

Attachment No. 8

General Plan Consistency Analysis

GENERAL PLAN CONSISTENCY

FRAMEWORK FOR PLANNING (INLAND) – LAND USE AND CIRCULATION ELEMENT

Strategic Growth Principles

The County Framework for Planning (Inland) contains strategic growth principles and policies that define and focus the county's proactive planning approach and balance environmental, economic and social equity concerns. As stated in the Framework for Planning (Inland), these policies "function as criteria to help determine the consistency of a development proposal with the LUE. New development should be located, designed and built in a manner that furthers these principles and goals, as well as complying with all other provisions of the LUE." The consistency of the Shandon Community Plan with the Strategic Growth Principles is described in the paragraphs below.

PRINCIPLE 1: Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.

Consistency

The proposed Shandon Urban Reserve Line (URL) stops at the toe of Temblor Range, precluding hillside development on the east side of the community. Important farmland south of has been removed from the Community Plan. Although the expansion areas include property that is currently zoned Agriculture, these areas are not intensively farmed (see the following discussion under the Agriculture Element).

The Community Plan establishes standards (see Community Planning Standards, Section 22.110 of the Land Use Ordinance (LUO)) to protect the creek areas and habitat corridors. The Plan also contains energy conservation policies, implementation programs, standards (LUO) and guidelines.

The Community Plan, with proposed mitigation measures and community planning standards, is designed to keep growth within the sustainable capacity of resources such as water (see the following discussion of AGP 11 under the Agriculture Element), infrastructure and public services (see the following discussion of Policies for Public Services in this section on Framework for Planning).

PRINCIPLE 2: Strengthen and direct development toward existing and strategically planned communities.

Consistency

This principle is one of the primary reasons the Shandon Community Plan Update was initiated. Shandon's existing public facilities and amenities provide a strong basis to build a community around. The Plan's land use mix, policies, and implementation strategies are designed to provide for balanced growth of residential, commercial and employment-generating uses within a rural community. Although the residential densities may be lower than other urban communities, the Community Plan provides for compact form within the context of a rural community that is of an appropriate size and scale for Shandon. Infill opportunities within the existing community are limited, due primarily to the lack of a wastewater treatment facility and parcels that are not large enough to be subdivided. The expansion areas within the proposed

URL are located adjacent to existing development and will accommodate growth in the area for many years. This will help to provide an alternative to rural sprawl that threatens the ability to maintain rural areas in agriculture, and will help retain the rural character of the North County.

PRINCIPLE 3: Foster distinctive, attractive communities with a strong sense of place.

Consistency

The Community Plan features development and design standards (LUO) and guidelines to assure that new development and public spaces are attractive, fit in with the character of the area, and contribute to a strong sense of place. In addition, one of the more distinctive features in Shandon is the population of mature trees. Building on this feature, the Plan contains a Master Tree List and planting concepts to provide guidance for the planting of future street trees and other landscapes. The Plan also seeks to create a soft transition between the rural setting and the built environment, including community gateway landscapes.

PRINCIPLE 4: Create walkable neighborhoods and towns.

Consistency

The Community Plan emphasizes maintaining the walkable character of Shandon. All new residential development and most of the existing residences will be within a ½-mile walk to one of three commercial nodes, and 80 percent of all residences will be within a ¼-mile walk to the commercial areas. A new pedestrian bridge over the San Juan Creek is required. The circulation plan calls for through-streets and short blocks that interconnect with commercial areas and other neighborhoods, facilitating walking to everyday destinations. Street trees, right-of-way improvements (including sidewalks), thoughtful site planning for commercial projects, and new parks will also enhance the walking experience.

PRINCIPLE 5: Provide a variety of transportation choices.

Consistency

The Community Plan accommodates walking, bicycling, and future transit. Through-streets will help reduce vehicle miles traveled internally within Shandon.

PRINCIPLE 6: Create a range of housing opportunities and choices.

Consistency

The Community Plan has three land uses for housing that are designed to create a range of housing opportunities for a variety of income levels appropriate for a small rural community. New single-family housing development will combine units on large and standard-sized lots, along with smaller patio homes or duplexes. Multi-family developments are to be designed to be compatible with and not isolated from single family areas. The Plan allows for multi-family densities of up to 20 units per acre, with a minimum of 13 units per acre and an overall average of about 13.8 units per acres. New mixed-use projects can have up to 10 units per acre. In addition to the mixed-use projects, new housing will be close to business centers and commercial nodes so that employees may choose housing near their jobs.

