.
10	Arterial Road Sections	5.0	85, Fig. 5.2	n/a	Bio-swales should be added to the road sections. The travel lane width of 14' should be reduced to 12'. The area labeled "5' Shoulder" on the lower section should be labeled "5' bikelane".
11	Collector Road Sections	5.0	86, Fig. 5.3	n/a	The collector road is shown at 40' in width. This should be reduced to 36'. Bio-swales may be appropriate on both sides of the street in some areas.
12	Local Street Section	5.0	87, Fig. 5.4	n/a	The local street section should be reduced from 36' in width to 32' in width.

P: 805-235-2406
F: 805-783-0329

No.	Item	Section	Page/Figure	Text	Comment
13	TDM	5.12	88, TCIP-5	Develop and implement a comprehensive transportation demand management (TDM) program for new development with a goal to reduce weekday peak period motor vehicle trips by at least 20% of the forecasted trip generation for community buildout; and identify funding for a minimum of three years following buildout.	Ensure that this section should is consistent with the EIR.
14	Parks and Recreatio n	6.2	92	The Shandon elementary and high schools provide additional sports facilities (tennis, soccer, and basketball) that are open to the public during non-school hours Monday through Friday and weekends until dusk.	These may not be open to the public. The policies and programs should require the implementation of Joint Use Agreements to allow the community to use these school facilities and provide a funding source for the schools to take care of the facilities if used by the community.
15	Law Enforcem ent	6.4.2	96, LEIP-2	Reduce the average response time for police service by identifying potential funding for additional law enforcement personnel and establishing a Sheriff's substation in Shandon.	Why would a substation be needed if the average response time is 8 minutes and the goal is 15 minutes (noted on page 95). This program should be changed to require a feasibility study to determine and identify funding sources for a sheriff's substation as the community expands.
16	Library Space	6.6	97, Table 6.7	Requires 4 Library items per capita.	This criteria may no longer be relevant since libraries share their collections and can now access thousands of items per capita.

P: 805-235-2406
F: 805-783-0329

No.	Item	Section	Page/Figure	Text	Comment
17	Health Care Facilities	6.6.1	98, CFP-3	Promote the development of health care facilities and provide safe, affordable, and quality elder care and child care facilities and services for families who reside or work in Shandon.	This policy should be changed to: *Promote the development of health care facilities and the provision of ~~provide~~ safe, affordable, and quality elder care and child care facilities and services for families who reside or work in Shandon.*
18	WWTP	7.2	102-105	n/a	See notes above re: the owner's preference not to have the WWTP placed on the Peck Property.
19	Building Height Standards	9.7.1 a)	125	Commercial and residential buildings shall be limited to two stories.	A more appropriate way to restrict building height is by using a height limit above finished grade. Taller buildings should be allowed for commercial or multi-family structures when part of a Specific Plan or Master Plan or when proper height transitions can be provided.
20	Circulation Standards	9.7.1 e)	125	Curb, gutter, sidewalk, street trees, and street pavement, consistent with the Shandon Community Plan Street Sections, are required, except in the Residential Suburban and Agriculture Land Use Categories	Not all streets need curbs or should be required to have curbs. Refer to the street sections which allow for bio-swales.
21	Downtown Parking	9.7.1 g)	125	Within the downtown core, on-site parking requirements may be reduced. Parking lots in the downtown core shall not take direct access from Centre Street.	Some interior lots may not have legal access to a side street and will only be able to provide access from Centre Street.

P: 805-235-2406
F: 805-783-0329

No.	Item	Section	Page/Figure	Text	Comment
22	RSF Standards	9.7.4 i) ii.	129	The minimum parcel size for individual dwelling units is 4,500 square feet. Parcel sizes may be reduced by condominium or planned development.	To implement densities higher than 6 units per acre (up to 12 are allowed), a smaller lot size is needed. This standard should be amended to allow further reductions in lot sizes through the Master Plan or Specific Plan process.

P: 805-235-2406
F: 805-783-0329

19 April 2010

Mr. Jay Johnson
Senior Planner
San Luis Obispo County
Fax 805 781 4365

Dear Jay,

Here are my calculations for projected student generation at buildout. These are simple arithmetic using data from the public review draft Feb, 2010 of the Shandon Community Plan Update. The 3 following are possible.

1.) given 8125 persons at buildout table 6.1
1230 population 2010 table 2.1
360 students 2010 pp 6.1

$$\therefore 8125 \times \frac{360}{1230} = 2380 \text{ students at buildout}$$

2.) Given 8125 population at buildout table 6.1
30.6% of population school age table R.2

∴ 8125 X 30.6 = 2486 students at buildout

3.) Given 2200 dwellings @ buildout table 3.2
3.66 person/dwelling table 3.1
39.5% of each dwelling is 0-19 years old table R.2
13 years in school from 5 years thru 18 years of age

∴ 2200 X 3.66 X 39.5% X 13/19 = 2163
dwellings, persons/dwelling, adolescents/dwelling, students at buildout

None of the possible scenarios allows for only 1367 students at buildout; the probable number is at least 1.5 X to 2X that amount! The 2010 student population

includes not only Shandon but outlying areas. The potential with the outlying, is even greater than these calculations warrant!

If you have any questions or comments on my methodology or arithmetic please let me know. Thank you.

Sincerely

Les Differenbaugh
PO Box 78
Shandon CA 93461
805 286 2962

661 797 2515

March 10, 2011

Jay Johnson

SHANDON COMMUNITY PLAN UPDATE

QUESTIONS AND COMMENTS:

1. Page 127, 9.7.3, c, where are these hillsides located? Are they within the URL or are they simply visible from within the URL?

2. Page 80, ECIP-4 and page 100 WIP-3, what type of recycled water do you refer to and how is it to be used by agriculture? Page 127, 9.7.4, a iii, why should dry land farming be considered next to a housing development, it creates dust and makes homeowners unhappy. Irrigated crop land looks more tidy and is more refreshing to look at.

3. Page 127, 9.7.3, b ii, this is rather broad and may prevent an owner from maintaining their property. If you are trying to eliminate recreational off road vehicles then say so.

4. Page 44 and page 102, the proposed site for a wastewater treatment facility on San Juan Road is not a good option; the plant should be built on a Peck Ranch location.

The San Juan Road location is too close to the State Water Pipeline and as marked on the map is on top of the pipeline. The state says "No permanent structures or trees will be allowed over the pipeline easement....A DWR encroachment permit will need to be issued for all utilities (i.e., electrical, cable TV, telephone); which would cross DWR's easement...DWR requests it be notified of such activities so that provisions can be made to avoid these facilities in the event repairs are necessary." It seems a holding pond would make it difficult to make repairs to the pipeline. Page 105 shows an area where effluent could be sprayed part of it is over the State Water Pipeline. If this happens and the pipeline starts to leak the leak might not be detected and water quality could be compromised. Also this sprayed effluent is shown outside the URL on agriculture property which is used for vegetable crops for human consumption; the spray effluent is not compatible with NCRIP-3, page 79. Question: does this conflict with the "Right-to-Farm"?

The proposed site for a wastewater treatment plant on San Juan Road is upgrade from the residences and businesses it would serve. Consider the additional operating expense of pumping effluent upgrade.

Additionally the DWR restrictions should be noted for any housing development East of San Juan Road.

Mary Russell, PO Box 82, Shandon, CA 93461

11. Page 106 and 107, what is the carrying capacity for the storm drains from San Juan Road to San Juan River shown on Figure 7.5? Will they allow for the quantity of sand which washes from the hills east of San Juan Road or will they silt up?

12. Page 125, 9.7.1 c, is 100 feet enough of a setback for a building on our highly erodible riverbanks?

13. Page 66, last paragraph. The 19.6 acres of mixed use property should retain that designation for the entire 20 year life of the Shandon Community Plan. This property cannot be developed before 2015 no matter when the plan is adopted or what the economy dictates. It could then be considered for Residential Multi-Family for the next community plan update.

CORRECTIONS TO DOCUMENT

Page 39, Table 2.9, value $50,000 to $9,999, Correct to **$99,999**.
Page 68, second line from bottom of page should read—Crawford W. Clarke **Memorial** Park.
Page 92, check the information about school facilities being open during non-school hours.
Page 94, PRIP-1, correct to read—Crawford W. Clarke Memorial **Park.**
Page 97, 6.6 line 4, correct to read—**Crawford** W Clarke Memorial Park.
Page 111, correct the location of State Water Pipeline.
Page 130, f, correct to read—use evergreen trees on the **east** side of structures to protect from winter winds...

DEFINITIONS

1. Page 84, what are "street sections"?
2. Page 121, what is a "pedestrian-scaled building"?

March 10, 2011

NORTH COAST ENGINEERING, INC.
Civil Engineering ▪ Land Surveying ▪ Project Development

Shandon Community Plan Update
Comments on Public Review Draft (Larry Werner)
May 5, 2010
Comments in italics

Page 23 Second paragraph ..."and the use of renewable energy efficiency measures , such as "green building" and the use of renewable energy such as solar and wind power." *The plan should reconsider promoting wind power as an energy source unless analyzed in the EIR. It does not seem practical to promote wind generation within the community plan boundaries. Solar power should be limited to residential/commercial rooftops/carports as opposed to solar farms.*

Table 3.1 Land Use Summary – *The table states that there are 52 existing mixed-use units in Shandon in 2010. Please check this. It seems unlikely. Also the Land Use Distribution percentages adds up to 101%*

Table 3.3 Potential Residential Development – *The assumptions below the table seem like they should go with Table 3.1. Example-Assumption 2 refers to acreages-there are no acreages in the table.*

Figure 3.3 *The most easterly road in Fallingstar II should be shown in between the Open Space and the Residentially designated areas consistent with the proposed mitigation approach in the HCP.*

Section 4.0 *The text does not appear to be complete. "The last sentence reads "The preservation and protection of these" The first page of Section 4.0 appears to be included twice.*

Section 4.5 Energy Conservation-first bullet. This bullet states that photovoltaic systems could be "built to a scale capable of serving the entire community" *It is extremely unlikely that a utility scale PV system could be built within the community plan area that would serve the entire community. It is not addressed in the EIR.*

ECIP-6 Work with the community to pursue a communitywide solar energy system. *This is not a practical option and is not addressed in the EIR. The financial*

implications of developing such a system would be complicated and have not been considered in the plan.

Figure 5.1 and 5.2 - *These two figures show that there are two design standards for Centre Street from SR41 south and SR46. Both standards have 2 travel lanes each direction. While this may be appropriate for the downtown it is unlikely that this is appropriate or necessary to have the rest of this arterial as wide as shown in the figure with 2 travel lanes each way, turn lanes, parkways etc.*
The current ROW width on Centre street is typically 60'. It should be noted in the document to inform the adjacent property owners that with the development of their property it will be necessary to dedicate property in order to comply with the street section as shown. Even if parking is restricted to parallel parking, there is inadequate width for the proposed sections.

Section 5.11 and 5.12; TC-2 and TCIP-2 – *delete the references to developing equestrian trails.*

Figure 6.1 Public Facilities- *Figure does not show the existing park. Section 6.2 first paragraph states that Figure 6.1 illustrates the location of the existing park.*

Figures 7-1, 7-2, 7-3, 7.4, 7.5, 7.6 –*Figures are not legible at 8 ½ x 11 printed size.*

Figure 7.7 Pipeline Easements- *State Water easement is not labeled.*

Section 7.5.6 Utilities Implementing Plan –UIP-3 – *The concept of a communitywide solar energy system has environmental implications not addressed in the EIR.*

Figure 9.1 Downtown Commercial Illustrative Plan – *The note in the figure states "Diagonal parking is encouraged where adequate right of way exists" – The use of diagonal parking should not be dictated by the availability of existing right or way. It may be of community and individual property owner benefit to require the dedication in order to put the proper parking/traffic calming infrastructure to serve the commercial zone. Section A in Figure 5.2 shows diagonal parking in the downtown area on both sides of the street with a minimum ROW width of 94'. The current ROW is typically 60'.*

Section 9.7.2 Standard 1 – *This standard requires that applications of five or more lots shall either 1) demonstrate that there is sufficient commercial development to serve the community's needs, or 2) include in the proposed land division the required amount of commercial development needed to meet the threshold established by the County. This standard presents significant challenges for the following reasons:*

- *Currently there is not sufficient commercial development to serve the existing population. By definition, any new development could not satisfy condition 1).*
- *A proposed land division cannot include a commercial component unless it is zoned for commercial. Therefore, for the majority of the properties in the plan zoned residential it is not possible to comply with condition 2)*

Perhaps a better approach would be to provide an incentive for people to develop commercial such as quick, easy processing, deferment of fees etc.

Section 9.8 Shandon Energy and Water Conservation Guidelines c) – *requiring residential development to pre-wire for rooftop solar is an additional cost that is not justified, particularly on homes because of their orientation cannot efficiently be fitted for PV panels.*

Section 9.9 Implementation Programs- *All of the implementation plans sound nice but most require funding, primarily from the Department Budget (DB) or the General Fund (GF). Are there sufficient funds to pay for this?*

March 10, 2011

NORTH COAST ENGINEERING, INC.
Civil Engineering • Land Surveying • Project Development

Shandon Community Plan Update
Comments on Public Review Draft (Steve Sylvester)
May 5, 2010

Page 21 Par 3: water recycling may be in the form of groundwater recharge by percolation

Page 23 Par 7: don't believe a second crossing of the San Juan is still being considered

Page 32 Item 21: correct the spelling of "predictable"

3.1.6: Some of the AG shown on Fallingstar II may become kit fox buffer

3.2.2.3: The master plans cannot ensure the construction of schools

3.2.3.6: Park sites are not being proposed as retention facilities. Public Works has indicated that on site drainage detention is not required (in the standard sense). Solar components may be cost prohibitive for meeting the affordable housing goals.

Page 58 Item 9: Should apply to new utilities only

3.3.3 Par 3: Circulation improvements will also be required for the Peck Master Plan area. The realignment of San Juan Rd at Centre St is not anticipated to occur until development of the Kilpatrick property, or Fallingstar II.

4.7 ECIP-4: A recycled water system is not anticipated at the present time. Groundwater recharge is the more cost effective solution.

4.7ECIP-6: Add the word affordable.

5.3: Not aware of any areas on Centre St proposed for "detached" bike lanes

Page 101Par 4: Remove the word "to" from the last sentence

7.1.1 WP-2: State water is not needed for water balance; recycled water is not proposed

7.1.1 WIP-3: Water recovery is proposed to be by recharge. A recycled water system is not being proposed due to the remoteness of the WWTP and the cost of tertiary treatment

7.2 : Updated information on the wastewater system will be provided by NCE

7.4: Reference the NCE flood study

Figure 7.6: Reference the NCE study in the map area – the Note does not apply to the entire area

7.5.6 UIP-3: What does "work with the community" mean? Add the word "affordable".

9.7.2: Suggest adding "unless otherwise approved by the Public Works Department when part of an approved phased development"

9.7.4 i) ii: Change development plan to conditional use permit

March 10, 2011

PULTS
Steven D. Pults, AIA & Associates, LLP

May 4, 2010

Jay Johnson
Long Range Planning Division
County Government Center
1055 Monterey Street
San Luis Obispo, CA 93408

Re: Shandon Community Plan
Written comments and architectural consistency review

Dear Mr. Johnson,

We have reviewed the San Juan Village preliminary site and landscaping plans as well as the Architectural Guidelines prepared by our firm for consistency with the recently submitted Shandon Community Plan Update. We find them to be generally consistent with the proposed standards and guidelines contained in the draft document. There are two issues we would appreciate being re-evaluated before said Draft is accepted in its final final form.

In Section 9.6.3 Commercial Design Standards, item e:

> *Parking lots shall consist of small bays with 24 or fewer spaces and with walkways and landscaping between them.*

We would ask that this standard be reconsidered to become a guideline. We found that while we agree with the intent of this standard, we have a difficult time modifying our commercial site plans to both meet this standard and not lose significant job creating commercial space.We feel the appropriate standard would be to meet the minimum parking requirements contained in section 22.18.050 of the San Luis Obispo Land Use Ordinance. It seems that this proposed standard would be more valuable being applied as a guideline. We propose that implementation of this as a design guideline in proposals including high parking turnover uses, for example retail, where there would be a consistent flow of both vehicles and pedestrians. The benefits seem to be reduced in a professional commercial/office project, where the majority of vehicles only circulate at the start and end of the workday.

Secondly, we would like to address the requirement for 225 square feet of private outdoor space required in Section 9.7.4 Land Use Category Standards & Guidelines, item h sub-item iii:

> *Each unit shall be provided a private with a minimum of 225 square feet of useable outdoor space having minimum dimensions of ten feet.*

The Community Plan Goals (page 23) discusses the desire for a variety of housing types and densities. The additional cost brought by a blanket requirement of such a large outdoor area, will likely lead to a developer to building larger, less dense units counter to the stated desires of the community. We feel that that allowing greater flexibility in the required size of dedicated private outdoors space will result in a larger range of housing options for the residents of Shandon.

Sincerely,

Timothy Mark Woodle, AIA
Principal

Architecture, Planning & Graphics
3450 Broad Street – Suite 106
San Luis Obispo, CA 93401
(805) 541-5604
Fax (805) 541-4371

March 10, 2011

CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

May 4, 2010

San Luis Obispo County
Department of Planning and Building
Attn: Jay Johnson
976 Osos Street, Room 300
San Luis Obispo, CA 93408

SUBJECT: **Shandon Community Plan**

Jay:

Thanks for the opportunity to comment on the Draft Community Plan. City concerns with intensified development in Shandon relate primarily to environmental and water supply issues. We understand that the Draft EIR will be released shortly and will be circulated to the City for review and comment. However, we would also like to offer some feedback on the community plan itself which is the purpose of this letter.

General Comments

- The community plan is touted achieving a "compact urban form," uses new urbanist features, and is designed for affordable housing. However it appears that a majority of the new 1,850 new residential units will be lower density single family style housing. We question how this form of development is an efficient use of agriculturally productive land, walkable, and affordable. It would seem that a larger number of high density mixed use neighborhoods would be more appropriate given the County's Strategic Growth policies.
- The plan proposes a major site for visitor serving uses along 46E west of, and quite removed from, the planned development core of Shandon. From a planner's perspective, this development "island" doesn't seem properly planned, will require workers and residents to get into their automobiles to access it, and will likely be growth inducing for years to come as intervening agricultural lands succumb to the pressure of development.
- A jobs/housing comparison between current conditions and at buildout would be helpful to determine if the plan will result reductions in vehicle miles traveled which is a goal of the plan. What percentage of the current residents work in the local area and will the type of businesses proposed in the plan result in a larger percentage of the 8,000+ new residents working in Shandon as opposed to commuting to Paso Robles and other areas?

Solid Waste

Solid waste generated by the community plan will end up in the landfill owned by the City of Paso Robles. It is suggested that the following language be used in the solid waste section of the plan:

Solid waste disposal for the proposed project would be provided by San Miguel Garbage Company, Inc., and solid waste generated would be disposed of in the Paso Robles Landfill, which has a permitted daily intake capacity of 450 tons and a remaining permitted capacity of 5,327,500 cubic yards. Average daily intake at the Paso Robles Landfill is 200 tons.

The proposed project would generate an estimated _____ tons per year, an estimated increase of _____ tpy, or 0.__ tons per day, of solid waste to be disposed of at the Paso Robles Landfill. This amount of solid waste could be accommodated with existing permitted capacity at the Paso Robles Landfill.

The landfill is a Class III facility owned by the City of Paso The 80-acre landfill has been operating since 1970. The landfill accepts construction/demolition, industrial, mixed municipal, sludge, and tire waste. The landfill has a permitted capacity 6,495,000 cubic yards, with a remaining capacity of 5,327,500 cubic yards, as of May 1, 2007. An average of 200 tons of waste are placed in the landfill daily, with a permitted maximum daily tonnage of 450 tons per day. The Paso Robles Landfill is estimated to reach its permitted capacity in 2051.

Water Supply

In the past several years, significant effort has been expended to better define conditions in the Paso Robles Groundwater Basin (Basin). These efforts have included the preparation of various scientific studies that describe and assess the current hydrogeologic circumstance of the Basin. The knowledge gained in recent years has been assisting local agencies and landowners in developing policies and procedures to better manage groundwater resources to ensure long-term sustainability. Some recent efforts to establish responsible water policy, manage, or assess the overall health of the Basin include:

1. Paso Robles Groundwater Basin Study (Fugro, 2002/2005)
2. Update for the Paso Robles Groundwater Basin (Todd Engineers, 2007)
3. Evaluation of the Paso Robles Ground Water Basin Pumping (Todd Engineers, 2009)
4. Paso Robles Groundwater Basin Water Balance Review and Update (Fugro, 2010)
5. Paso Robles Groundwater Basin Management Plan (Multi-Agency/Landowners, in process)
6. Conservation and Open Space Element (SLO County, Draft 2009)
7. Resource Capacity Study (SLO County, June 2009)

8. Agriculture and Open Space Element (SLO County, 1998)

From a water resources planning and sustainability perspective, the development that would be allowed under the proposed Shandon Community Plan, if supplied by Paso Robles Basin groundwater, is squarely at odds with the work mentioned above, contradicts current County policies and is not sustainable in the long term.

Groundwater Supply and Demand:
Items 1-4 above provide the most current estimates of groundwater supply (yield) and demand (pumping). This work concludes the following:

- Annual Basin yield is approximately 97,700 acre feet
- Current pumping is in excess of 90% of the annual yield
- Pumping is not evenly distributed across the entire basin. Focused areas of pumping have led to chronic and sustained groundwater declines in the Estrella and Creston subareas.
- The quantity of available groundwater in the Shandon subarea is highly variable over time and vulnerable to periods of drought. Recent work done as part of the Groundwater Management Plan suggests that groundwater levels in the Shandon Subarea have been declining (upwards of 60-ft in some wells).
- Overdraft of the entire groundwater basin, without the addition of the proposed development in Shandon, may occur as early as 2017 without proactive groundwater management.

In short, the Basin is nearing overdraft, and groundwater levels and water quality are declining. The idea that urban growth can continue to be supported through increased groundwater pumping is antiquated and unsustainable.

County staff has suggested that the water demand associated with this urban expansion will be offset because the proposed growth will take place on repurposed agricultural land. However, there exists ample opportunity for expansion of irrigated agriculture in the Shandon subarea. This "offset" would only work if the County establishes a limit on the overall total number of irrigated agricultural acres.

Furthermore, the fact that the Shandon subarea is up-gradient and adjacent to the Estrella subarea presents additional concern. If groundwater pumping is expanded to include the additional demand associated with the proposed Shandon Community Plan, it will negatively impact the "Estrella/Creston Management Area of Critical Concern" by limiting recharge to these areas of decline.

Policy and Basin Management (items 4-8 above)
North County agencies and landowners have begun the process of developing a groundwater management plan to develop basin management objectives and actions to prevent continued groundwater level declines and possible basin overdraft. Key components of this plan include increasing water conservation across all use sectors and limiting dependence on groundwater as a source of supply for future urban development.

March 10, 2011

This Shandon Community Plan contradicts this effort, confuses stakeholders and undermines the process. It is unreasonable to ask existing groundwater users to incur great expense and effort to reduce groundwater pumping when gains will be diminished as a result this proposed urban expansion.

Examples of the Shandon Community Plan contradicting current or proposed County Policy include:

- The Conservation and Open Space Element (COSE) Ch 10 Goal #2: "Manage Groundwater Resources to ensure sustainable supplies."
- Resource Capacity Study for Paso Robles GW Basin: Recommends completion and implementation of the Groundwater Management Plan, increases in controls, monitoring, and limit expansion of pumping for non-agricultural purposes on areas experiencing groundwater declines.
- Agriculture and Open Space Element, AGP 11 states:
    - "Maintain water resources for productive agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development."
    - *"Do not approve proposed general plan amendments or rezoning that result in increased residential density or urban expansion if the development would adversely affect (1) water supplies and quality or (2) groundwater recharge capability needed for agricultural."*

The Shandon Community Plan does not reflect prudent water planning, and contradicts current Basin management efforts and established land use policies. It is for these reasons that the City of Paso Robles strongly objects to the proposed plan.

Sincerely,

Ronald Whisenand
Community Development Director

Cc: Supervisor Frank Mecham
Jim App, City Manager
Doug Monn, Public Works Director
John Falkenstien, City Engineer
Christopher Alakel, Water Division Manager

March 10, 2011

SHANDON ADVISORY COMMITTEE
PO BOX 92
SHANDON, CA 93461

May 20, 2010

Jay Johnson
Planning Department
County of San Luis Obispo
San Luis Obispo, CA 93408

Dear Mr. Johnson,

At a meeting held May 19, 2010 of the Shandon Advisory, the Committee and the community drafted a response to the Public Review Draft of the General Plan Update. While there are some aspects of this document that we support, because there remain some key concerns to the community which we feel have not been incorporated or adequately addressed we cannot support this plan in its present form. We believe these items to be imperative components to a successful expansion of our community, and we have been consistent in voicing these for the nearly nine years this process has been in the works. I have included the document used in our discussion that resulted from comments submitted to, and discussions of the Advisory Committee for your reference. It is our feeling that this is not a "wish list," but a compilation of items that are required elements to the Update. We look forward to seeing each of these items incorporated into your document so that we can have a Plan Update that Shandon can support. Should you need clarification on any of these items, please do not hesitate to contact me.

Sincerely,

Randy Diffenbaugh
Chair, Shandon Advisory Council

March 10, 2011

SAC Meeting May 19 2010

Comments and suggestions submitted for inclusion by SAC in response to "Public Review Draft of General Plan Update for Shandon:"

TRAFFIC/COMMUTE/EMPLOYMENT

- With increased development, VMT (vehicle miles traveled) increases dramatically. This would impact the air quality. Additionally it means increased traffic on the San Juan River Bridge and increased pedestrian traffic on the same bridge as well as the 46/McMillan Cyn intersection
- The current configuration of the San Juan Bridge does not safely accommodate pedestrian traffic. This needs to be rectified prior to the addition of more residents across the river from the town services (school, shopping, park, etc)
- Although population would increase there would be no increase in jobs. This would increase the "bedroom community feeling" of people living in Shandon because they can *afford* to live in Shandon, not because they *wish* to live in Shandon. As soon as their circumstances change these same people tend to move to other towns. Generally, they are not vested members of the community when they live in Shandon. Many children from these families go to school, church and athletic programs in other towns.
- Increased development would mean more traffic without additional infrastructure upgrades. There are safety concerns about vehicles getting onto Highway 46. Improved traffic flow needs to be addressed as well as how to fund any recommended solutions.
- County Planning and the Board of Supervisors should expedite permits for businesses that want to establish locations in Shandon. This should be a stated requirement of the County to accomplish the promised establishment of jobs in Shandon
- Shandon has historically been an NPD Community and wishes to retain this status.

SCHOOLS:

- The schools in Shandon have physical capacity for a maximum of 300 more students. How will the facilities for the additional students (700-2000 depending on the formula) be financed.
- It is uncertain as to the financial ability of the schools to deal with additional enrollment.

- The Shandon Joint Unified School District cannot afford to buy land for new schools or build a new school. How will the construction and operation costs be addressed?
- There are some question in formulas used to project student population, this needs to be revisited and explaned

INFRASTRUCTURE

- With an increase in population there will be no increase in law enforcement services.
- Developers need to be responsible for any increase in population, by providing for the entire impact of the development. Shandon's reserves may not be used for this purpose. For example, all water need for additional residents must be provided by the developer without using our State Water Allotment or current town wells.
- Developers should be required to bring in a new source for their water as the use of groundwater will be detrimental to the already declining water levels and potentially harm agriculture, our only job base.
- ALL infrastructure should be completed or fully bonded prior to Plan approval.
- The current population of Shandon should not carry any burden from additional development.
- New roads added shall be offered and accepted into the County road system

ZONING:

- Residents who want to live in Shandon do so because they prefer the less densely populated rural atmosphere of our community. We feel the following Land Uses fit our vision of our community:

RSF—this should be the same density as the older RSF neighborhoods found adjacent to the park in Templeton.
MFR—density should not exceed 14 du/acre. No more than two attached units. Each unit should have a garage with a minimum 16 foot door. When multiple dwellings are on one parcel an open common area should be provided. This area is to be maintained by the property owner.
MU—all MFR recommendations above apply to MU. In new development, MU is a store front with an attached residence. It is not a residence next to a business or service. For existing locations rezoned to MU, the neighborhood will be in transition from residences to commercial businesses and services. We see an example of this

is the area adjoining Centre Street with boundaries of First Street on the west and Fourth Street on the east.

- MU north of Crawford W. Clarke Memorial Park is to be reclassified as RSF (Residential Single Family).
- MU land cannot be changed to MFR zoning without an update of the General Plan.
- RS—Residential 2-10 acre lots. These areas abut large agricultural properties. 5 acres is simply too small of a property to provide a fluid transition.
- INDUSTRIAL—The area between the proposed URL and the CS parcel near McMillan Canyon Road is to be zoned to allow for light industrial use, which we believe could be covered under a CS zoning. The original location for Industrial Zoning has disappeared off the map without explanation.
- URL—Change the URL to include all of the Peck property to the west of their proposed development with a western boundary of the current Hwy 41.
- There are no exemptions for land zoned CS at the west end of the URL near McMillan Canyon Road. This property must connect to the WWTF and to CSA 16 water. The visitor-serving and highway commercial uses associated with this parcel demand connection to a sewer system. It would be irresponsible to connect such a project to a septic tank.
- RMF should not be concentrated around the existing park!
- Existing residences qualify at the lower level of the "affordable housing" scale, there is no need to burden us with more, such as the large levels of RMF proposed.

WASTEWATER

- Development cannot continue without a sewer facility. We have concerns about the environmental impact from septic tanks within a large development (i.e. Creekside). How would a sewer be funded without placing a financial burden on the current residents of Shandon?

Comments regarding the Waste Water Treatment Facility being located on the Peck property:

- At the San Juan Road property the prevailing winds come from the east. This is not a desirable location as the odor associated with the facility would be noticed in Shandon.

- "Development of the WWTF in either location would result in the conversion of an additional 65 acres of agriculture." The Peck property can provide the amount of space needed, the San Juan Road location is on a 40 acre parcel.
- The San Juan Road location is upgrade from the majority of development. Residents should not be burdened with additional operating costs associated with pumping effluent uphill.
- The proposed San Juan Road facility is in conflict with the State Water Pipeline Right of Way.
- If the facility is built on the Peck property it would not displace current irrigated row crops.
- If the WWTF is located on the Peck property there will be less cost for current Shandon residents to connect to the service.

- If the facility is built at the SJ Road location, it could displace current irrigated row crops. Loss of this irrigated land has the potential of eliminating 13 jobs, with impact to 2 "Head of Household" jobs and loss of two residence occupancies in Shandon. (Not consistent with the promise to attract jobs for residents!)

Further recommendations and comments:

- Although the San Juan River, Estrella River and Cholame Creek are visually open they are not "open space". These areas are private property and must be considered as such during the planning process. People unfamiliar with the area might think they are available for the recreational use of the public, these areas are not.
- Currently there are approximately twenty residences in Shandon for sale or in foreclosure. These buildings encompass a variety of design, age, amenities and prices. Currently there is no need for additional development as existing structures are available to anyone with a desire to live in Shandon.
- What is the source for water? The SWP Water was contracted with the stipulation that it could not be used for new development. Additional groundwater pumping could create an adverse relationship between existing ag uses (ie jobs) and residents. It is accepted by the Public Works department that the basin is in decline. Further development could aggravate that.

Concerns raised by Shandon residents and forwarded by Supervisor Mecham on April 14, 2010:

Parking spaces being large enough to accommodate trucks w/large trailers

Not wanting building higher than 2 stories but ok with a third story if it were a basement – overall concern is the total height.

Roads such as San Juan, Truesdale and Highway 41 are Ag Roads and not "collectors" as shown in the Draft Plan and need to be wider roads to accommodate ag vehicles/equipment

There is need to have areas designated in the town "core" for future facilities for a Sheriff's substation, medical facility, etc.

Ensuring that the State pipeline is clearly marked and addressed to ensure that no building, etc. is allowed on these easements.

When will water/sewer hook-ups be required on existing residents

March 10, 2011

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A, SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX: (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: **May 10, 2010**

TO: **Jay Johnson, Project Manager**

FROM: **Lynda L. Auchinachie, Agriculture Department**

SUBJECT: **Public Review Draft Comments for Shandon Community Plan Update (1088)**

Thank you for the opportunity to comment on the proposed Public Review Draft of the Shandon Community Plan (SCP) Update. The following comments and recommendations are based on current departmental policy to conserve and protect agricultural resources consistent with the goals and policies contained within the Agriculture Element (AE) and to provide for public health, safety and welfare while mitigating adverse impacts of development to agricultural resources.

Shandon Community Plan Comments
In general, the SCP raises several concerns and questions regarding the potential for premature conversion of agricultural land, introduction of incompatible uses to agricultural areas, and the lack of plan consistency with several AE policies, particularly AGP11- Agricultural Water Supplies – and AGP24- Conversion of Agricultural Land.

Page 30 The SLO County General Plan discussion does not include AE policies that relate to this proposal (ie. AGP 11, 17, 20, 24, 29 and 32). These policies should play a critical role in the land use plan and decision making process.

Page 34 The projected increase in population, housing, and associated development seems to be well beyond historical or reasonable growth rates within the county and/or Shandon. This suggests that some of the proposed conversion of agricultural land is premature and thus inconsistent with AGP 11 and AGP 24.

Page 44 The proposed land use plan should be evaluated against AGP 24 criteria. It does not appear that AGP 24 findings can be made to support the proposal in its entirety.

Page 49 The Residential Suburban (RS) discussion suggests that this designation serves as a transition between the surrounding agriculture; however, it is not an adequate transition to protect and buffer agricultural resources. Properties interfacing with agriculture should be subject to the existing Shandon Urban Area Standard that limits parcels to no smaller than 10 acres to adequately preserve protect agricultural resources as discussed on page 5-3 of the Shandon-Carrizo Area Plan and 9-261 of the Shandon-Carrizo Community Planning Standards located in Title 22.

Page 50 The CS-visitor serving site at SR 46 and West Centre should not create a small pocket of AG east of the intersection. The creation of this pocket is inconsistent with a variety of general plan policies including AGP 20.

Page 53 The 3.1.6 Agriculture discussion does not seem to relate back to our AG land use purpose and character statements or general plan policies. Additionally, the discussion indicates there are several small parcels less north of the Estrella River and within the existing URL. Due to the existing

parcelization of this land and location within the URL, this area should be identified for additional residential development or other non-ag uses rather than the agricultural areas currently identified for conversion outside of the URL. Furthermore, residential/non-ag development in this area would not have the same encroachment and incompatibility issues associated with some of the other proposed land use changes.

Page 54 The discussion regarding conflicts between agricultural and urban uses should include something similar to the existing Shandon Urban Area Plan Standard requirement to buffer adjacent commercial agricultural by limiting adjacent parcels to no smaller than 10 acres.

Page 55 The Master Plan/Development Plan Expansion Areas chapter or others do not appear to include a discussion about proposed land use designation changes to areas outside of the "master plans." Concerns associated with these areas include:

1) The proposed plan should <u>not</u> increase development potential south of the existing URL. The plan appears to introduce non-compatible residential development within an agricultural area. The existing Residential Rural land use designation with Planning Area Standard limiting parcel size to 10-acres provides a more compatible transitional land use pattern that protects agricultural resources and operations. It appears that the plan proposes to introduce Residential Single Family, Multi-family Residential and Residential Suburban land use designations within this agricultural area.
2) The proposed land use changes from AG and RR to RMF, RSF and RS, south of the existing URL along Truesdale Road, appear premature and do not provide for the protection and preservation of agricultural resources and operations. Consideration should be given to designating the existing underutilized/underdeveloped RSF to, west of the school, rather than encroaching unnecessarily into an agricultural area.
3) Development to the west of the existing URL south of Centre also appears premature and should be reconsidered as existing land use pattern is compatible with adjacent agriculture.
4) Several general plan policies suggest the AG and RS areas within the existing URL (north of Centre and towards the eastern portion of town) should be considered for additional development before expanding URL and converting agricultural land. This approach appears to be consistent with Strategic Growth Principles.