PRINCIPLE 7: Encourage mixed land uses.

Consistency

The Community Plan's land use plan includes a strong mix of land use areas. Shandon currently does not have any multi-family zoning. The Plan adds Residential Multi-Family zoning

and identifies areas for mixed-use development. Increases in Commercial Service zoning on larger lots will enable the development of job centers and allow for a variety of businesses. Offices and civic and cultural uses may be located in the commercial and mixed-use areas.

PRINCIPLE 8: Take advantage of compact building design.

Consistency

The Community Plan contains policies, standards (LUO) and guidelines that encourage compact building design and energy efficiency. For example, in order to achieve a compact urban form, the Community Plan encourages floor area ratios consistent with those found in small downtowns.

PRINCIPLE 9: Make development decisions predictable, fair and cost-effective.

Consistency

Population and Economy Implementation Program PEIP-13 calls for minimizing the cost and time for permits for businesses in Shandon. In addition, the Conditional Use Permit for each of the Master Plan Areas (which comprise the majority of the new development that will occur under the Plan) will include provisions to prepare sites for future businesses, address infrastructure up front, and establish a framework to expedite future permits. Landowners and future developers can use the Community Plan and the LUO standards to determine what standards and policies will be used to evaluate their projects.

PRINCIPLE 10: Encourage community and stakeholder collaboration.

Consistency

The County made a big effort to encourage widespread public participation during the initial planning and at the time of release of the Public Hearing Draft Community Plan in January 2011. This is described in March 10 Planning Commission staff report. Future discretionary land use permits, subdivisions, and amendments to the Community Plan will involve the Advisory Council and affected property owners. In addition, implementation of most of the programs will require some level of public involvement.

Consideration of Village and Urban Expansion

The following criteria shall be addressed for all proposals to expand urban or village reserve lines.

- 1. The proposed expansion is within the Sphere of Influence of the community and any separate service district(s).*
County Service Area 16 (CSA 16) provides water service and street lighting to much of the area within the existing Shandon Urban Reserve Line, which is within the CSA's Sphere of Influence. In order for CSA 16 to serve additional areas, its Sphere of Influence will require expansion through the Local Agency Formation Commission. As an alternative, water, street lighting and/or other urban services could be provided through a Community Services District or Community Facilities District, for example, after formation of those entities.
- 2. The proposal is consistent with the Planning Principles and policies in Chapter 1, and the policies and strategies of this chapter [Chapter 4].*
The Planning Principles in Chapter 1 were discussed above. A Chapter 4 policy discussion follows.

3. *The expansion is consistent with applicable Amendment Guidelines in Chapter 6.*
A Chapter 6 policy discussion follows.
4. *The proposed expansion will preserve important and critical environmental areas and provide significant open space land for creating natural area preserves and open space adjacent to or near a community.*
Proposed combining designations will protect habitat and wildlife corridors along creeks and at the easterly edge of the community. Please refer to the “Creek Areas” and “Habitat Area” in Figure 3.1 and Sections 3.1.5 of the Community Plan, and Section 22.110.030 of the Community Planning Standards.
5. *The proposal will not convert agricultural lands in accordance with Agriculture Policies in the Agriculture and Open Space Element.*
Please refer to the following discussions on the Agriculture Element and the Conservation and Open Space Element.
6. *Required public services and transportation facilities will be funded or available at the time of development.*
Chapter 8 of the Community Plan identifies the funding strategy for the development of key infrastructure improvements needed for growth. Improvements are required to be made prior to or at the time the development is to occur, as required in Section 22.110.060.A.8 and 22.110.060.A.19.j of the Community Planning Standard.
7. *The timing is appropriate for expansion due to an existing or projected inadequate inventory of land within comparable land use categories in the community for the intended type of development.*
The timing for expansion is appropriate because the community has a low inventory of parcels that are large enough to support a balanced mix of new development that is consistent with the General Plan’s Strategic Growth principles, especially without the community wastewater treatment facility that the Community Plan includes. In addition, Shandon does not have any inventory of land in the Residential Multi-Family land use category. Shandon also has limited opportunities for new commercial development that can provide business, shopping and employment opportunities for local residents, which the Community Plan provides.
8. *Development within the proposed expansion will be adjacent to, and compatible with, existing development within the urban or village reserve.*
The proposed expansion areas are adjacent to existing development on the east side of San Juan Creek and northwest of the community park. Existing development consists largely of single-family residences. The Community Plan includes design standards and guidelines to assure that new commercial and multi-family development will be compatible with single-family development.
9. *Expansion will help create a more complete, walkable community, increase the affordability of housing and/or decrease economic and social segregation.*
The proposed expansion of the community will add multi-family residences and will help accommodate new commercial development. The Community Plan is intended to maintain the walkable character of Shandon through a compact development pattern, and by requiring through-streets and right-of-way improvements. Currently, Shandon