Page 55 3.2.2 Master Plan Objectives should include preservation and protection of agricultural land. Suggested addition:

2. Establish a framework for the orderly development of the expansion areas to ensure they develop in a manner that is well-connected and complementary to the existing downtown, community core, and residential neighborhoods <u>while protecting and preserving agricultural resources.</u>

Page 64 Fallingstar Phase 2 appears to be inconsistent with AGP 24 due to the premature conversion of agricultural land. Assuming Phase 2 is eliminated, the existing area standard for properties on the west side of San Juan Road should be maintained. To protect agricultural resources to the east, this area standard limits parcels to no smaller than 10 acres.

Page 67 The information within the SCP indicates that much of the agricultural land proposed for conversion on the Peck Ranch site may be premature and therefore, inconsistent with AGP 24. Without revisions to the proposed plan, it is difficult to determine what amount of agricultural land conversion would be consistent with AGP 11 and AGP 24.

Any development on the Peck Ranch will result in the conversion of agricultural land and development should be phased in a correct manner using appropriate area standard limitations and the USL to preclude untimely conversion.

March 10, 2011

Page 101 7.1 Water Resources – It does not appear the proposed plan is consistent with AGP11- Agricultural Water Supplies.

Page 103 The 7.2 Wastewater discussions are unclear and incomplete and unclear. There needs to be clarity as all components of the system have very different implications for agricultural resources.

Page 122 AE agricultural protection and buffering policies apply to commercial development that is within an agricultural area too. A recommended addition to section 9.6.3 Commercial Design Standards is:
n) Building shall be located, designed, and oriented to protect agricultural resources.

If we can be of further assistance, please call 781-5914.

March 10, 2011

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Paavo Ogren, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: May 3, 2010

TO: Jay Johnson, Project Planner

FROM: Glenn Marshall, Development Services Engineer

SUBJECT: **Public Works Comments on the Shandon Community Plan Update, Public Review Draft, February 2010**

Thank you for the opportunity to review the Subject report. The document has been reviewed by the Public Works Development Services, Utilities and Transportation Divisions and this memorandum represents our consolidated response.

1. General Comments:
   a. We are interested in commenting on the future Section 8, Infrastructure and Public Improvements Financing and may require a minimum of 3-weeks to provide comments on this document once it has been distributed for review.
   b. No improvements are indicated on West Centre Street. While it is currently a County road, Fig 5-1 shows it as SR 41. Fig. 5-1 also suggests this portion of road will carry between 5,000 to 16,000 ADT. It seems likely that Caltrans will require widening the roadway to include 8-foot shoulders; which has been their standard.
   c. CSA 16 includes street lighting. If areas proposed for additional street lighting lay outside the CSA boundary then those areas must either be annexed through the LAFCO annexation process or provide for a separate operation and maintenance program acceptable to the County. If within the CSA boundary then any adjustment to the existing CSA's maintenance and operation costs as a result of the new lighting facilities would require a Proposition 218 vote.

2. Section 5.3 (p. 82): The SR 41 transfer is not in process but rather it is being "proposed."

3. Section 5.4 (p. 83): Add text similar to "Additional width shall be provided where turn lanes and or bicycle lanes are required."

4. Section 5.5 (p. 83): Add text similar to "Additional width shall be provided where turn lanes and or bicycle lanes are required."

5. Section 5.8 (p. 83):
   a. All cul-de-sacs or other traffic calming measures shall be meet either County or Caltrans standards and specifications.
   b. Second paragraph: Replace "sight lines" with "sight distance".

6. Section 5.9 (p. 84):
    a. Section should reference County Bikeways Plan and County Parks and Recreation Element. New paths and bikeways must comply with these plans
    b. Maintenance of the pedestrian and bicycle facilities should be addressed.

7. Section 5.10 (p. 84): Has RTA agreed with ¼ mile bus route policy?

8. Figure 5.1 (p. 85):
    a. SR 41 south of Centre is shown as "proposed" but it is actually existing.
    b. Plan should recommend future alignments for bike routes, lanes and trails to map (as shown on Fig 5.2).

9. Figure 5.2 Section A (p. 86):
    a. Parallel parking should be considered. Per Public Works policy, "the minimum paved width shall be 39 feet from road centerline." Roadway cross section shall be consistent with the SLO County Department of Public Works Public Improvement Standards.
    b. Replace label "shoulder" with "bike lane" in lower Section A.

10. Figure 5.2 Section B (p. 86):
    a. Traffic study did not show that Centre Street was going to be four lanes. Roadway cross sections shall be consistent with the SLO County Department of Public Works Public Improvement Standards. Would be A1-h (outside Urban Reserve Line) or A2-d (inside Urban Reserve Line), copies attached.

11. Figure 5.3 (p. 87):
    a. Per County standards, sidewalk widths are be measure 6-feet (minimum) from the curb face to back of sidewalk.
    b. Provide statement that the road width may be increased based on the requirements for bike lanes (additional 4' to 5') or turn lanes (additional 11' to 14').
    c. Road section must allow for a 10-foot clear recovery area (shoulder). No hazardous obstructions such as trees or deep roadside ditches are allowed in this recovery area.

12. Figure 5.4 (p. 88):
    a. Per County standards, sidewalk widths are be measure 6-feet (minimum) from the curb face to back of sidewalk.
    b. State that the road width may be increased based on the identified requirements for bike lanes or turn lanes.
    c. Road section must allow for a 10-foot clear recovery area (shoulder). No hazardous obstructions such as trees or deep roadside ditches are allowed in this recovery area.

13. Section 5.11 (p. 89): Consider providing discussion on measuring compliance with the policies.
    a. TC-3: Change to "**Maintain funding for...**"
    b. TC-7: The word "devices" should be removed. "As appropriate" should be added to the policy.
    c. TC-9: Policy should be added noting "establish financing program to ensure new development pays their fair-share for impacts to the roadway system."

14. Section 5.12 (p. 89)
    a. TCIP-1: Intersection volumes and levels of service should also be evaluated in addition to roadways
    b. TCIP-2: Policy should read "Work with Bicycle Advisory and Trail Advisory Committee to revise County Bikeways Plan and County Parks and Recreation Element."
    c. TCIP-3: Since regional funding is unlikely; program should be deleted. TCIP-8 (proposed below) should be implemented.
    d. TCIP-4: "complete" should be changed to "pursue."
    e. TCIP-8: Additional Program should be added to include "Develop finance program to address mitigation measures including project's impact to future grade separated access on State Route 46."
    f. TCIP-9: Additional Program should be added to include "Participate in regional county fee program to address cumulative impacts along the Highway 46 corridor."
    g. TCIP-10: Additional Program should be added to include "Coordinate with Caltrans to implement phased approach to long term improvements at McMillan Canyon Road and State Route 46."

15. Section 7.0 (p. 100):
    a. First paragraph, first sentence: "*The major infrastructure and utilities needed to serve the community are water supply* **and distribution**, *wastewater* **collection and treatment**, ..."
    b. Second paragraph, second sentence: ""...*fair share of the needed* **backbone** *infrastructure, with...*"

16. Section 7.1 (p. 100):
    a. No. 16 Water System Master Plan (2004). Many studies in addition to the 2004 System Master Plan speak to water resources for the Shandon area and should be referenced, including the 2002 and 2005 Paso Robles Groundwater Basin (Basin) Studies, 2006 Basin Pumping update, and 2010 Paso Robles Groundwater Basin Water Balance Update.
    b. construction of water supply (wells), storage facilities, and a distribution network are needed, including: In regard to the identification of water distribution system needs, which includes wells, the water supply and water system infrastructure discussions should be distinguished. Without the water supply analysis of the EIR available, it is premature to indicate that it would be additional groundwater wells that would provide the additional supply needed. Language to clarify that the source of supply has not been determined should be included.

c. Bullet item 1: Source of supply may not be groundwater – suggest modifying to read "source of supply capable of providing 2300 gpm".
d. Fourth paragraph: State Water is not an entitlement – please modify to read "allocation for 100 AFY".
e. Net consumptive use estimations should be provided in this document (how much water is available after demand for groundwater recharge).

17. Section 7.1 (p. 101):
    a. Second paragraph, second sentence: "...*increased* **capacity and conveyance to provide required** *fire flows...*"
    b. Fourth paragraph, last sentence: Feasibility assessment to be completed by proposed development. Depending on when development occurs, useful life of existing bolted tank should be considered as well. Tank was erected in 2000 and has an expected life of 30-40 years or less.

18. Section 7.1.1 (p. 101):
    a. Include goals related to or referencing applicable policies in the Conservation and Open Space Element, Integrated Regional Water Management Plan, Agricultural Element, Resource Management System, and any other County policy document that has water resource-related policies.
    b. WIP-4 Identify backbone improvements necessary for each phase of development, starting first with infill within URL and non-agriculture parcels.
    c. WIP-5 Require developers to implement/construct their fair share of backbone improvements as well as appurtenant facilities that alleviate existing problems, as feasible. Costs for improvements beyond the developer's fair share may be compensated through reimbursement agreements.

19. Section 7.2 (p. 103): Third paragraph
    a. Plan should define "new development". For example, subdivisions, large scale projects, building permits and infill are all new development but will they trigger connection to the sewer? The Plan should also discuss when and how existing structures are to be connected, but that might be better addressed in Chapter 8.
    b. The 80 gpcd effluent discharge seems excessive.

20. Section 7.2.2 (p. 107)
    a. WWIP-4 Identify backbone improvements necessary for each phase of development. Initial phase will be required to construct the Waste Water Treatment Facility.

21. Section 7.3.2 (p. 109):
    a. SDIP 3 - Identify backbone improvements necessary for each phase of development. Initial phase may be required to construct facilities with enough capacity for subsequent upstream development.

22. Section 7.4 (p. 109): Please reference the latest (2008) FIRM map.

23. Figure 7.5 (p. 108):
    a. Provide storm drainage recharge basins as opposed to storm drains where ever possible to promote groundwater recharge.
    b. Identify existing drainage issues downtown that should be corrected and shown on this plan. Note significant existing drainage deficiencies within the Planning Area.

24. Section 7.4.2 (p. 109): The plan should recommend processing a Letter of Map Amendment to FEMA to incorporate the identified flood study into the Flood Insurance Rate Map. This should be an expense borne by development.

25. Figure 7.6 (p. 110): This figure identifies areas of 100 year flooding not identified on the FIRM. Per the policies of the National Flood Insurance Program we may enforce our flood hazard building requirements outside of the flood hazard areas shown on the FIRM. Is that the intent of including this figure in this document? If that is so, the flood study that created this figure needs to be reviewed by Public Works and kept on file. A reference to that study should then be referenced in this document.

26. Section 9.5.2 (p. 118): Remove Section 9.5.2 and address this topic in Chapter 8.

27. Section 9.6.2 (p. 121): Add new C-7 to setup a downtown landscape & streetscape business association. All new development (including building permits) within the association limits shall be required to join the association and pay fees to cover the maintenance and operational costs associated with landscaping, irrigation, streetscape improvements including benches and trash receptacles, etc.

28. Section 9.6.3 (p. 125): Pedestrian furniture, landscaping (including trees) and other "streetscape" amenities located within the public right-of-way shall require an encroachment permit issued by the County. The permit will identify maintenance and liability responsibilities of the adjacent property owners. This information should be placed in the document.

29. Section 9.7.2 (p. 127): "d." Connecting cul-de-sacs with a public sidewalk easement over private property presents a maintenance and liability problem. It is best to limit the number of cul-de-sacs and instead provide thru-streets, or establish homeowners association or a benefit assessment district for maintenance.

30. Section 9.7.4 (p. 129): "b) ix." When located within the public right-of-way the street tree type and location shall also be approved by Public Works.

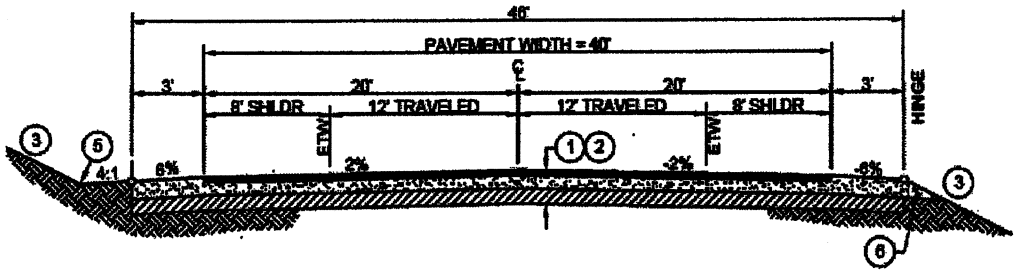
31. Table 9.1 (Page 134 & 135):
    a. TCIP-2: **Add** "D" *Responsible Department or Agency* & **Add** "D" to *Possible Funding Sources*
    b. TCIP-3: **Add** "D" to *Possible Funding Sources*
    c. TCIP-4: **Replace** "PB" with "PW" *Responsible Department or Agency* & **Remove** "Underway" to *Timeframe to Start*
    d. TCIP-5: **Add** "D" *Responsible Department or Agency* & **Add** "D" to *Possible Funding Sources*
    e. TCIP-7: **Add** "D" to *Possible Funding Sources*
    f. **Add** new TCIP-8: "Develop a Community Facilities District for mitigation measures, including impacts to Highway 46" *Responsible Department or Agency* would include PB,PW,D; *Priority* would be High; *Timeframe to Start* would be 2010; *Possible Funding Sources* would be GF,D
    g. SIP-1: **Remove** "GF" from *Possible Funding Sources*
    h. PRIP-1: **Add** "D" to *Possible Funding Sources*
    i. PRIP-3: **Add** "D" to *Possible Funding Sources*

Please feel free to contact me at 781-1596 if I may be of further assistance.

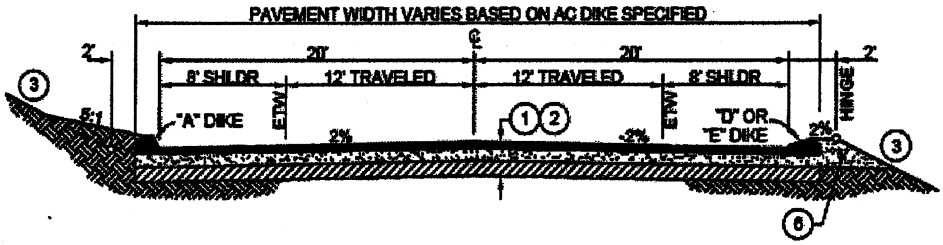
P:_Development Services\Shandon Community Plan\2010.04 Shandon Community Plan Public Draft\PW Response\Shandon Community Plan DEIR PW Response.doc

Revisions

Description	Approved	Date	Description	Approved	Date
CHANGE 6,000 TO 5,000 FUTURE ADT	REM	NOV 07			



I: WHERE AC DIKE IS NOT REQUIRED



II: WHERE AC DIKE IS REQUIRED (4)

NOTES:

1. THE STRUCTURAL ROAD SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND THE TRAFFIC INDEX (TI) AS PROVIDED BY THE DEPARTMENT, AND IN NO CASE SHALL THE ZONE OF COMPACTION BE LESS THAN 2.5-FEET IN THICKNESS. THE ROAD SECTION SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
2. TYPICAL SECTION SHALL BE:
   - ASPHALT CONCRETE PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND) WITHOUT PRIOR APPROVAL BY THE DEPARTMENT.
4. ASPHALT DIKE SHALL BE REQUIRED BY THE DEPARTMENT WHERE NEEDED TO CONTROL DRAINAGE OR EROSION AND ON LONGITUDINAL GRADES OF 3% OR GREATER. TYPE "A" DIKE SHALL BE USED WHEN THE ROADWAY IS BELOW EXISTING OR FINISHED SURFACE. TYPE "D" OR "E" DIKE SHALL BE REQUIRED IN CONDITIONS WHERE THE ROADWAY IS ABOVE OR LEVEL WITH EXISTING OR FINISHED SURFACE.
5. THE PROJECT ENGINEER SHALL ACCOMMODATE FOR ROADSIDE DRAINAGE SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER. THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY SHALL NOT EXCEED 4h:1v. DESIGN AND CONSTRUCTION SHALL BE TO THE SATISFACTION OF THE DEPARTMENT.
6. THE AGGREGATE BASE MATERIAL SHALL EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.
7. A STRIPING AND SIGNAGE PLAN SHALL BE REQUIRED BY THE DEPARTMENT WHEN BIKE LANES, NO PARKING ZONES, SIGNAGE, AND PAVEMENT MARKINGS ARE A REQUIRED COMPONENT OF THE IMPROVEMENTS.