does not have a shortage of affordable housing. However, the Plan calls for a variety of housing choices for people of different income levels.

10. *The proposal will address improving the regional or sub-regional jobs-housing balance.* The proposed new commercial areas are intended, in part, to accommodate businesses that offer head-of-household jobs so that people may choose to live and work in Shandon.

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed land use category amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the following items where appropriate for the proposed land use category change under consideration:

1. *Existing planning policies.*
This General Plan Consistency Analysis discusses existing planning policies.
2. *Area character.*
The proposed land use categories are compatible with allowed land uses in surrounding land use categories because the Community Plan provides for buffers from surrounding agricultural lands, calls for creation of a soft transition between the rural setting and the built environment, establishes overall densities that are consistent with a rural community, and enables development of commercial services that will support the surrounding agricultural areas.
3. *Environmental impacts.*
The *Final Environmental Impact Report for the Shandon Community Plan Update and San Juan Village (Fallingstar I Project)* contains a comprehensive analysis of potential environmental impacts and mitigation measures.
4. *Accessibility/circulation.*
Access for the community is primarily from Centre Street. Centre Street will be improved to County Arterial standards and will be capable of handling the traffic generated from the Community Plan. Key intersection improvements will be necessary at the two intersections with Centre Street and Highway 46. Other circulation improvements are identified in Chapter 8 of the Community Plan.
5. *Soils classification.*
Please refer to the following discussion on the Agriculture Element.
6. *Slope and other terrain characteristics.*
Development within the Shandon Urban Reserve Line will take place mostly on nearly level land. Some portions of the Plan area have moderate slopes; however, development will not occur on steep slopes. The Plan requires a 100-foot setback from steep slopes of the area's stream banks.
7. *Vegetation.*
The location of the Shandon Urban Reserve Line, together with the establishment of new combining designations for creek areas, will protect riparian vegetation from encroachment by new development. In addition, the *Final Environmental Impact Report for the Shandon Community Plan Update and San Juan Village (Fallingstar I Project)* contains mitigation measures for protection of oak trees. The expansion of the

community park is designed to avoid tree removal. Other significant trees throughout the Plan area may be protected through approval of discretionary land use permits for new development.

8. *Hazards.*
The Plan requires a 100-foot setback from stream banks. Pipeline easements have been identified and are shown on Figure 7.5 in the Community Plan.
9. *Existing parcel size and ownership patterns.*
The community does not have parcels that are large enough to support a balanced mix of new residential and commercial development that is consistent with Strategic Growth principles, especially without the community wastewater treatment facility that the Community Plan includes. The Community Plan enables new residential parcels to be created that are similar in size to existing parcels.
10. *Availability of public services and facilities.*
Chapters 6 and 7 of the Community Plan identify key public facilities needed for the proposed land use categories. Chapter 8 identifies the funding strategy for the development of key infrastructure improvements needed for growth. Improvements are required to be made prior to or at the time that development is to occur.
11. *Land inventory.*
The proposed land use categories are needed to provide an appropriate balance of land residential and commercial land uses that will allow for a variety of housing types and ample commercial development to provide desired services, shopping and job opportunities in Shandon, consistent with the General Plan's Strategic Growth principles.
12. *Mineral Resources.*
The EX (Energy and Extractive Resource Area) and EX1 (Extractive Resource Area) Combining Designations are intended to protect areas that have or are likely to contain significant mineral resources. These combining designations are not found in the Shandon Community Plan area.
13. *Agricultural land.*
Please refer to the discussion on the Agriculture Element.

Land Use Category Purpose and Character Statements

The proposed land use categories (does not include existing areas that will remain unchanged) in the Shandon Community Plan are consistent with the following purpose and character statements of the LUE.