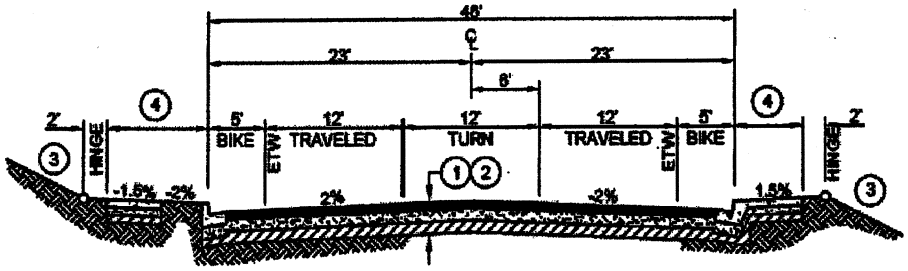
SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

TYPICAL RURAL ROAD SECTION

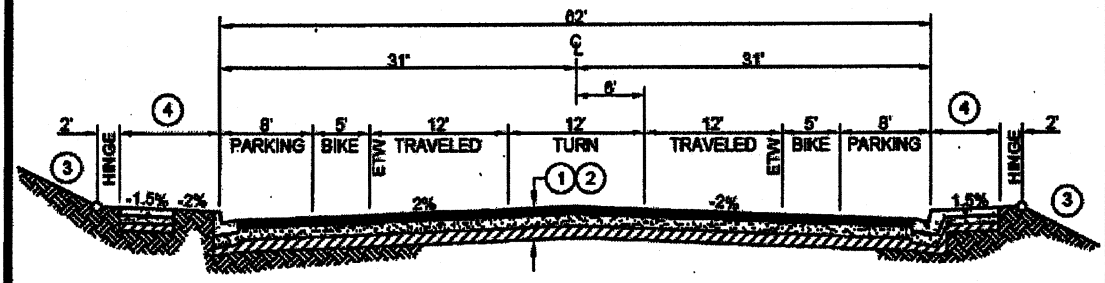
3001 TO 5000 FUTURE ADT

Scale:	Issued:
NTS	Aug. 2006
Drawing No: A-1h	
Sheet No: 1 OF 1	

Revisions					
Description	Approved	Date	Description	Approved	Date



I: 5001 TO 16000 FUTURE ADT WITHOUT PARKING



II: 5001 TO 16000 FUTURE ADT WITH PARKING

NOTES:

1. THE STRUCTURAL ROAD SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND THE TRAFFIC INDEX (TI) AS PROVIDED BY THE DEPARTMENT, AND IN NO CASE SHALL THE ZONE OF COMPACTION BE LESS THAN 2.5-FEET IN THICKNESS. THE ROAD SECTION SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION.
2. TYPICAL SECTION SHALL BE:
   - ASPHALT CONCRETE PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION

   SUBGRADE AND AGGREGATE BASE COMPACTION REQUIREMENTS SHALL EXTEND TO THE BACK OF CURB OR TO THE BACK OF ATTACHED SIDEWALK (WHICHEVER CONDITION IS APPLICABLE).
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND) WITHOUT PRIOR APPROVAL BY THE DEPARTMENT.
4. ATTACHED OR DETACHED SIDEWALK TYPE AND WIDTH PER STANDARD DRAWING C-4 OR AS REQUIRED BY THE PROJECT CONDITIONS OF APPROVAL OR AREA SPECIFIC PLAN.
5. OTHER FACILITIES SUCH AS LANDSCAPING, TRANSIT STOP FACILITIES, PEDESTRIAN, EQUESTRIAN, AND BICYCLE FACILITIES MAY BE REQUIRED BY THE DESIGN STANDARDS.
6. LANDSCAPE, IRRIGATION, AND MAINTENANCE OF MEDIANS AND PARKWAYS SHALL BE ADDRESSED IN THE APPROVED PROJECT PLANS. A LOCAL FUNDING SOURCE MUST BE IDENTIFIED.
7. WHERE APPLICABLE, ALL IMPROVEMENTS SHALL BE CONSISTENT WITH THE RESPECTIVE COMMUNITY DESIGN PLAN AS ADOPTED BY THE BOARD OF SUPERVISORS.
8. A STRIPING AND SIGNAGE PLAN SHALL BE REQUIRED BY THE DEPARTMENT WHEN BIKE LANES, NO PARKING ZONES, SIGNAGE, AND PAVEMENT MARKINGS ARE A REQUIRED COMPONENT OF THE IMPROVEMENTS.

SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS	Scale: NTS	Issued: Aug. 2006	
TYPICAL URBAN STREET SECTION	Drawing No: A-2d		
5,001 to 16,000 FUTURE ADT WITHOUT PARKING			
5,001 TO 16,000 FUTURE ADT WITH PARKING	Sheet No: 1 OF 1		

March 10, 2011

May 26, 20109

Dear Supervisors:

Some comments on the "Shandon Project" and my ranch.

Farming in Shandon - Past and present

I've been told that the board is hesitant about allowing approximately 80 acres of my land to be developed for residential homes (As laid out in the "Shandon Plan" because you desire to protect San Luis Obispo county's farm culture in general; and Shandon's in particular. I can understand that in the general desires of the county but I'd like to explain some reasons why I think you should reconsider.

I'm approaching 76 years of age and I've owned my 1200 acres in Shandon for over 32 years. Of the 1200 acres, approximately 100 is level and the rest is hill country. Most of the land around Shandon is cattle country.

Cattle is the only crop that makes sense with today's water problems and power expense and here is my memory of the immediate area.

Hopper Ranch: 1200 acres - cattle
The ranch was originally the property of the Hopper Family. The locals still call it "the Hopper Place" even though we've been there more than three decades. The original Hopper family began the farm during the days when a potential farmer could acquire 160 acres if you improved on it by building a 100 sq foot home. The Hopper original Hopper home is made up of 4 or 5 rooms of families that built the 100 foot cabin and then abandoned the land.

Mr. Hopper towed those small cabins back to his homestead and that home, which is no longer habitable still exists, is a conglomeration of those 1 room cabins. Each one tacked on to the hopper cabin which is now 5 rooms. That's how it was when his family finally abandoned it in 1975. Mr. Hopper's widow tried to farm it and then her sons and daughters tried to run it and eventually it came down to one son and he couldn't make a living on the farm and we bought it.
It was fallow when I bought it with my then partner, Hal Marcum, a successful Long Beach attorney. It had been fallow for several years. The Hoppers used to dry farm the hilly part, when diesel was 25 cents a gallon. The rising price of fuel ended most dry farming on hilly land.

McMillan Ranch: 1200 acres - mostly cattle

Our neighbor was Don McMillan. Don, of course, is quite famous in this area. He owned the farm "next door" ... A little more than a couple of steps away. Don and his family had been in the Shandon area longer than I know but probably at least 100 years. McMillan Road, I believe, is named after Don.

The McMillan place has been fallow for most of the time I've lived here. Don had made his money earlier in investments other than farming but nevertheless, he loved cattle and ranching. Don was much older than I and I beheld him as a sage and listened to every word he said. He told me many times that it didn't make sense to try to farm anymore. No farmer could make a decent living. He just liked to live here and ride his horse and his grandkids would ultimately inherit it but he doubted they would try to farm it. He said that "Johnny, his grandson, would probably be the only one interested in it and that would be to run cattle.

For most of the 32 years I've lived here the McMillan ranch has been fallow, until shortly after Mrs. McMillan's death and then her grand-daughter, Jackie Jackson, inherited the land and she and her husband tried many different thngs to make a go of the farm. For the last six or seven years they ran a sod farm on the flat acreage and cattle on the hills. Mrs. Jackson seemed to be pretty well funded and I know, as her neighbor, that she and her husband tried very hard to make the farm profitable. Right now the flat ground, about 80 acres, is up for auction and it is my understanding they are going to hold on to the hill ground and continue with cattle.

Levernz Ranch: 600 acres plus 6000 (owned by others) in cattle

My partner and I were businessmen with outside incomes. Together we could afford to keep the farm by each subsidizing its cost. When he died the farm became a real drain on my finances. I contracted the flat land to Fred Levernz, a local farmer who had his own land and who contracted our farm as well as actor Joel McCrea's large ranch and another large ranch for a wealthy European man who lives overseas ,who's name escapes me. Fred's mother and father were long time farmers in the region. When Fred told me he no longer wanted to farm my place I thought if I lowered my share, which was already pretty low, he would continue. He told me that he couldn't do it anymore. He wasn't make money growing alfalfa on his own place. The cost of electricity alone made it almost impossible. When he quit he was only in the 3rd year of the alfalfa planting. As you probably all know you get five years out of alfalfa and Fred Levernz was a tough young German who knew how to get his money's worth out of a seed.

My son attended San Luis Obispo University as an Ag Major...which he loved. Shortly after he graduated he told me that he didn't think it was possible to farm in the area successfully. He was very close to Fred Levernz, another farmer in the Shandon area who contracted our farm as well as Joel McCrea's and a large ranch for a wealthy European man who's name escapes me. He told me that Fred was going to give up farming and start a sort of "dude" ranch. I was shocked when Fred did just that. His mother and father were long time farmers in the region. When Fred told me he no longer wanted to farm my place...or any others including his own I knew what my son and Fred were telling me.

Halpin Ranch: (see Hopper above)

We tried many different kinds of farming and ranching...none were financially successful but we both had other jobs and were able to afford to maintain the farm for our families for many years...none of them profitable.

If you visit the Shandon graveyard I think you will understand an awful lot about the town. There are not too many people buried there...but you will find the McMillans, the Levernz's, and many other 19th and early 20th century folks.... But not many from the more recent past. Take a few minutes and walk through it and look out on the land.

Vogel Ranch(s) 12,500 in cattle.
Over 5,000 acres that touches my farm has been purchased by a gentleman (Vogel ranch - 12,500 acres in cattle)) who has a very successful construction business in So. California. He loves the area but he can afford it and doesn't have to try and make it pay for itself. SLO county has become a retirement community almost without peers. A very pricey county. It doesn't make sense to make one rancher try to hold back the tide of residential development.
Arciero Purchase:

As mentioned earlier my acreage was fallow for many years before Frank Arciero started his purchase and for quite a while after he bought it. For the same reason - it does not sustain its cost as a farm. I know now that Arciero was interested in development of homes but at the time I sold the place I was unaware of that option. At present Arciero has leased some of the acreage to a central valley contractor who is growing alfalfa. This is a large contractor who I must assume is able to make a profit because he owns a lot of modern equipment paid for by other land he contracts. He has a full company which he can move from place to place. I've seen the contract and it won't pay 1/3rd of the taxes on the land.

Mondavi Vineyard: 500-700 acres ?

The Robt Mondavi Co. owned the vineyard next door to me. It was sold in a bank auction because the previous owners..who I believe were the children of the original owners... lost it after borrowing money to expand it in an effort to make it profitable. I spoke to Mr. Mondavi shortly before he sold it ..... I didn't know they were planning on the sale but I asked him if he was interested in my farm. He told me not only was he not interested in mine...he intended to sell his.

In the closing years of the last century I made arrangement to have options on the ranch to divide it into 15 parcels...at no small expense. It was my intention to divide it into several "ranchettes" but then I got the offer from Mr. Arciero. Since then, the county has changed the rules (Based on the Hearst plans for the oceanfront near San Simeon.) Most likely now the 15 parcels will probably be reduced to 5 or 6.

March 10, 2011

Consider the following:

I think you should realize that cattle ranching is what works in dry and hilly country. It is not any anyone's best interests to keep those 50 or 60 acres zoned for agriculture.(Of the 80 acres in question present plans only leave me with about 50 or 60)

-I've had to give up over two ½ miles to pipelines.
-Parts of it have restricted what can be grown by two different pipelines.
-Parts of it will be restricted as protection space for the kit fox.
-Parts of it have been taken for a county water tank and the county did not follow through with their promises of "beautification."
-More of it will be taken for at least two additional water tanks.

HAVEN'T I GIVEN ENOUGH TO THE COUNTY? Am I asking for too much now?

Regarding the overall Shandon Plan for the non-commercial acreage in question:

1-I fear that in an effort to create "low cost" housing you may be creating a future slum.

We should build homes that would be as "green" as possible. Solar panels, double pane glass, tile roofs, low energy lighting, low water use gardens, extended roof lines, etc. If possible, and I think it is, you could use ground water that could be used for toilets, washers and what might normally be considered "gray water" uses. Tapping the ground water for alfalfa is both expensive and greatly affects the water table. We used to pump our water from 75 to 100 feet. At the end of the season it was deeper than 200 feet and a noticeable increase in salinity.

2-There could be pads for windmills on the 1,700 foot mountain on the property and, if practical one or more power producing windmills. Maybe there's not enough wind but preliminary questioning makes it seem likely.

3-If homes are built with between 250 to 300 square feet of solar panels think of this:

-300 sf will reduce 3.3 metric tons of carbon dioxide emissions. That means that every 15 homes will save carbon dioxide emissions equivalent to:
* That's the emissions created yearly by more than six passenger cars.
* That's the emissions from 77 barrels of oil or 3,726 gallons of gasoline.
• It equals the carbon sequestered annually by 7 acres of pine forest.

That's on every 15 homes ...thus reducing dramatically reducing energy requirements as well as dramatically reducing energy costs to the homeowners. Homes could sheeting panels for heating water on the roof. (Very minimal expense.)

4-Construction of a water tank on the adjacent Halpin hill property and a pumping system to pump ground water to the tank for those homeowners who agree to a drip-irrigation system for the low water usage landscaping.

5-Utilize the acreage that cannot be built upon (3 or 4 acres) because of the state water system that transverses under the land by using it for "family garden plots." With drip irrigation for above mentioned garden plots. Plots would be available on a first come basis to each household in the city for $10 a month and all money received will go into a trust account to maintain the community gardens. And a space for a "Farmer's Market" could be made available in the commercial section of the Shandon Plan. (NOTE..the $10 fee is not for any profit. If people are paying a small fee they will use the plot..if they are not many will not use it.)

6-The homes could offer computerized control of lighting, heating and air conditioning. LED lighting will be used everywhere practical. Homes should be designed to minimize A/C needs. (Tough when temps reach 110 degrees.)

7-Although Shandon is not blessed with much rain an urban runoff should be created to holding tanks to add to the drip irrigation supply.

8-Wood treated with chemicals to resist termite infestation will be an option. (At a very minimal cost.)

Summary:

What I am saying is that it is impossible to make farming profitable for the 50/60 acres in question. I realize that the county wants to save farming as much as they can but this a tiny parcel. It is going to be right across a rather narrow strip of asphalt from family homes. Constant farm traffic, hay trucks, early morning laborers, etc. are not going to be the most pleasant sights and sounds.

Equipment and product stored on this land has historically been vandalized by local kids. Probably through boredom but nevertheless it will be even worse when the population is greatly increased.

A more realistic and a more permanent solution would be to have a group of "green homes" (that might encourage other developers to follow suit) and let the remaining 1,100 acres be used for cattle ranching as is done on almost all of the nearby land.

By including the entire 100 acres in "Phase One", the residential units may encourage the other participants to join me in "greening" the community and there would be additional cost savings to all of us; And regarding the business park...which should come first...the people or the jobs? I think the commercial park would definitely be an asset.

March 10, 2011

I believe it is allowable to free the land from the land from the Williamson Act early by a payment process. If so I will accommodate that possibility

I will also keep the additional acreage as cattle grazing property.

Lastly I ask you to drive the area and imagine the acreage across the street from the homes when it is not "nice and green" as it is now because that will be its state most of the time. This is one very small piece of a very large and comprehensive plan and a small exception it would seem to me.

Respectfully submitted

William Halpin
562-244-1116

whalpin@562media.com

March 10, 2011

Water Resources Advisory Committee

Michael Winn
Chairperson

Sue Luft
Vice Chairperson

Courtney Howard
Secretary

Room 207, County Government Center
San Luis Obispo CA 93401

PH (805) 781-1016
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Members

Steve Sinton
District 1

Bill Garfinkel
District 2

Marilee Hyman
District 3

Michael Winn
District 4

Della Barrett
District 5

Chuck Fellows
Arroyo Grande

Russ Thompson
Atascadero

Robert Mires
Grover Beach

Betty Winholtz
Morro Bay

Christopher Alakel
Paso Robles

Ted Ehring
Pismo Beach

John Ashbaugh
San Luis Obispo

Jim Adams
Cambria CSD

John D'Ornellas
Heritage Ranch CSD

Dan Gilmore
Los Osos CSD

Ed Eby
Nipomo CSD

Barbara Mann
Oceano CSD

John Russell
San Simeon CSD

Mike Ellison
San Miguel CSD

Jeff Hodge
Templeton CSD

Linda Chipping
Coastal San Luis RCD

Tom Mora
Upper Salinas RCD

Ray Allen
Agriculture At-Large

Lowell Zelinski
Agriculture At-Large

Joy Fitzhugh
County Farm Bureau

Sue Luft
Environmental At-Large

Eric Greening
Environmental At-Large

Daniel Berman
Environmental At-Large

John Neil
Atascadero MWC

Mike Vela
California Men's Colony

John Reid
Camp SLO

Edralin Maduli
Cuesta College

Mark Zimmer
Golden State Water

May 5, 2010

Honorable Frank Mecham
Chairperson, Board of Supervisors
County of San Luis Obispo
976 Osos Street
San Luis Obispo, CA 93408-2040

Subject: Water Resources Advisory Committee Comments on the Public Review Draft of the Shandon Community Plan

Dear Chairperson Mecham:

On April 7, 2010, the Water Resources Advisory Committee (WRAC) formed an ad hoc subcommittee to review the water-related sections of the public review draft of the Shandon Community Plan. On May 5, 2010, the WRAC reviewed the ad hoc subcommittee's comments on the draft Shandon Community Plan, made minor changes, and voted to submit the attached comments to you for consideration.

Ad hoc subcommittee members included Ray Allen (Agriculture At-Large), Della Barrett (District 5), Sue Luft (Environmental At-Large), Steve Sinton (District 1), and Michael Winn (District 4). Member Sinton served as subcommittee chair.

Respectfully,

Michael Winn

MICHAEL WINN
Chairperson, Water Resources Advisory Committee

cc: SLO County Board of Supervisors
SLO County Planning Commission
Jay Johnson, County Department of Planning and Building

Attachment: WRAC Recommendations for the Public Review Draft of the Shandon Community Plan

Purpose of the Committee:
To advise the County Board of Supervisors concerning all policy decisions relating to the water resources of the SLO County Flood Control & Water Conservation District. To recommend to the Board specific water resource programs. To recommend methods of financing water resource programs.

Excerpts from WRAC By-Laws dated 3/6/07

Report
of the
San Luis Obispo County Water Resources Advisory Committee
Subcommittee to review the Shandon Community Plan Update
May 2010

The subcommittee met on April 23, 2010, to discuss the plan. In attendance were Ray Allen, Della Barrett, Courtney Howard, Sue Luft, Steve Sinton (subcommittee chair) and Mike Winn. Subsequent participation through email included Eric Greening.