RESIDENTIAL SINGLE-FAMILY

Consistency

The Shandon Community Plan is consistent with the following purpose and character statements for the Residential Single-Family land use category because a range of single-family lots sizes is encouraged; the neighborhoods are within close proximity to parks and commercial areas; all of the single-family neighborhoods are programmed to have access to community water, sewer and other features that the LUE specifies for urban densities, including schools, library, solid waste pick-up, street trees and lighting.

Purpose:

- √ To provide areas for single-family homes on urban-sized lots of less than one acre and mobilehome developments in communities with full urban services.
- √ To provide housing within a neighborhood context where social interaction is facilitated by allowing compatible non-residential uses such as small parks and schools.
- √ To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:

- √ Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.
- √ Areas having (or programmed to receive) appropriate urban level services.
- √ Areas within a URL and an urban service line (co-terminus with the URL).
- √ Areas where the majority of land contains slopes less than 20 percent.
- √ Areas generally without fragile natural resources.
- √ Areas where residential structures generally should not exceed two stories in height or cover more than 60 percent of the site.

RESIDENTIAL MULTI-FAMILY

Consistency

The Shandon Community Plan is consistent with the following purpose and character statements for the Residential Multi-Family land use category because a range of housing types and densities are proposed to be integrated with the single-family neighborhoods, including duplexes, patio apartments, small-scale row-houses and small lot developments. Multi-family dwellings will be located near parks and commercial areas and will have private outdoor space and shared open areas within each project. As with the single-family areas, the RMF areas are programmed to have access to urban services.

Purpose:

- √ To provide areas for residential development with a wide range of densities and housing types, including single-family dwellings, multi-family dwellings and mobilehome developments.
- √ To locate higher residential densities in close proximity to commercial areas and community services and facilities.
- √ To offer a wider range of residential living environments than the detached single family residence.
- √ To relate allowed densities to adequate outdoor space supportive of private recreational activity.

Character:

- √ Areas that have, or are programmed to receive, full urban services.
- √ Areas within a URL and an urban service line (co-terminus with the URL).
- √ Areas where the majority of land contains slopes less than 20 percent.
- √ Areas close to downtown or neighborhood commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities are capable of handling high density residential development.
- √ Areas where structures should generally not exceed three stories in height.
- √ Multi-family density should be clustered to reserve portions of sites for usable private outdoor space and common landscaped open spaces to increase unit privacy and to visually enhance public areas.

COMMERCIAL RETAIL (includes MIXED-USE)

Consistency

The Shandon Community Plan is consistent with the following purpose and character statements for the Commercial Retail land use category because the Plan provides for three centrally located commercial nodes. Pedestrian circulation will easily be accommodated between residential neighborhoods, commercial nodes, the community park, and the Centre Street corridor. Mixed-use opportunities exist within each commercial node. The Plan includes enough CR land to accommodate commercial uses envisioned for a small rural town.

Purpose:

- √ Provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- √ Provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- √ To allow for limited multi-family residential uses only as secondary to commercial uses (mixed-use only).
- √ To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.

Character:

- √ Areas for retail businesses and services that supply a full range of occasional and daily community commercial needs, located within an urban service line.
- √ Uses that are economically and physically compatible, mutually supportive in function and location.
- √ An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- √ Areas where residential uses are limited to second floor or "rear-half of building" locations, to reserve ground floor frontages for business use (mixed-use only).
- √ Neighborhood Commercial: Limited areas where small-scale neighborhood commercial and service uses can be allowed to enable each community to attain self-sufficiency in regard to day-to-day shopping needs without disrupting the residential character of the area.

COMMERCIAL SERVICE

Consistency

The Shandon Community Plan is consistent with the following purpose and character statements for the Commercial Service land use category because service-oriented businesses and light industrial uses can be adequately separated from residential areas. The larger business-center sites are located adjacent to Centre Street with access to SR 46 without the need to pass through town. These sites will feature large, landscaped areas and unifying themes.

Purpose:

- √ To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- √ To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.

- √ To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character:

- √ Areas where uses generally serve occasional needs rather than day-to-day needs.
- √ Areas and uses that will not create extensive, incompatible land use mixtures.
- √ Areas within urban service and reserve lines.
- √ Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- √ Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.