The primary concern with regard to the planned expansion of the town of Shandon is that it is impossible for this development to not violate Ag Policy 11. The proposed "buildout" would require an estimated 1,100 acre feet per year. Even if Shandon were to reacquire and use the annual 100 acre foot entitlement to the State Water Project, that would only provide 9% of the anticipated need. Except for groundwater, which the town currently uses exclusively, there is no other obvious alternative water source for Shandon. That means that Shandon would have to greatly expand its use of groundwater, which AGP11 states should be maintained for production agriculture, not municipal uses.

Another policy that may be violated is Ag Policy 24. Among the findings under AGP24 that must be made for conversion of land "from agriculture to non-agricultural land uses" is that "the conversion would not materially reduce groundwater recharge." The applicability of this policy should be reviewed.

If the Shandon Community Plan is approved and increased development is allowed, the wastewater plant should be designed to discharge to the underlying groundwater basin in a manner which offsets pumping, to the maximum extent possible. The Update does not state how much treated water would be expected to be discharged at buildout, but by adding that water back into the basin, the impact of growth on the groundwater potentially could be reduced by as much as 50%.

The map of the "Change in Groundwater Levels in the Shandon Subarea for the 1997 to 2009 Period" (page 9 of the Paso Robles Groundwater Management Plan, Overview of Shandon Subarea, dated February 25, 2010) shows a 60 to 70 foot decline in groundwater elevation during the 12-year period studied, and the same report at page 7 states that a well "just west of Shandon" has experienced a decline of almost 90 feet. Therefore, even if the town reacquires the 100 acre feet of State Water Project Water and returns treated waste water to the groundwater basin, it should be assumed that a population growth from 1,200 people to 8,200 people will have a significant adverse impact on groundwater levels in the area. The primary agricultural production surrounding Shandon is vineyards, which would experience the main impact of a lowered water table. However, because the entire Paso Robles Groundwater Basin is in decline, the possible approval of so many additional homes that will be relying solely on groundwater raises grave concerns – not just for the immediate area, but for the larger Groundwater Basin as well.

The Shandon Community Plan Update is well thought out and contains many desirable goals and policies, but the subcommittee is concerned that in the event the plan is approved in spite of the groundwater concerns, there are some advisory provisions that

should be mandatory. In addition to the preeminent concern stated above, the subcommittee had some specific recommendations:

1. Before any homes are constructed pursuant to this plan, the wastewater treatment facilities should be designed, construction contracts signed and construction on the plant should be started to assure that it will be built to accommodate all new construction.
2. Self-generating water softeners should be prohibited.
3. Wastewater should be discharged to the groundwater basin to help offset groundwater pumping.
4. Specific standards should be established which limit the amount of high water demand landscaping that is planted, especially with regard to turf.
5. Homes and businesses should be designed to provide optimum on-site percolation of rainfall to maximize groundwater recharge and minimize runoff.

It should be noted that the Subcommittee made these recommendations prior to the EIR's release, and reserves the right to re-review them after the EIR is available.

The Shandon Community Plan does not reflect prudent water planning, and contradicts current basin management efforts and established land use policies. It is for these reasons that the WRAC strongly objects to the proposed plan.

March 10, 2011

Amy Russell (SAC)
237-1838

Shandon Community Plan Update
Public Review Draft 02/2010

Executive Summary
Purpose: The vision does not entirely reflect the community's desires and opinions.

Shandon: Please add and 2-3 churches.

Vision: First, Shandon is not looking for a predominately pedestrian-friendly community. Shandon is a community that predominately drives large 1 ton trucks with a minimum of a 6 horse trailer. Our community needs to reflect this in our street lay out and parking. Second, Shandon is a complete community. Third, please define different income levels, and "affordable to those who work in Shandon." As you point out most people do not work in Shandon. What are you talking about when you say "solar energy and other 'green' businesses"? The document never explains where you got solar energy and green businesses. If you are implying the government can create these businesses you are incorrect. Fourth, the 4th paragraph needs to be removed. You are stepping on private property rights and you are wrong. Fifth, the 1st and 2nd sentences in the 5th paragraph are wrong and need to be removed. Sixth, in the 5th paragraph in the 4th sentence you need to explain more clearly what you mean and remove the sentence.

Community Plan Goals: Bullet #1, The principles for Strategic Growth are not well thought out. The principles for Strategic Growth will destroy Shandon; they need to be

removed from the SLO County General Plan. Bullet #2, In order to promote grown the county needs to remove fees for commercial growth and speed up the process of permitting. Bullet #3 Please define affordable housing for those who work in Shandon. Bullet #4, "Plan for population growth consistent with the community's vision." The plan cannot be consistent with the community's vision when the community wants a smaller amount of people than the county. In addition, a medical facility, market and drug store are not the main concerns of the town. The community wants #1 Sheriff sub-station, #2 on-off ramps Highway 46 at McMillan and Center. Bullet #6, Not at the cost of private property rights. The roadways need to focus on trailer traffic not pedestrians and bicycles. Bullet #7 and #8 Need to be removed.

Community Plan Features: Bullet #1, This is a 20 year plan please remove "and beyond". Bullet #2, Please formally contact the current property owners of zone change before May 5, 2010. Bullet #4, 5 and 6 Please define and rewrite. The wording is misleading it implies there is an established plan to fulfill needs through guidelines and programs. Which there is not.

Public Utilities and Services: Improvements in public services need to be increased Sheriff presence, on and off ramps Highway 46 and connect to state water pipeline. While, the other services are important they are dependent on population growth. Paragraph 6 states promoting energy efficiency measures, green building and solar and wind power. Please define. Chapter 8 is still missing and

2.1 Population: "intensification of agricultural activity in the region combined with a housing shortage countywide" is no longer applicable, please remove.

2.2 Economic Development: Economic Development Issues: Bullet #4, "Low population" not according to Market Study. Employment Table 2.6 Workers by Place of Work: "Work out of County of Residence 8.9%" this is not an oddity when the town borders 5 counties, please understand this. Income: Paragraph 1, sentence 3, "About 22.9% of the population was below the poverty line in Shandon, much higher then the 12.4% in San Luis Obispo County as a whole." How does this affect the mandated rates from the state and how do we compare to the other cities in the county? Paragraph 2, last sentence "The increase in home values in recent years has made it increasingly difficult for very-low to moderate income families to afford buying a home." How does this affect Shandon? Please create a graph demonstrating future projections of income level for the community of Shandon based on Table 2:8 Household Income, Table 3:1 Land Use Summary and Table 3:2 Potential Residential Development.

2.3 Population and Economy Policies: PEP-6 does not "provide a variety of housing types for all income levels." PEP-7 decrease fees and wait time. PEP-8 How does the plan do this?

2.4 Population and Economy Implementing Programs: PEIP-1 paragraph 1, who is going to "actively recruit them (underrepresented industries)"? Bullet #1 a-m, who promotes this and how does Shandon develop this way without a large population increase? Bullet #2 and 3, who conducts this study and who pays for it? Does the market study already cover this information? Bullet #4 and 5, make this happen, do not talk about it. PEIP-2 How does this happen?

3.0 Land use and neighborhood Design: Paragraph 1, sentence 1 "a community that provides a balance of housing options" define in economic demographics. Project the assumed income level of every type of housing in the plan. "Trails" who provides the trails? How does this affect property rights? Last sentence, please place policies, standards and programs in order of importance/action.

3.1 Shandon Land Use Designations, 3.1.1 Residential Land Uses: Residential Single Family (RSF): Densities are too high and does not mirror the density in the Heights neighborhood.
3.1.3Recreation(REC): Add a rodeo grounds in place of a park.

3.2 Master Plan/Development Plan Expansion Areas 3.2.3 Master Plan Sustainability Principles Bullet#5 Materials and Methods of Construction: This bullet needs to be removed as it places too many restrictions on development. The language is ambiguous "preferably" and leads the reader to believe the materials and methods is an option. Green Technology Bullet #6, This bullet needs to be removed it is too costly for the builder and steps on private property rights.

3.3 Master Plan Design Principles 3.3.2 Housing Design Principles Work Force and Affordable Housing: "Provide opportunities for ownership and rental housing in a combination of affordability levels: very low income, lower income, median income, and moderate income." Please define income levels, correlate income

levels to Table 3.1 Land Use Element and compare to cities and towns in the county.

3.3.3 Public Utilities, Services and Circulation: "significant improvements in public services, primarily water, wastewater, and circulation" the primary improvement needs to be the presence of the Sheriff. We currently do not have a "circulation" problem. However, if the roads and parking are designed for cars, and not designed for trucks and trailers, we will have a "circulation" problem. "Additional water storage faculties are needed" because the county did not provide enough storage to begin with. Please fix the water storage problem without raising our taxes or fees.

3.5 Peck Ranch Master Plan Area: Please add a Rodeo Grounds in place of a park.

5.0 Transportation and Circulation 5.3 Arterial Street – Center St.: "Diagonal parking can also be provided with wider rights-of-way." Please make sure this is trailer and truck friendly.

5.8 Traffic Calming: "Bulb-outs and roundabouts are encouraged to be used as traffic calming devices." Please do not use roundabouts.

5.9 Pedestrian and Bicycle Routes: "Within the commercial nodes and other multi-housing family areas, bicycle racks will be provided to encourage alternative to driving." Who pays for this?

6.2 Parks and Recreation Facilities: Please add a Rodeo grounds.

6.4 Law Enforcement: "The average response time to high-priority calls in 2008 was eight minutes, which met the North Station's goal of a 15-minute response time to such calls." Please add Shandon's specific average response time. The response time

given is for all calls in the North county and therefore not accurate to Shandon.

9.3 Phasing and Growth Beyond 20 Years: "projected growth rates are exceeded during this time period, the Community Plan should be updated to respond to community growth prior to the year 2030." The "growth rates" should never exceed the Plan without approval from the Shandon Advisory Committee.

Table 9.1: Program Implementation Summary Section 5.12 Transportation and Circulation Implementing Programs TCIP-2 Work with the community to develop trails Priority High. Where do the trails come from and how does this affect property rights? 6.3.2 Fire Protection & Emergency Medical Services Implementing Programs Section FPEIP-2 Establish a health clinic Priority High. How did you decide Shandon needed a health clinic? What are the pros. and cons. of a health clinic? How are you going to establish a health clinic and who is paying for it? Remove establishment of a health clinic. 6.4.2 Law Enforcement Implementing Programs Section LEIP-1 and 2 Continue crime prevention and safety outreach and reduce police response times Priority High. What programs are currently in place for crime prevention and safety outreach? How do you plan to reduce police response time? Section 6.6.2 Community Facilities Implementing Programs CFIP-3 Establish a health clinic Priority High. Please state the reasons why a health clinic benefits Shandon and how it will affect the town.

Chapter 8 cannot be commented on because it has not been published at this time. 05-05-2010

Shandon Community Plan Update
Comments by Steve Sinton
April 2010

My first comment is that this is a well developed, thoughtful plan with many great ideas and concepts to make Shandon an outstanding place to live. If all of the policies, programs and guidelines were standards, requirements rather than recommendations, the plan would be a stronger tool to achieve the great concepts it contains. The problem with policies and guidelines is that the developer must opt to include them. If they were redone to make them standards (with reasonable provisions to allow developers to opt out when appropriate), the county would be in a position insure that the town became what is envisaged by the planners and the community. I urge that the Community Plan be revised to accomplish this.

Examples: cul-de-sacs being day-lighted for pedestrian use

Trails, pedestrian paths & bike paths [PRIP-4 says "identify opportunities to secure easements or offers to dedicated land for recreational trails". That won't accomplish what is essential to a livable community!]

Curved streets

Rooftop solar [at a minimum require pre-wiring] – in fact all of 9.8 on Page 129.

The term "buildout" is misleading to the public. Although a clear definition is helpful, it would be better to use a different phrase, such as "projected 2030 development".

page 40 – 2.4: the list of businesses listed should include a bank. Same comment for page 49, middle paragraph in 3.1.2.

page 52 – 3.1.5: The agricultural community is clear that open space should not be confused with working farms and rangeland. The buffer along the easterly edge of the URL shouldn't be "a buffer between urban development and agricultural uses", but grazing land. To leave the land unproductive will result in invasive noxious plant taking over the "buffer" and increased fire hazard. The only exception would be where the community would have pedestrian, biking or riding trails. The same comment applies to the last paragraph of 3.1.6 on page 53. These spaces need to be managed.

page 54 – 3.2.1: Would this be the place to discuss a community wide "architectural style"? It is mentioned in 9.6.2 C-3, but needs to be accomplished <u>concurrent</u> with this plan.

page 56 – 3.2.3: 1. Walkability should be expanded to include other means of non-motorized transport, including bikes, jogging, skateboards and equestrian.

5. should include clear requirements for construction waste recycling and reuse.

page 57 – 3.3.1 3. Connectivity should include equestrian.

5. The community does not want grid-type layouts that result in straight streets. Elsewhere the plan refers to curved streets, which is preferable and can be utilized to create grids, but don't look like it. This is another example of where a

standard should replace a principle. So, the use of grid layout needs to include curvilinear streets to avoid a large urban look to neighborhoods.

9. Underground utilities are extremely valuable in establishing a better community and are an example of what should be a requirement.
12. It would be reasonable to discuss with the community whether sidewalks should be only on one side of residential neighborhoods to increase landscaped areas and reduce costs. Single sidewalk streets need to be wider than standard (see further discussion of this below).

page 58 – 3.3.3: The wastewater system should be designed to accommodate the existing town and funding to actually serve the existing community needs to be aggressively pursued.

The treatment of the problem with the Highway 46 intersection is too vague. The plan needs to propose ways to deal with this problem and then seek concurrence from Caltrans (see further discussion for page 81).

page 62 - last bullet: In addition to utilizing LID practices, each house should be required to provide onsite percolation from gutters (such as a gravel filled hole through the hard pan). This requirement should be community wide.

page 64 – last paragraph: the reference to keeping large animals on the Residential Suburban lots would indicate the likelihood of horses and reinforces the need for horse trails around and through town. (This is mentioned in Policy TC-2 on page 88, but not elsewhere.)

Page 70 – 3.6.1 – The statement that the San Juan & Cholame rivers have channel instability is correct. Upstream from Shandon the stream moved more than 100 yards in 1969 and any development near those channels or the Estrella will need specific stream bank protection measures to avoid loss of property and potential loss of life. Any such measures will likely have environmental impacts that will need to be addressed and would be in conflict with NCRP-2 on page 78.

Page 71 – LUND-7 – SLO County Planning should organize another opportunity for the community to decide on an appropriate architectural style for the community (also C-3 on page 120).

LUND-10 – excellent concept

LUND-11 – it is unclear what a consistent rate of development would be between multi-family and single family residential development.

LUNDIP-2 – we need to be very careful not to cause Caltrans to leave the area, as it is one of the very few non-agricultural employment sites in Shandon, other than the schools.

Page 79 – there is a lot of discussion about energy efficiency and the use of solar. The state has mandated that renewable energy become a significant source of our power in the next decade or two. Is there any reason why San Luis Obispo County can't mandate that all new houses provide at least 20% (or 30%) of their projected energy needs through on-site renewable energy generation? It might be necessary to provide an exemption in

certain circumstances, but the short term additional costs would be more than compensated for by the long term savings. This would also be less likely to be consumptive of open space, when compared to the communitywide solar energy system proposed in ECIP-6.

Page 80 – ECIP-4 – recycled water might be just as useful when allowed to go as groundwater recharge, rather than trying to pump it to other locations for ag or landscape uses.

Page 81 – 5.2 needs some ideas for making the Highway 46 access safer. The County will need to pressure the State through our legislators to find a solution before the highway is expanded past the two Shandon intersections. It will be helpful to have solutions to recommend. TCIP-3 only recommends one, which may be too expensive. A major roundabout or other solution may need to be proposed.

- 5.3 Centre Street could be improved with amenities similar to those used in local downtowns along the San Francisco Peninsula, such as Mountain View, Menlo Park, Los Altos and Burlingame.

Page 89 – Schools - The Shandon Joint Unified School District cannot afford to buy land for new schools or build a new school without issuing a bond. Will developers be required to set aside land for the schools? Will they be required to donate the site. School development fees pay less than 20 percent of the cost of housing a new student, so before burdening the school with the other 80+ percent, the Shandon Community Plan Update needs to assess whether the school district and the community can reasonably be expected to afford and support a new school bond.

Page 92 – Parks – Many communities are now providing dog parks to reduce the contact between dog waste and children. The park plan should include at least one for the community. Most dog owners are willing to drive to a dog park if one is not within walking distance, in order to provide exercise and entertainment for their animals.

Page 97 – Library- The plan should include the possibility of a shared facility with the Shandon High School (which already exists in Parkfield) to save facility and personnel costs while increasing the potential for more books and computers.

Page 100 – The update does not even mention that even if Shandon used the 100 acre feet of State Project Water that it would have to greatly expand its use of groundwater. Shandon would be an appropriator of that groundwater and have rights junior to overlying ag users. If the groundwater levels continue to decline, the town could be forced to either condemn ag water to continue pumping, begin rationing, or seek alternative sources (which seem nearly nonexistent). This pumping also violate Ag Policy 11 which says that municipal uses shouldn't take the groundwater needed for ag. With the Paso Robles groundwater basin in apparent decline, how can the County allow this development to even be proposed?

Page 102 – As previously mentioned, there needs to be a plan and funding to connect the waste treatment system to the existing town.

March 10, 2011

Page 106 - the plan for use of the treated water seems misguided. If the town is going to take water away from ag through extractions from the Paso Robles basin, shouldn't it return as much water as possible to that basin from the treatment plant?

CURBS, GUTTERS & SIDEWALKS - It might be appropriate to provide for single, wide sidewalks on one side of the residential streets to help maintain the small town look. If adopted, the sidewalks would need to be wide enough to allow couples or persons with baby carriages to pass easily (see comment for page 57).

Page 121 – Commercial Design Standard b) requires building to be located near the street where site conditions allow. On site parking is required to be located in the rear of the site. The parking standard should also be enforced "where site area allows" because existing mature trees along Centre Street would otherwise have to be removed to comply with this provision in at least the northwest property at 3rd Street & Centre.

g) does a "Shandon Master Tree list" exist?

In conclusion, I want to say that the vision of this plan is outstanding and I don't intend for my comments to diminish any of that. I just think it essential that the vision not be lost in the permit process.

Steve Sinton

To : Jay Johnson, SLO Planning Department
From: Kate Twisselman
Fax # - 781-5624 Pages:

Comments for Community Plan update:
I have copied portions of the plan in to my comments because I learned that when I printed my copy, it altered the pagination from the disc copy which made my page numbers cited useless. So, I put my comments in italics and a different font. I hope it is readable.

Introduction – p. 19 - ¶4 – *The dispute the notion that we get very little visitor traffic. With the advent of GPS systems, travelers, including semi trucks and commercial moving vans, come through daily. Additionally, in the wintertime, UPS uses Shandon to drop trailers when the weather is bad enough to threaten to close the Grapevine. Although coastal news coverage would lead you to believe that closures on I-5 only impact 101, that is not true. Of course, moving St. Rte. 41 out of town should mitigate that, but for the time being we don't get "very little" visitor traffic.*

1.0 Setting p. 25 -¶2 – *Again, I would dispute that we get very little visitor traffic.*

Figure 1.2 Study Area map - *I do not understand why all the maps I thought we had been working on, seen, been presented with, etc., show the proposed Urban Reserve Line as going due north between the Cockrum/Ramsey properties to Highway 46. This map shows the revised URL as channeling west toward the Centre St./46 intersection and allows for the addition of a portion belonging to the Peck piece. I am flabbergasted by this. I know that after the boundary was allegedly set, Doug Alley sought to have his grandmother's piece at 41/Centre put in. Request denied. Bo Ramsey was interested in having his piece put in. Request denied. And now, somehow arbitrarily, this piece gets added. What happened? And how is it that this wasn't apparently communicated publicly. The original proposed URL should be preserved.*

Table 2.6 Workers by Place of Work – *While, of course, the most important statistics are listed here, there is no mention of the percentage of workers who do NOT live in Shandon but do work here. Many, many agricultural workers come from outside the area and work here (Willy Cunha included) and there is not one teacher at any of the local school campuses (I'm excluding Parkfield) who live in this town. The classified staff lives here; certificated do not. They all commute (separately) and come here daily from towns they find more suitable for their needs. The man who owns the Shandon Market doesn't live here. Our librarian doesn't live here (although, to be fair, she does live in a town where she is also the librarian). The man*

who is the pastor at the Methodist church for the last six years only moved to town in September, 2009. In December, the Shandon Elementary School principal, Dan Peverini, closed escrow on a house in Paso Robles for $705,000. It's possible, of course, he couldn't find a property valuable enough to buy in Shandon. Of the workers at the Caltrans yard, two live here; the rest travel here from other places. This seems noteworthy.

2.2 Income p. 38 - ¶2 – "According to the 2000 Census, the median home value in Shandon was $105,900, while the median home value in the county as a whole was $230,000. In 2007, the median home value in the county was $581,000, an increase of 153% from 2000."

We all realize what hogwash this is. These numbers are not close to being relevant in this market. We know that properties in the coastal areas are still desirable and have held their value which skews the data for the eastern part of the county. And while real estate did increase in value, according to my unscientific research of properties bought in Shandon, inside the current URL that closed between late 2008 to December 2009 (the Tribune data hasn't been published for a few weeks and they are generally 90 days or so behind), of the 27 properties that closed, the average price was $145K with the most valuable at $250K on First St. and it comes with an acre of land and the least expensive on N. Second at $50K. So yes, while the document correctly states that "The increase in home values in recent years has made it increasingly difficult for very low to moderate income families to afford buying a home," it would seem that if a household cannot manage a mortgage of $50K, perhaps they should consider not owning a house. And $145K is reasonable in this county.

Table 2.8 Household income – *I do not dispute the data. I have no way of knowing if it is accurate. However, again, I would like to be reassured that the source, the 2000 Census, is capable of including data only inside our URL. Otherwise, if the data is from our zip code or school district, it's useless.*

Table 2.9 House Value – Owner Occupied – *Again, I dispute the notion that 10 year old data is in the least relevant particularly in light of all the real estate issues we have in this county and in this state. Also, the same comment as Table 2.8 – can the Census determine that the data we're looking at is only inside the URL?*

2.3 Population and Economic Policies – *This is a comment that actually applies to a LOT of the same kinds of sections. I realize that this is probably standard in planning documents and planning jargon but I'm confused by the idea that these "statements" are POLICIES and not some sort of GOAL or ASPIRATION.*

For example (I won't note the same concern for every item but in no way does that mean that I don't have the same concern for each one that follows): PEP 1-11 (it's all the same) could not be more vague. Here are the actual verbs: Promote, support, provide, encourage, foster, maintain. And yet there are virtually no concrete ideas about how any of this supporting and providing and encouraging will occur. PEP-11 reads, "Encourage live-work arrangements." How? By what means? I don't understand the point of even putting mush like that in there if there is no actual substance to it. It might as well be the marketing materials for a touchy-feely pre-school. "Here at Tiny Tots we want to enhance aspects of the community that help economic development and draw residents to Shandon, including small-town ambiance; (note that there really are semi-colons there that make no sense) educational, cultural, environmental, and recreational resources; and affordable housing (I'm back to the whole $50K thing – if you can't buy that, you need to rent – get over it). And we all know that Shandon is the dumping ground for just such a thing. I have the recordings from the Supervisor candidates forum in SLO in April 2008 put on by the Workforce Housing Coalition. The candidates didn't know that there were four people in the audience FROM Shandon. With cameras and recorders. But I digress.

2.4 PEIP-1 1. a) Local-serving retail and services (see market study). *Okay, where's the market study? I'd love to see it.*

2.4 PEIP -1 1. h) *Yes, THAT'S what we need. More traffic on Highway 46. We don't have enough yet. You people have to actually think about what it is you're really advocating.*

PEIP 3 *"Work with the school district to develop internship, mentoring and workplace learning programs for Shandon High School students (upper case is mine, evidently). Work with Cuesta College – North County Campus (god forbid we should let them into San Luis) to encourage vocational job training for Shandon residents." Now here's a place where the top of my head will blow off. Let's just start with this: I'm pretty sure that all people that wrote sections of this plan went to college. So let's just try really hard to not be quite so superior to SHS students. Those kids deserve to have the chance to become stars. They deserve to become writers and geologists and lawyers and yes, welders if they want to – but only if they want to; not because it's the default option. But apparently they need to settle for being your hotel housekeeping staff, the person who changes the oil in your car, mows your lawn, changes the sheets at Granny's care facility, or cooks your kid's cafeteria lunch. Jonathan Kozol says, in "The Shame of the Nation – The Restoration of Apartheid Schooling in America (Crown Publishers, 2005 p.98) "...the general idea that schools in ghettoized communities must settle for a different set of goals than schools that serve the children of the middle class*

and upper middle class has been accepted widely." Apparently, systematically, by the SLO County Planning and Building Department. Either add to the section to allow for other options or delete it. This is unhelpful and inflammatory.

3.1.1 Residential Land Uses – p. 47 Workforce Housing ¶1 – *I've been over the cost of purchasing a house in Shandon already. If you can't afford $50K, there's probably a reason for that. Homeownership isn't a right. Additionally, the People's Self-Help Housing folks waved their magic wand on N. Second St. and now it's the worst street in town. The houses are crap. It's a slum. If more "PSH housing" is coming to provide workforce housing, they can think again. And also, proximity to job centers would mean we wouldn't build ANY houses here. I'm not sure how many more times I get to say that but I'll try to invent new ways just so you don't get bored.*

3.1.1 Residential Land Uses – p. 47 Residential Single Family ¶1 – lines 5-9. *I don't know what any of this means with regard to the variety of units. What are these things: "single family-zero lot line units, single family patio homes, and half-plexes?"*

3.1.1 Residential Land Uses – p. 47 Multi-family Residential ¶1 – *same – what are detached zero lot line units, detached patio units, garden apartments?*

3.1.2 Commercial Land Uses – p. 49 ¶2 "The neighborhood commercial areas are intended to serve a neighborhood's daily retail needs. Markets, pharmacies, bakeries, dry cleaners, gas stations and other similar uses generally serving nearby residential areas can be found within these areas." *Okay – again, this is kind of elitist. This isn't Carmel or some other cute place. Our daily "retail needs" include things like a barbershop or hair salon and a hardware store now that the co-o p is closed. Or a small business center where you could get access to the Internet and fax things and make copies. Do you have any idea how many people can't do those kinds of things here? And seriously, a dry cleaner? But not a Laundromat. I realize that you're using generic language. But we've been working on this plan for years now. How is it that it isn't tailored more closely to Shandon? It can't be because you don't know the town, can it?*

3.1.2 Commercial Retail – p. 50 ¶1 - *I have questions about "nodes".*

3.1.3 Commercial Service/Residential (CS/R) p. 51 ¶1 – "immediately after adoption of the Community Plan, before other lands (that are subject to Land Conservation Act contracts) become available for development." And further, "intended to remain in place until such time as land of equal or greater size become available for business center development. Thereafter, the site could be developed with residential uses." *Okay, if we stick with the current schedule, "immediately after adoption of the plan" equals December of this year, 2010. I can't believe we have to have*

terminology in here that discusses the consequences of something when we all know that there isn't any money for ANY of this. Let's pretend that "immediately" the land becomes available for development – and THEN what? There are already two commercial pieces in downtown Shandon for sale at reasonable rates and they have been on the market with no takers for months. A lender is found (and the angels sing) and then a building is built for some tenant or use. I understand the need to be flexible but this sounds like a threat. Look at the Lowe's Center in Paso. Will it fill out eventually? I hope so but again, I dislike, in the extreme, the threatening tone. Can't the language be a little less bullying?

3.1.4 Recreation p. 52 ¶1 – *SJUSD does not provide use of its facilities during non-school hours. I'm not sure where this came from. If I ever gave the impression that the school's use of the playing fields in the park is reciprocal, I apologize. When the cleaning staff leaves in the afternoon, the gates are locked. Also, last sentence, "The Land Use Plan identifies potential locations for various park sites." How were these sites identified? What were the criteria? And then what? They've been identified. What's the next step? Tell us how that works. We need to know.*

3.1.6 Agriculture p. 52 ¶1 – *Last line – Portions of three of these properties are planned for conversion to urban uses. Which three. Please spell it out.*

¶2 – *I would argue with the description of the Williamson Act. I would say that it is more accurate to describe it this way: The Williamson Act is a California law that provides incentives to preserve agricultural lands and open space and discourages their conversion to urban uses. San Luis Obispo County implements the Act by exchanging a lower tax assessment for the landowners' promise to restrict the use of the land to the allowed uses. Or something like that.*

If you keep the language you have, note that the Act does not actually protect agriculture (that's the goal but that's not what the Act does. It provides for a way for that to happen) and in the second sentence, there is an agreement problem with "a lower tax assessments on their parcels."

3.2.3 Master Plan Sustainability Principles – p.56 – 2. Public Transit line 4: Transit systems should also be linked to larger, regional networks." *Like what? Amtrak? Greyhound? I find the lack of specifics totally annoying. And if you don't know what the options for such a "regional network" are, then are you sure it's a good idea to put it in there? You must have had some idea of what you meant.*

3. Water Conservation – *Seriously – if everyone else in this county paid what we do for our water and they lived in the hottest part of the county, like we do,*

we'd have a really different story about water use. We do this well. It's patronizing to indicate otherwise.
5. Materials and Methods of Construction – *Is this where Templeton mandated in their plan that everything had to be finished in real wood? Or something?*

8. Agricultural Resource Protection – "Provide for agricultural resource protection and preservation by maintaining compatible transitional land use patterns and establishing site specific development criteria." *What in the world does this mean? Note, this is not the original language I used to mark the passage. But seriously, more mush. It doesn't mean anything real. What's the point?*

3.3.1 Community Design Principles p. 56 Compact Development 1. *What do you perceive the social costs to be? What are you talking about? And if you don't know, take it out.*

Center Focus 2. *When you say "community center" in line 1, you mean the metaphorical core, right? Not a "community center" where people play ping pong. I've seen there is some confusion on this.*

Utilities and Streets 8. "Utilize design measures to encourage automobiles to travel at slower speeds particularly through residential areas." *More mush. Like what? And if you expect US to fill this in, I'm not a planner. Although I may be when this is over. Someone must know what "design measures" they are talking about? Please be as specific as possible. We're going to get stuff we don't like and wonder why and then be told, "You approved the design measures."*

Environment 15. *Please add some language that also addresses drainage.*

3.3.2 Housing Design Principles p. 57 Work Force and Affordable Housing. 1. *Please tell me what community in this county has a higher percentage of poor workers AND a higher percentage of affordable housing than we do? I'm sure Dana Lilley means well but shut up already. We KNOW about what workers need. We have VERY low income people. I have four of them working up at the cemetery today. But we have a LOT of affordable homes and it looks like we're about to get more because no one who can get a loan will buy a $200K house downtown when they can buy one for $150K on the heights. We'll have more young families who can't afford to buy in Paso, and then decide they hate it here (I used to think that we failed them somehow but the truth is, there are a lot of people who just aren't cut out to live her and aren't willing to do the work it takes to make things better). They'll want to put their kids in school in town because they don't want their kids in school with our Hispanic population. Then, they'll want to sell but not be able to because the market has so many houses so they'll rent it to someone just to make the payments. And Shandon gets screwed again. And we wonder why we're the*

only town in the county that can't get the streets swept like everyone else. 'Cuz you're the barrio and you don't deserve it the way Cambria does.

And furthermore, if you're talking about housing for migrant workers, and the belief is that we don't have enough, then grow a set, approach the vineyards and make this THEIR problem. When my dad had sugar beets, he was forced to contribute to a fund (Union Sugar took the money out of his payments) to build a labor camp. The beet processor in Santa Maria put together a labor camp here that housed temporary workers in safe, clean, warm, dry housing. That camp is gone now. But we do our part. Absentee owners of big pieces of land that require seasonal workers do not. So why do we have to make all the concessions? We do not benefit from their presence in any way.

Housing Variety p. 58 – 3 *"Develop a planning strategy that phases development and includes a variety of housing types in each development phase where possible." Really? Is that not what we're doing? Or do we have to develop a strategy to figure out how to develop a strategy that allows a strategy to be developed in order to have a developed strategy.*

Housing Densities p. 58 *"higher closer" Is this a typo?*

3.3.3. Public Utilities, Services, and Circulation p. 58 ¶3 – "Offsite improvements will be required to Centre Street, San Juan Road and the SR 46 intersections with East and West Centre Streets." *What are "offsite improvements"? What does this mean?*

3.4 Fallingstar Master Plan Areas p.59 ¶1 "visually linking residents to open space, agriculture and the hillsides that form a magnificent backdrop to the community." *Not to mention that those magnificent hills funnel water, mud, silt and debris down across San Juan toward the river. I don't understand why this is never addressed. If Fallingstar II is ever built (which, I understand from sources I trust, will never happen), every single back yard will get trashed every time it rains.*

Figure 3.3 – *Please note when imagining these roads and the increased traffic that is likely to result from the build-out, semi trucks carrying lettuce, product from the goat ranch, carrots, grapes, cattle and petroleum products must be able to safely travel and turn on them. That's clumsily worded but someone should come and watch and see how hard it is for them to access 41/Centre St.*

3.4.1 Fallingstar Phase I Master Plan Land Uses p.61 ¶4 – "Multi-family residential areas allow up to 20 units per care and are intended to provide MUCH NEEDED (emphasis mine) rental and affordable housing." *Says who? And I actually mean – Please cite the source for the data that proves this is "much needed." Because I don't*

believe it. And I refuse to allow my town to become a dumping ground (as was once attempted by the city of San Luis) for other people's lack of affordable housing. We have plenty. Or, maybe a way to look at this is to ask, "How much, exactly, do you think we ought to have? What does the county think our share of the burden is in all this? All of it?

P 62 Bullet point Traffic Calming – *What measures are you suggesting. Please be specific.*

P 62 Bullet point Utilities and Streets – "Connect all uses." *Is this supposed to be "users"?*
"In less dense areas, large landscape areas, and areas adjacent to open space (there's no comma here but probably, for clarity, there should be) utilize Low Impact Development (LID) practices for handling roadside drainage." *What are those? Please be specific. If you mean these swales, please indicate who is responsible for weed control, spraying, mowing, etc. We have a problem with that now.*

Random question – when the streets are laid out for the new developments, how are the street names determined? Who does that? And is there latitude if we don't like them?

3.4.2 Fallingstar – Phase II Master Plan Land Uses p.64 ¶3 "It is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and help implement the economic policies found in Chapter 2." *To whom is it important? Not to me. And again, this is more bullying language and I don't like the idea behind it. Nothing is critical at this point. There are no willing lenders and it's crap to threaten us like this. I resent it.*

3.5 Peck Ranch Master Plan Area p. 66 ¶1 – "The **larger** (the emphasis is mine) Peck Ranch is generally bounded by Highway 41 and Highway 46 and Centre Street." *The larger Peck Ranch goes west all the way past Whitley Gardens to Geneseo Road. It's immense.*
¶2 – "...pedestrian and bicycle access would be through the park allowing a pleasant separation from vehicular traffic." *Do not allow bike traffic in the park.*

"The Peck Ranch property is intended to provide additional employment and associated residential development that will improve the local employment opportunities within Shandon." *I had to get out my old grammar book to diagram that sentence in an effort to discover what could possibly be meant by that. I still don't know. So, how exactly is additional employment supposed to be provided?*
And then "local employment opportunities." *What is this?*

Bullet point 2 – health clinic/library site.
If we were to have a new library, the county requires that the community pay for HALF. We would never be able to do that. We can't even raise the $9K it

takes to run the pool in the summer. So if we were to emphasize that the library would be the preferred use over the health clinic, we'd be in better shape.