Policies for Public Services

1. *Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities.*
2. *Phase urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near existing development, so that urban land, transportation and services are developed and used in an efficient pattern.*
3. *Provide additional public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities while sustaining their availability for future generations.*

Consistency

Chapters 6 and 7 of the Community Plan identify the key public facilities and resources that are needed to meet the needs of growth allowed by the Plan. Water resources are also discussed in detail in the following section on the Agriculture Element (see AGP 11).

Chapter 8 identifies the funding strategy for the development of key infrastructure improvements needed for growth. Improvements are required to be made prior to or at the time the development is to occur. Individual, smaller "infill" parcels are an important part of the growth scenario for Shandon. However, those parcels are too small to bear the costs for the infrastructure that is needed initially. Therefore, those infill parcels in Shandon will develop at the same time or after the first major phases of development. However, much of the anticipated major phases of development is actually within the existing Shandon Urban Reserve Line, and on that basis can be considered as infill development. The design of the key infrastructure is likely sufficient to accommodate growth beyond the 25-year horizon of the Community Plan.

AGRICULTURE ELEMENT

The Agriculture Element contains policies that are intended to promote and protect the agricultural industry of the County, to provide for a continuing sound and healthy agriculture in the county, and to encourage a productive and profitable agricultural industry. The Agriculture Element's goals include conserving agricultural resources and protect agricultural lands. The consistency of the Shandon Community Plan with the applicable Agriculture Element policies is described in the following paragraphs. Agriculture policies are abbreviated "AGP."

AGP 6: *Visitor Serving and Retail Commercial Use and Facilities.*

- a. *Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.*
- b. *Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.*

Consistency

The proposed Commercial Service site near the intersection of West Centre Street and Highway 46 is planned to accommodate visitor-serving uses that are related to the local agricultural industry. This site replaces the existing, adjacent Commercial Retail land use category. Nearly all of the Community Plan area is located on prime soils, so it is not feasible to locate new land uses on non-prime soils. Furthermore, this site is not used for production agriculture, and development will not conflict with nearby agricultural uses. Development of this site will require an on-site well and septic system.

AGP 11: Agricultural Water Supplies.

- a. *Maintain water resources for production of agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development.*
- b. *Do not approve proposed general plan amendments or rezoning that result in increased residential density or urban expansion if the subsequent development would adversely affect: (1) water supplies and quality, or (2) groundwater recharge capability needed for agricultural use.*

Paso Robles Groundwater Basin Resource Capacity Study

On February 1, 2011, the Board of Supervisors certified a Level of Severity (LOS) III for the Paso Robles Groundwater Basin (PRGB) in accordance with the provisions of the Resource Management System. The following are among the recommended land use actions adopted by the Board of Supervisors. Implementation of these measures will require subsequent amendments to the Land Use Ordinance.

- *In urban areas (defined as lands located within the County Land Use Element's Urban Reserve Lines) that do not have access to supplemental water (e.g. Nacimiento Project water), require new discretionary development that uses groundwater to use the California Urban Water Conservation Council's (CUWCC) best management practices for water conservation and offset 100 percent of its new water use with non-agricultural water.*
- *In unincorporated rural areas of the basin defined as lands located outside the County Land Use Element's Urban Reserve Lines:*
 - *Do not approve General Plan amendments that result in a net increase in the non-agricultural use of groundwater*

- *Prohibit new land divisions in the rural areas of the basin*
- *All discretionary development shall offset its water use with non-agricultural water, except that proposed Agricultural Processing uses (as defined in the Land Use Ordinance), including outdoor and other appurtenant water use, shall be subject to project- specific land use and/or water conservation mitigation measures required by the review authority based on environmental review.*

Consistency

Under the Planning Commission Recommended Draft Community Plan, new development's cumulative water demand, at buildout (population 5,260), would be approximately 561 acre feet per year (afy) with groundwater recharge estimates ranging from 238 to 280 afy. (Groundwater recharge is a priority for the stormwater and drainage system design and groundwater recharge is a key component of the wastewater treatment plant.) New (non-agricultural) development will need to completely off-set its water use in the order of 281 to 323 afy at buildout. Natural Resources Policy number 8 in Chapter 4 of the Community Plan states:

Maintain a sustainable water supply by encouraging water conservation, maximizing groundwater replenishment, using recycled water, seeking additional supplemental water, and offsetting new non-agricultural water demand.