3.5.1 Peck Ranch Master Plan Land Uses ¶2 – "In the event that market demand for mixed-use development does not occur, portions of the MU designations within the Peck Ranch may be converted to RMF after a period of 15 years from the adoption of the Community Plan." *Wow. How sketchy does that sound? I say no. You're asking for Mixed Use and you're getting it. Deal with it. If the plan is adopted in December, we'll be gearing up for another plan update five years after the 15 year clock runs. They can cope until then.*

I have to back up to ¶1 – the land uses include open space. But somewhere else, we're told that open space isn't really going to be the designation – it's just to point out where the open space will be. Who would be trying to pull the fast one here?

p. 68 ¶2 The Commercial Service category. *Again, see my comments previous about how sneaky I think it is that this is now included. And if they want this piece included in the URL, then they should have to hook up to CSA 16 water and the proposed sewer system. One of the reasons we never got the gas station out at the 41/46 connect by Cemetery Road is because it was prohibitively expensive to hook up to the water – which they were being compelled to do. If the Messers. Singh were being forced to do it, there is no earthly reason why the same should not be mandated for this piece. It's crap. Also, I dispute the notion that "As with the site on Fallingstar II, it is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and help implement..." The piece that's next to it – where the scales are – also owned by the Peck Ranch is currently zoned commercial and formerly had a gas station on it. If it is imperative that services be there, start with that. If their commitment to the economic development is so strong, then start with that. Or get over it and move on.*

¶3 "The 12 acre Commercial Retail area" *sentence appears to be missing a word.*

¶4 "cafés" *should not have an apostrophe. It's plural. Not possessive.*

p. 69 *It has been pointed out before but I would reiterate the issue with putting "active sports fields" in the existing park at the expense of what? The trees? The pool? The clubhouse?*

3.7 Land Use and Neighborhood Design Policies – *I have made this point before but every now and then I feel like pointing it out again – These policies are not*

policies. They are goals. Or aspirations. Except LUND-3. For whatever reason, it's a specific, concrete little idea.

p.71 Commercial LUND-7 – "...that represent Shandon's agricultural history and character." *And what are those? Or, what are those according to the planning department or consultant who put that in there?*

LUND – 14 "Provide a mix of residential housing types affordable to a wide range of income groups, consistent with the goals, policies and programs of the San Luis Obispo County General Plan" *So, we have a policy to provide a thing, consistent with other things. Doesn't this seems, I don't' know, stupid? Either say what you mean or delete it.*

LUNDIP-2 "Coordinate with Caltrans to relocate their maintenance yard on Centre Street to a more suitable location." *First, why can't they all be this specific? And Second, I can no longer remember why this is important. Can someone please refresh my memory?*

p. 72 – *why is this blank? – (I actually think I have the answer to this now.)*
4.2 Cultural resources p 76 ¶1 – "Throughout the twentieth century, Shandon had its share of economic ups and downs, but continued to thrive as a focus for ranching and farming families in the area." *What exactly are these ups and downs?*

4.2.1 Archaeological Resources – ¶3 – "The known surface water sources are located outside the URL." – *I don't understand what this means. Do you mean that the headwaters of the San Juan are located on the Chimineas Ranch? Or something else?*

And of course, the statement that the area "may (emphasis mine) have been occupied by mobile small groups..." is disappointing. Scads of bowls, pestles and other implements have been uncovered over the years. The Morro Group should give its money back. How is this not more complete?

4.2.2. Historical Resources p. 76 ¶1"The few historic resources officially recorded in Shandon were discovered as a result of surveys conducted for compliance with the requirements of the CEQA and/or Section 106 of the National Historic Preservation Act..." *I'm unclear about this. Officially recorded where? For example, "the Shandon Cemetery was recorded during this investigation." What does this mean? And the reason I'm asking is that the Shandon Cemetery has been an official (according to the Secretary of State's office) certified cemetery since 1890. I have the original charter in the safe. It's not like it's a mystery or a secret.*

¶3 – "A cultural resources survey for a fiber-optic cable installation running from San Luis Obispo to Bakersfield investigated the Shandon Station, one of the pumping stations among the 1929 style residences, outbuildings, pump and boiler buildings, tanks, barn, and bridge. This complex was evaluated as "a distinct historical and architectural district..." *Well, it's gone now. The homes were disassembled and hauled away. Hope it wasn't too significant. It's embarrassing that this is in here. In all the work that was done on this plan, did no one look or check to make sure that this is correct?*

p. 77 ¶3, line 4 –"over 50 years in age." *Many of the buildings on those streets are over 100 years old. That's not a stretch. And it doesn't include the oil company houses that were moved to town. Again, Morro Group should refund the money it got to do such a terrible job.*

¶5 "The small development to the west of downtown appears to be largely composed of recent construction. Two residences are square houses with wrap-around porches and monitor ceilings for cooling, indicating that there is the potential for these residences to be considered historic resources. The location would have been attractive at an early date as it is set upon a low hill (Shandon Study Area Environmental Constraints Analysis – Morro Group, Inc.)" - *Top of my head goes off again but just a little. This subdivision was mapped in 1946. This has to be a public record. Some of the development is new, it's true. The Boneso part was built more than 10 years ago and the Wittstrom part in 2006. The Bonesos were not allowed to build homes for the amount of lots they had and the maps for the southwest section were redrawn, a cul de sac eliminated, and lot line adjustments were obtained to comply with the Planning Department's rules. Since all of this is public record, why does this read like it was written by archeologists studying an ancient culture where they can only guess at what lead to a possible settlement here? Or, why didn't they ASK someone. Our house was built in 1949. My parents moved here in 1957 and there were 13 homes here at the time. Now there are more than 85. We may be relics but we are not an extinct culture that cannot be questioned. The tone is pretty ridiculous. "As I look, through the microscope, it appears that the amoeba only swim counterclockwise." Speaking for the amoeba, what's up with that? Study our culture but don't interact with us.*

Table 4.1 Historical Buildings Within the Project Study Area
Missing from this list is the house on the southwest corner of Second and Cholame. Greg McMillan's father was born in that house more than 100 years ago. The Amy Tucker Boarding house (Jodi Tellier's house) on the northwest corner of Camatti and Second is very old and part adobe. I can't imagine why my house is on this list. As I wrote before, it was built in 1949, public records should show that and we should ask for the Morro Group to pay back the money they got for this because this is a hot mess. The Standard Oil houses are questionable but whatever.

4.5 Energy Conservation Policies p. 80
ECIP-4 Develop a recycled water system to supply parks and common landscapes, if the recycled water supply cannot be wholly used by agriculture. – *This seems to be an actual "policy" not some vague dream about what could happen. How did that get included?*

5.0 Transportation and Circulation p. 81 ¶3. *Some of the things that "will happen" already do. San Juan already is a "collector" street according to the county road report in 2009. It's possible that you're just "setting the scene" by stating these things but I can't tell.*

5.1 "day-lighted cul-de-sacs" – *what are these?*

5.2 Caltrans has a puzzling apostrophe. Same line, "...where Highways 41 and 46 meet near Cholame." *Note, the highways intersect in two places. Both could be considered near Cholame if you didn't know where you were, exactly. Please always indicate a directional descriptor.*
Same ¶ "Intersections at SR 46 will require both interim and long term improvements for safer access to the highway." – *such as. Please be specific. And I'm also not sure about the use of "safer." I believe it's possible that ANY access will require improvements. Otherwise, we'll just be sitting there, with the turn signal on. Waiting. Trying not to get in an accident.*

5.3 Arterial Street – Centre St. ¶1, "Arterials are designed to handle a larger volume of traffic..." *Can you please provide any numbers or data for how these labels are applied? What constitutes a larger volume?*

Line 5 – "Diagonal parking." *I understood that we had decided parallel parking was a smarter, safer way to go with Centre. St.*

5.5 Local Streets p. 82. Line 4 – "permit on-street parking." *Permit is a verb here meaning "allow," right, not an adjective describing the on-street parking. In other words, we are not going to have to issue parking permits for residents to park. Or are we?*

5.8 Traffic Calming – Please *explain "bulb-outs."*

¶3 – "special paving around a small landscaped island." *We can't get Caltrans to cut the weeds on its own right-of-ways. We have to push and fight to get the Parks people to maintain the park. Who will landscape these islands and who will maintain them? How do you plan for that to work?*

5.9. Pedestrian and Bicycle Routes ¶2 – bike racks. *Who will pay for those?*

Figure 5.1 –
I don't understand the legend of the map. What are the street section arrow thingies and what do they mean?

Figure 5.2 Arterial Streets –
Note: Diagonal Parking is encouraged where adequate right of way permits. *But haven't we already determined that we haven't adequate right of way? Parallel parking on Centre St. – our only arterial – is preferred. And of course, do not forget the high number of travelers that pull trailers – travel, horse, utility, hay, pipe. We need ways to accommodate them.*

p. 86 – *Why is this blank? – again, I think I figured this out since my initial run-through.*

5.12 Transportation and Circulation Implementing Programs – p. 87

TCIP-7 Evaluate the formation of a Community Services District, Assessment District, or Community Facilities District to improve roads to County urban standards, and maintain roads within older areas of the community.

Now, I've already expressed my dismay at the idea of a Community Services District at a working group meeting and every single point of view EXCEPT PLANNING in that room (property owners or their reps, the Supervisor, etc.) essentially told me I didn't know what I was talking about. But I live here and they don't and when this is all over, I'll still live here and they will have moved on to their next project. If they have any work. But my point is, we do not have the critical mass of people who care to have this sort of thing. Folks on 4th and 5th street have said that they prefer the dirt streets because it keeps traffic going more slowly than paved. And there are those who know what the steps are to get their streets paved. And they don't do it. So if they can't stir their stumps to do the work, I can't imagine why we care about their dirt streets. And if that's not what you're talking about and you just mean plain old Cholame Street, for example, those streets, while sometimes flooded and potholed, do show up on the County Road list and at that point, it would be the county that would need to maintain them. They do have some responsibility for that even if they forget from time to time.

Table 6.1 Projected Student Generation at Buildout – *Where do these "assumptions" come from? What is this based on? And why are there two different formulas? Are you saying that if you can afford to live in RMF you have half as many children as if you live in RSF? Why? What accounts for this?*

6.1 Public Schools p. 89 ¶1 – "The school district should coordinate with the County Parks Division to determine the feasibility of a shared school and park site. *First, I have a lot of misgivings about putting the two together. In a town that sees*

the Sheriff's Department's Gang Task Force working from time to time, having school facilities share with parks seems like a bad idea. What if you were having a school function in the evening? How does that work? And we all know how far we are from law enforcement. Second, I object to being told what I "should" do. My response is, generally, you should mind your own business. And SP-5 – I can't imagine why this is encouraged. If everything were hunky dory, we wouldn't have had to fence the school. But we did. It's just asking for trouble.

6.2 Parks and Recreation Facilities p.91
This seems as good a place as any to point something out. When we had those charettes in 2007, I think, they were well attended. Do you have any idea how many people were at those meetings who don't live here any more? Like I said before, people buy houses out here because they are cheap, they don't like it and they move to town at the first opportunity. But most of the people I'm thinking of actually lost their homes to forclosure. Kyle Wommack rents hers on 8th St. to a young couple with a new baby AND a roommate, Gretchen Bolster lost hers to foreclosure, Tom and Wendy Horton left almost immediately after the Owners' meeting in the clubhouse and the bank has sold their house, John Oliver on Second St. is gone (foreclosure) and he was at the meeting at the elementary school. There are more. So here we are three years later and I can't say how relevant that information is. Maybe it doesn't matter. At least it's more current than the census.

¶2 *Again, The park leases use of the playing fields to the school. The school does not make its facilities available to the town. I can't imagine where that came from.*

6.3 Fire Protection and Emergency Medical Services p. 93
Line 6 "fire season and one firefighter assigned to a Type 2 apparatus during winter months." *This is incorrect. We have two people in the winter.*

6.3.1 Fire Protection and Emergency Medical Services *(by the way, in some places these headings have the word "and" spelled out and in some places an ampersand is used. Perhaps a choice could be made and stuck to it. It tends to make a document look inelegant in short order. And we are still trying to do our best work here, aren't we?0*

FPEP-3 Minimize the risk of personal injury, property damage, and environmental damage from fire, hazardous chemicals releases, natural and human- made disasters through subdivision and development design.

What does this mean? It's pretty mushy. We'd all like to minimize these risks but this sounds a little like Utopia. Nothing bad will ever happen and if it does, we'll whisper the words because it's less scary. How in the world are

you going to minimize the risk of property damage (I picked one) from hazardous chemical releases through subdivision and development design? I'm sure there are ways but you're the planner. You're supposed to know. And if you know, then write it down. I am surprised you're not trying for world peace through subdivision and development design. I kid.

6.4.2. Law Enforcement Implementing Programs p. 95
LEIP-2 Reduce the average response time for police service by identifying potential funding for additional law enforcement personnel and establishing a Sheriff's substation in Shandon.

The Community Concerns or whatever we called them were a compromise. On every issue. This is one I disagreed with. I don't think we need a substation. It concentrates resources at the edge of the world. It makes more sense to put one north of the Paso airport or on 101, near San Marcos Road. That way, the Lakes are covered, San Miguel is covered and we're covered.

6.6.1 Community Facilities Policies p. 97
CFP-4 – Where feasible, locate community facilities on common sites, including sites shared with public schools.

No.

CFIP -4 - Coordinate with the Library Department to identify a site for a new community library facility.

At one point a site was identified. But we recognize that half the funding must come from the community and as I've said before, we can't even keep the pool free for $9K a year, how will we ever raise the money for a library?

7.0 Infrastructure and Utilities p. 98
¶1 – "...details for the phasing and construction for each of the major facilities are not included in this plan. Several unknown factors affect how the phasing is accomplished, including housing demand, changes in the economy, and when and where development will occur first." *This seems to be a first rate cop out and I dislike it. Changes in the economy, housing demand and when and where development will occur first are not little things. But I thought we were supposed to be planning. Put details in there. If they have to be changed, they have to be changed but don't be a chicken. Say the real words. And if "housing demand" were as huge a concern as it is made out to be here, we wouldn't be DOING this. We have cheap, empty houses now. There's your demand. So why we need to complete this in a big, fat, hurry (before the end of the year) is beyond me. Someone else's clock is running and it ain't mine. And I won't have my town ruined because we need to consider the timetable of someone who DOESN'T LIVE HERE.*

7.1 Water Resources p. 99 ¶4 The County Services Area 16 Water System Master Plan by San Luis Obispo County Public Works Department, dated June 30, 2004, found that the existing water system was adequate to provide water for average daily use but was "gravely deficient in meeting fire-flow requirements". The proposed water system will resolve some deficiencies and will alleviate many others, but many of the existing pipes must be upsized, as outlined in the Master Plan, in order to provide adequate fire protection to all development."

Please be specific about what deficiencies will be resolved and which will be alleviated. We already have publicly made mention of the fact that the County Public Works Department knowingly installed a tank that was insufficient for the job and we would be extremely unhappy to have to pay to fix their mistake. So, I want spelled out for me these "some" and "other" deficiencies

7.2 Wastewater p. 101 ¶3 *Where did the 80 gallon figure come from? And yes, I've read Appendix B and it does not cite a source for these figures.*

Figure 7.2 - p. 102 *Why do the pipes not go further out Truesdale?*

Figure 7.3 p. 103 *If you spray effluent, can you graze livestock?*

7.3 Stormwater p. 105
¶1 Line 10, "many of the exiting streets" *Is this supposed to be "existing?"*

There is always pooling and flooding on the heights – not mentioned here and there is a huge problem on N. Second at Camatti and at Centre as well as Cholame and First/Truesdale.

¶3 – "bioswales" – *They are fine in theory. Who will maintain – mow,spray, whatever – them. We have bioswales up on top of the heights in the Boneso section. They are in some places, not everywhere, a mess and filled with foxtails and wild oats. Is it the property owners' responsibility? If it's a drainage feature mandated by the county, is the county going to have someone weedwack it?*

7.3.2. Stormwater Drainage Implementing Programs p. 107
SDIP – 1 "Develop a communitywide Stormwater System Plan, consistent with Figure 7.5 that includes but is not limited to the following: identification of safe overland relief, as a precaution should storm drain systems fail; maximum recharge capabilities; and provisions to handle localized ponding throughout all neighborhoods."

Be careful, we don't want to jeopardize our "F" grade the public works department assigned us in the "readiness" category of their 2009 report for being uninvolved and uncooperative.

7.5 Utilities
We have been specific about not wanting more propane tanks in town where it is feasible to hook up to our existing natural gas lines. I have been told that due to proposed legislation, propane tanks are likely to not be allowed anyway. I don't care. I want it in there that we don't want them. Is that really too much to ask?

8.0 Public Facilities Finance Plan
I think it stinks that we are being asked to comment on an unfinished document. Comments close in May 5th. We asked for the deadline to be extended. The property owners want to speed things up. We want to slow them down. Guess who wins. There is no indication that Chapter 8 will be ready by then. And then what? Badly done.

9.3 Phasing and Growth Beyond 20 years p. 115 a) "The population of "the" Shandon…" *I'm not sure how this is supposed to read but something's wrong with it.*

¶3 'If neither of the above criteria occurs…' – *The 2027 date mentioned is a perfectly reasonable date to take up the issue I mentioned concerning 3.5.1.*

9.6.1 Centre Street Commercial Corridor Vision p. 116 ¶1 "employment center" – *I assume, again, that you mean "center" here as "core" not like a "job training center." If I'm mistaken, please clarify. Upon re-reading, perhaps you really do mean a "job" center. You cannot be serious.*

p. 117 continued from above - ¶2 – "employment centre" – *I know it's hard with the street name but this needs to be fixed.*

Figure 9.1 – *It would appear that there are existing residential buildings in the park and at the high school. Did we pay a consultant for this?*

9.6.2 Commercial Design Policies p. 119 - c-3 – 'Establish and maintain an architectural style that reflects community preferences." *Which would be what, exactly.*

There are two places in here that discuss parking. Please remember we have a lot of oversized trucks and trucks that pull trailers here in town. We need to have adequate, safe places for them to park.

Commercial Design Standards – p. 120

This comment applies to several of the points made here – is parking some kind of deviant act that it must always be hidden? And again, remember that we do have lots of oversized vehicles and trucks that pull trailers.