Community Planning Standard 22.110.060.A.6 states:

6. **Groundwater offset.** New non-agricultural uses of groundwater shall be completely offset through one or more of the means listed below prior to issuance of construction permits for any of the following new development: 1) development resulting from new land divisions, 2) land use permits that result in greater than four (4) dwelling units, 3) development of more than 9,999 square feet of floor area for uses listed under the industry, manufacturing and processing land use group, 4) development of more than 2,499 square feet of floor area for uses listed under all other non-residential use groups. All criteria are cumulative for a single site. In determining the amount of groundwater to offset, the project's contribution to recharge from the wastewater treatment facility shall be taken into account.
 - a. Retrofit high-flow toilets and other plumbing fixtures within the Paso Robles Groundwater Basin with low-flow toilets and plumbing fixtures;
 - b. Participate in a county approved plumbing retrofit program for the Paso Robles Groundwater Basin;
 - c. Use the California Urban Water Conservation Council's (CUWCC) best management practices for water conservation;
 - d. Pay a "fair share" of the costs for delivering State water in excess of CSA-16's 2011 allocation of 100 acre-feet per year;
 - e. Participate in a county approved lot retirement program for the Paso Robles Groundwater Basin;

- f. Participate in the County's Transfer of Development Credits (TDC) program pursuant to Chapter 22.24, provided eligible sending sites are located within the Paso Robles Groundwater Basin, and receiving sites shall not be eligible for a density bonus. The receiver site will receive credit for the water demand that the sending site would have otherwise used, if developed. The ground water off-set shall be determined at the same time the receiver site determination is made.
- g. Participate in a county approved rural water conservation program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin.
- h. Participate in a county approved fee program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin.

In addition, no significant or potentially significant impacts to ground water *quality* were identified by the Final EIR prepared for the Community Plan update.

Therefore, based on Natural Resources Policy number 8 and Community Planning Standard 22.110.060.A.6 water demand from new development will be off-set consistent with AGP 11 and the Paso Robles Groundwater Basin Resource Capacity Study.

AGP 17: Agricultural Buffers. Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisors.

Consistency

Mitigation measures AG-2(a) and AG-2(b) in the Final EIR prepared for the Community Plan update require agricultural buffers and site design measures to protect lands in agriculture.

AGP 18: Location of Improvements. Locate new buildings, access roads, and structures so as to protect agricultural land.

Consistency

Mitigation measure AG-2(b) in the Final EIR prepared for the Community Plan update requires site design measures to protect agricultural land.

AGP 24: Conversion of Agricultural Land.

Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:

1. *Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.*

Consistency

The Study Area for the Community Plan update was approved by the Board of Supervisors as recommended by the Shandon Advisory Council (SAC). The Study Area was established as the outer limit for the Community Plan. The configuration of the proposed Shandon Urban Reserve Line was derived from land use alternatives that were created as a result of the public workshops in 2007. The alternatives were subsequently refined through a design charette process that involved the Primary Applicants and members of the SAC. The County Agriculture Department was also consulted during preparation of the Community Plan and its EIR.

The Study Area contains 936 acres of agricultural lands (land designated Agriculture by the Agriculture Element). Yet, only 180 acres of such agricultural lands (including the sewer treatment plant and Commercial Service site near the intersection of West Centre Street and Highway 46) would be converted to non-agricultural uses under the Planning Commission Recommended Draft Plan, even though there would be an increase in the buildout population of over 3,000 compared to the existing General Plan. 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 as required by mitigation measure AG-2(a) in the Final EIR prepared for the Community Plan. In addition, increased development within the Shandon Urban Area may help reduce pressure for development in rural and agricultural areas in the North County.

Policy

2. *Establish clear criteria in this plan [the Agriculture Element] and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations. [These criteria have not been established in the Land Use Element; however, the Agriculture Element states that the criteria should include the following]:*

- *Do not expand existing urban or village areas until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot otherwise be accommodated within the existing urban or village area.*

Consistency

Parcels within the existing Shandon Urban Reserve Line (URL) have limited potential for residential subdivision or commercial development. This is primarily due the lack of a wastewater treatment facility, which is included in the Community Plan. Conversion of agricultural land is needed in order to provide for a level of urban expansion that would support desired and needed businesses and services and employment, as well as a balanced mix of new residential and commercial development that is consistent with Strategic Growth principles.