Windows, Doors, and Entries p. 122 c) 'Entries should provide protective covering such as awnings, arcades, and roof overhangs." *Okay, but why? This seems so arbitrary. I don't have an issue with it but why? I have pretty much the same comment for Materials and Colors ∂ please explain.*

Landscaped and Public Spaces p. 123 e) "One trash receptacle should be provided for every 100 linear feet of store front and should be compatible with the architecture and design of the buildings." – *to be dumped by? You are mandating trash (we already don't have downtown trash receptacles · we used to but we don't anymore) and then what?*

Lighting p. 123 b) "Exposed bulbs" *Isn't this already against county code?*

9.7.2 Land Division Standards and Guidelines b) Guideline. "should consider land dedication rather than payment of school fees and Quimby fees." *In this economy, who can turn down cash? This is a ridiculous "suggestion." Do the people who make these "suggestions" not have any idea what is happening in the Shandon schools? Oh. Wait.*

j) "Properties located on the south side of West Centre Street west of the Heights shall utilize cluster techniques with a maximum number of 100 units."

Why is this addressed? No other divisible piece, including mine, is discussed in terms of what would be allowed. Please explain.

9.7.3. Combining Designations Standards and Guidelines Flood Hazard a) i. "New development within the 100-year floodplain is prohibited, unless it is an exempt structure or there are no feasible alternative building sites on the property." *Please define "exempt structure."*
b) Sensitive Resource Area (SRA) Stream corridors ii 'Motorized vehicles are not permitted within the area between the stream banks." *Who enforces this? Sheriff's Department? Game Warden?*

9.7.4 p. 127 d) Commercial Service (CS) West Centre and SR 46 –
Again, I object to this being sneaked in. The maps from the HCP tour in September show this as being in the study area but as an island. I missed it then and that's my fault. They should be made to hook up like everyone else. It's crap.

9.7.4 p. 128 i) Residential Single Family iv. 'Use alleys or variable setbacks for garages in order to avoid a garage-dominated streetscape." *Yes, this is good. When you go up to the 100's of Mesa Grande, there are homes where that's all you see. The same with the Wittstrom properties starting at 316 Mesa Grande. I think that's how it is on Seventh and Eighth too. It's ugly. Well done, you.*

9.8 Shandon Energy and Water Conservation Guidelines p. 129 f) Use evergreen trees on the **northwest** (emphasis mine) side of structures to protect from winter winds, deciduous shade trees on the east and west, and low shrubbery immediately south of a home to maximize passive solar performance.

Our winter winds come from the northwest only occasionally. In the winter, our winds come from the east. Bitter and cold. From the east. The only time our winds come from the west is in the summer in the late afternoon when the fog is coming in on the coast. Otherwise, no. But since our local meterologists can't get this right, I wouldn't expect you to either.

Believe it or not, I don't have a lot of comments about the 9.9 Implementation programs. One overarching question I have is about how the priority designation was assigned. For example, Table 9.1 Program Implementation Summary 5.12 Transportation and Circulation Implementing Programs TCIP—2 Work with the community to develop trails is listed as High. Really? Trails are high? And yet, Update road classifications for major roads as necessary is rated "Low". We can live without trails but road classifications have actual consequences.

FPEIP-2 – *A health clinic is not a high priority to anyone.. In fact, at this point, it's not any priority.* Also, CFIP - 3, Establishing a health clinic is high but WWIP-1 'Identify financing for water system upgrades for existing neighborhoods' is considered "Medium" and not to begin until 2012. *Why is the health clinic being pushed?*

OVERALL COMMENTS: It's too bad this wasn't published on some kind of pleading paper so that the lines could be numbered for reference. This kind of sucks.

Of course, the units and housing numbers mentioned here are too high for any reasonable growth. For each of the properties. It's too many. Please reduce by at <u>least</u> 10% if not, in fact, by half.

Of course, putting the sewer on the west side of town is optimal. When the existing sections of town must hook up (and pay for the infrastructure to do so) it will be less expensive for us to hook up to pipes that will have to already be run to Fallingstar I than if the sewer is on the east side and we have to pay to run pipes over there. This is critical.

And finally, I have just learned that Frank Arciero has listed his Shandon hilltop home and property with horse barns and racetrack. for sale. His exclusive realtor, Vicki Mullins, has it listed for 9.9 million dollars. But her listing says that it's in Paso Robles and the mapping shows it adjacent to Hunter Ranch golf course. Why? Because no one wants to live in Shandon, just like I said, including Frank Arciero. It devalues the property to say it's in Shandon, inside the Shandon school district. Mullins was the agent for the homes in the Calles. It's not like she doesn't know what she's talking about.

Jackson Property public review draft

Bull's Eye Photo to: Jay Johnson

03/17/2010 10:29 AM

Jay Johnson, Department of Planning & Building, I realize and appreciate the time and effort put into creating a new General Plan for the community of Shandon. I would like to request a brief discussion on where and why additional property inside the study area was not included inside the urban reserve line and could you expand discussion on future development or planning for those areas.
Thank you for your time,
Jackie Jackson
805-391-3566
bullseyephoto@thegrid.net

March 10, 2011

San Luis Obispo Council of Governments

Regional Transportation Planning Agency
Metropolitan Planning Organization
Census Data Affiliate
Service Authority for Freeways and Expressways

Ronald De Carli, Executive Director

Arroyo Grande
Atascadero
Grover Beach
Morro Bay
Paso Robles
Pismo Beach
San Luis Obispo
San Luis Obispo County

8/2 pdf/G/Cm
mw fwd

July 30, 2010

San Luis Obispo County
Department of Planning and Building
Attn: Jay Johnson
976 Osos Street, Room 300
San Luis Obispo, CA 93408

SUBJECT: Shandon Community Plan

Dear Mr. Johnson,

Thank you for the opportunity to comment on the Draft Community Plan. The proposed project presents a significant challenge. Any large scale effort to create a new community that will address the need for more affordable housing, better employment opportunities in the region, the integration of quality community design features and balancing demands on resources and the environment is daunting. This location presents several major challenges in that the site is far removed from other populated areas; sits atop productive agricultural land; will increase the generation of total greenhouse gases in the region; and, requires significant investment in transportation infrastructure projects and ongoing operation of transit services.

Even with mitigation, the following impact remains Class I, *significant and unavoidable*.

- Conflicts with Existing Plans, Policies, or Regulations
- Clean Air Plan Consistency
- Long-Term Regional Emissions
- Greenhouse Gas Emissions/Global Climate Change
- Circulation System Impacts
- Conversion of Prime Agricultural Lands
- Visual Character Changes

The Vision and Goals of the Draft Plan are consistent and thorough in addressing sustainable community principles as might be applied. The test will be in how well the realization of proposed plan features achieves the objectives of that vision in an economic and environmentally sustainable capacity. We have identified several areas where additional information or more specific parameters should be delineated prior to final approval of the Plan and its EIR.

US 101 is approximately 19 miles and 25 minutes time west of Shandon. The project will result in added traffic and air quality impacts due to the lack of alternatives to the SR 46 corridor as a means of reaching nearby population, employment and commercial centers and will ultimately require grade separated access from State Route 46. Current regional planning and programming documents do not include funding for separated access near Shandon.

The following comments regarding the proposed Plan relate primarily to transportation issues, planning for sustainable communities, and environmental concerns.

General Sustainable Communities Comments

1. A favorable ratio of jobs/housing will require significant time to develop and the relative lack of employment in Shandon will result in a significant increase in vehicle miles of travel for some time. What types of business are envisioned in the proposed plan that will likely result in a larger percentage of the new residents working in Shandon as opposed to commuting to Paso Robles and other areas? The *Population and Economy Implementing Programs* primarily address promotional efforts and includes a provision to explore financing options for *existing* businesses. Are timing mechanisms proposed to limit housing construction until a certain number of employment opportunities can be realized?

2. The Draft Plan seeks to achieve a compact urban form, incorporate new urbanism features, and proposes to be designed for more affordable housing relative to the countywide market. A majority of the 1,850 new residential units are proposed to be lower density single family style housing that has shown to be an inefficient development pattern which is difficult and expensive to provide public resources; is typically not cost effective for agencies to serve; doesn't promote walkability or necessarily remain affordable. The use of agriculturally productive land for housing expansion is discouraged by the County's recently adopted Conservation and Open Space Element (COSE), Agricultural policies and growth principles. This site is part of a limited area this far east in San Luis Obispo County where agricultural intensification has been achieved. The agricultural impacts are listed as Class I, significant and unavoidable. SLOCOG staff recommend mitigation by locating and permanently protecting other ag land in San Luis Obispo County as described in AG-1(c) *Funding for Farmland Conservation* at a rate based on the ratios defined in mitigation measure AG-1(b).

3. A greater supply of mixed use development and higher intensity neighborhoods should be considered if this project moves forward to qualify under the State Department of Housing and Community Development (HCD) standards for low and very-low income housing development.

4. The Plan's consistency with the County's Strategic Growth and other land use policies has been identified as significant and unavoidable. The EIR notes the breadth of the potential inconsistencies associated with both the Community Plan and the San Juan Village (Fallingstar Phase I) Project. The overall approach to the design and development of the site should be reconsidered to address these concerns.

Highways, Streets, and Roads

5. Mitigation Measures T-1(c) and T-1(d) should be expanded to include specific language to define the "fair share fees" for construction of any grade-separated interchange or related permits or Project Study Report.

6. Mitigation Measures T-1(c) and T-1(d) identify alternatives to the grade-separated interchange which should include "A traffic signal <u>or roundabout</u>".

7. The proposed realignment of SR 41 to connect with SR 46E at the West Centre Street/McMillan Canyon Road intersection, along with the added traffic from visitor-serving and highway commercial uses proposed there and at the northeast end of town near SR 46, will ultimately require grade separation structures, additional right-of-way, and other operational improvements to provide safe access to the project. We recommend the plan more strongly address needed facilities and financing for interim and long-term improvements.

8. Roundabouts should be considered at all intersections requiring improvement, mitigation or construction in response to interim or build-out with either the Community Plan or Fallingstar Phase I development.

9. We encourage all road right-of-way development in relation to the plan implement complete streets design elements. Instituting a complete streets policy is to ensure that design of the entire roadway is done with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities. Complete street considerations should be required in the construction of all new development and redevelopment in the plan area in addition to the planned bicycle and pedestrian amenities. This should include consideration of facilities for sidewalks, crosswalks, ramps, bulb-outs, bikelanes, multi-use paths, as well as vehicular lanes.

Transit Services and Alternative Transportation

10. The proposed transit mitigation plan needs refinement and lacks specificity to fully address the project impacts.

11. This development will create daily public transit needs in the Shandon-Paso Robles corridor and will require the establishment of more frequent and reliable transit connections with the City of Paso Robles. To match the regional service intensity for communities of a similar size, hourly bus headways, 6 days a week, are needed instead of the proposed Dial-A-Ride expansion. In addition the transit service could include flexible-route deviation coverage within Shandon. Such a program warrants the purchase of a transit vehicle and access to live dispatch with bi-lingual resources.

12. We concur with the need for passenger amenities as proposed. The total and on-going costs of the program need to be taken into account. The expense of the start-up costs including basic passenger amenities and transit vehicle, are projected at approximately $350K. Ongoing annual operating support costs are estimated at $250K. This significant increase in needed transit funding that would result must be addressed via the development of a long-term funding plan. The current formula for Regional Transit Service would not apply. It is not fair for the County to burden the RTA budget (and all cities in the region) with the $250K annual cost to serve Shandon. The County should develop a funding mechanism to secure a steady influx of transit funds for regional transit connectivity.

13. We support the proposed outreach and Transportation Demand Management strategies to supplement the transit program. Those should be further elaborated upon by including carpools, vanpools and the formation of a telecommute center. Commuters to and from Shandon as well as Cuesta College students and local residents making midday medical and social services trips will need to be part of this overall alternative transportation program.

Aesthetics

14. The Public Review Draft of the Shandon Community Plan Update (February 2010) identifies Centre Street as an Arterial Road in Figure 5.1 (page 85). On the following page, Figure 5.2 depicts a cross-section of the Arterial Road (Centre Street) in the Downtown Area as having two 12' travel lanes, a 12' two-way center turn-lane, and bike lanes and parking spaces on both sides of the street. Adding in 10' sidewalks, the right-of-way distance is shown as a 94' minimum. Photo simulation 7 (Figure 4.1-8) depicts a simulated downtown setting with future buildings on Centre Street near 4th Street. However, this photo simulation appears to depict a downtown street setting with a right-of-way of only about 50' in width, just over half the width of what is identified in the Community Plan. This photo simulation does not depict the bike lanes and parking spaces that are identified in the Community Plan, and depict sidewalks that are considerably less than 10' in width. Although the reader must realize Figure 4.1-8 (in 4.01 Aesthetics) is only a simulation of what Centre Street could look like in twenty years, this particular simulation does not appear to be consistent with what is identified in the Community Plan and may present a false visualization of the future of the downtown

Shandon area. Please replace these simulations with more accurate depictions of anticipated improvements.

Air Quality

15. A correction to the 2030 population estimates of the SLOCOG growth forecast presented in two similar paragraphs making reference to *Population Growth Consistency* (page 4.3-19 and 4.3-20) should be addressed. The following sentence in these two paragraphs should be changed to reflect the most recent regional growth forecast:

    The San Luis Obispo Council of Governments (SLOCOG) estimates that in 2030 the population of Shandon will be 2,730 and assumes a growth rate of 3.98%. The proposed Community Plan would exceed the SLOCOG growth forecast for 2030 by 5,396 people.

    The following sentences should replace the above on pages 4.3-19 and 4.3-20:

    The San Luis Obispo Council of Governments (SLOCOG) estimates that in 2030 the population of Shandon will be 5,265 and assumes a growth rate of 5.72%. The proposed Community Plan would exceed the SLOCOG growth forecast for 2030 by 2,861. SLOCOG estimates that in 2035 the population of Shandon will be 7,482.

    The recommended changes are based on the *Update to Long Range Socio-Economic Projections* (Economics Research Associates/AECOM, May 2009). Section 4.08 (Land Use) correctly references the population estimates in the updated projections report.

Greenhouse Gas Emissions

16. Page 4.15-7 addresses SB 375 and the ARB target-setting process as part of this legislation. SLOCOG has participated in the target-setting process with ARB staff in 2010. In June 2010, ARB staff released draft regional targets for the San Luis Obispo region for years 2020 and 2035, which were to be consistent with SLOCOG's most recent modeling work. The draft target for 2020 is a 10.1 percent reduction in per-capita greenhouse gas emissions as compared to the 2008 base year. The draft target for 2035 is a 13.4 percent reduction in per-capita greenhouse gas emissions as compared to the 2008 base year. Final targets will be adopted by ARB no later than September 30, 2010.

17. Appendix J addresses Greenhouse Gas Emission Factor Assumptions and Calculations for both operational and mobile emissions for buildout of the Community Plan and Fallingstar Phase I. Based on the population increase of 6,896 and assumed net increase in daily VMT of 815,271 (noted on page 3 of Appendix J), this results in an estimated 118 daily VMT per capita at project buildout in 2030. This is nearly four times higher than daily VMT per capita for the San Luis Obispo region, which is estimated to be about 32 VMT per capita in 2007.

    Based on the population increase of 6,896 and assumed net increase in annual mobile emissions of 132,601 tons CO2, this results in an estimated (daily) 47.8 kg CO2 per capita emissions. This is over six times higher than daily CO2 per capita for the San Luis Obispo region as determined by latest land use/transportation/emissions modeling work completed by SLOCOG and APCD staff (June 2010) for the SB 375 target-setting process, which is estimated to be about (daily) 7 kg CO2 per capita emissions.

    In the recent SB 375 target-setting process, SLOCOG includes the buildout of the Shandon Community Plan in its 2035 "preferred growth scenario". As this project results in a significantly higher per-capita daily VMT and per-capita greenhouse gas emissions than the regional average for the future land use scenarios, all other proposed projects in the region included in the 2035 "preferred growth scenario" will have to significantly reduce per-capita VMT per capita and per-capita greenhouse gas emissions in order to achieve a decrease in regional per-capita greenhouse gas emissions. This in an unfair burden placed on other proposed land use projects due to the

significantly higher per-capita VMT and per-capita greenhouse gas emissions that will be generated by the Shandon Community Plan.

Impact GHG-1 (Greenhouse Gas Emissions/Global Climate Change) notes that this proposed increase in greenhouse gas emissions is considered a Class I impact, being *significant and unavoidable*.

Vehicle miles of travel and associated greenhouse gas emissions

18. SLOCOG staff is generally concerned that the buildout of the Shandon Community Plan will result in or contribute to an overall increase in per-capita vehicle miles of travel (VMT) and per-capita greenhouse gas (GHG) emissions for the region. Staff believes that building 1,847 new homes in Shandon (located nearly 20 miles from the nearest urbanized area and existing employment centers of the county) over the next twenty-plus years will result in a marked increase in VMT on State Route 46 East resulting from travel to and from employment centers, shopping centers and other activity centers already established in Paso Robles and other areas of the North County.

    The buildout of the Shandon Community Plan is assumed in both the 2035 "Business-As-Usual" (Scenario 1) and the 2035 "Preferred Growth Scenario" (Scenario 2). While the Preferred Growth Scenario as a whole generates up to a 13.4 percent reduction in per-capita greenhouse gas emissions for the whole region, the scenario would perform better without the inclusion of the buildout of the Shandon Community Plan. In other words, the "preferred growth scenario" would produce a greater reduction in per-capita emissions if buildout of the Shandon Community Plan was not developed due to the extensive travel distance and growth in trips from this outlying community.

Water Supply

18. Recent studies that describe and assess the current hydrogeology of the Basin should be used to assist in evaluating and managing groundwater resources to ensure long-term sustainability. Development that would be allowed under the proposed Shandon Community Plan should not unduly displace water resources that provide for agricultural viability of adjacent areas. The Community Plan's water needs should be developed consistent with sustainable water management practices including high levels of treatment to allow secondary uses as the Basin is nearing overdraft, groundwater levels are falling and water quality has been declining.

Please feel free to contact me if you have any questions.

Sincerely,

Steve Devencenzi
Planning Director
SLOCOG

805.781.4662