There are approximately 60 acres of largely undeveloped, small, agriculturally-zoned parcels within the existing URL. However, these lots are north of the Estrella River and Cholame Creek, making access to this area impractical for significant new development. There is also land in the Residential Rural land use category that is outside of adjacent to the existing URL. However, all of this land is east of San Juan Creek. However, if most of the community's expansion were to occur on the east side of San Juan Creek, it would create an unbalanced layout for the town, effectively isolating new development from the remainder of the community, except for a single access point--Centre Street.

Policy

- *Urban or village expansion should occur only where contiguous to an existing urban/village reserve line or where an entirely new urban or village area is needed in order to direct development away from surrounding agricultural or open space resources.*

Consistency

Under the Community Plan, urban expansion will be contiguous to the existing Shandon URL, directing new development within and adjacent to the existing urban area. The expansion areas within the proposed URL are located adjacent to existing development and will accommodate growth for many years, thereby providing an alternative to rural sprawl that threatens the ability to maintain rural areas in agriculture and retain the rural character of the North County.

Policy

- *Where urban expansion is to occur, it shall be annexed to an incorporated city or an existing community services district/county service area. The annexation shall occur only where the clustered development from rural property is to be located adjacent to the urban area, or when higher density development is to occur and where such development is consistent with resource and service capabilities and orderly extension of urban services.*

Consistency

Community water and sewer services will need to be provided by a special district such as CSA 16. The special district will only expand adjacent to the existing Shandon URL. Needed services and infrastructure is required to be extended prior to or at the time new development.

Policy

- *Where agricultural land is proposed for conversion to urban/suburban uses, give consideration to the protection of agricultural lands in the following priority order: row crop terrain and soils, specialty crops and forage lands, dry farm lands, and rangelands for grazing.*

Consistency

Nearly all of agricultural lands adjacent to the existing Shandon Urban Area are considered prime soils with the highest priority for protection. However, the agricultural uses on the expansion areas have typically been less intensive than other agricultural uses in the area, and the Community Plan minimizes the acreage of agricultural lands to be converted.

Policy

- *Approve land for conversion from Agriculture to non-agriculture designations based upon a detailed site specific evaluation and consistency with the following findings:*
 - a. *The land does not meet the criteria for inclusion in the Agriculture designation in this plan or the Land Use Element; and*

- b. *Agricultural production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses; and*
- c. *Adjacent lands are already substantially developed with uses that are incompatible with agricultural uses; and*
- d. *The conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture; and*
- e. *There is an over-riding public need for the conversion of the land that outweighs the need to protect the land for long-term agricultural use, such as the orderly expansion of an incorporated city or community.*

Consistency

The Community Plan proposes urban infill and expansion in areas where recreation, single-family residential, large-lot residential and undeveloped lands are the primary land uses. These areas are not being used for intensive agriculture; many of these areas and adjacent areas are substantially developed such that intensification of agriculture would be incompatible with existing development.

The proposed conversion to non-agricultural uses will not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture, because: 1) agricultural buffers are incorporated into the Community Plan, 2) urban expansion includes sufficient additional development potential to accommodate future urban growth demand for at least 25 years, and 3) the Community Plan requires compensation for the impact of new development on prime agricultural soils in the Agriculture land use category by protecting in perpetuity an equivalent amount of farmland in the vicinity through a farmland conservation easement or other mechanism.

The orderly infill and expansion of Shandon is an over-riding public need that outweighs the need to protect 180 acres of agricultural land for long-term agricultural use, because it a) would support desired and needed businesses and services and employers, consistent with the General Plan's Strategic Growth principles, b) may ultimately reduce the need for residents to drive long distances for essential goods and services, thereby reducing energy use, greenhouse gas emissions, and air pollution, and c) may decrease the likelihood of unplanned rural development not supported by services that could, in the long-term, have more deleterious impacts on agricultural lands.

Policy

- *Approval of land conversions from agriculture to non-agricultural land uses will include a finding that the conversion will not materially reduce groundwater recharge.*

Consistency

The Community Plan will not materially reduce groundwater recharge because groundwater recharge is a priority for the stormwater and drainage system design and groundwater recharge is a key component of the wastewater treatment plant.

Policy

3. *Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.*

Consistency

The Shandon Community Plan does not propose this type of sprawl development pattern; instead, it focuses a mix of urban uses within an urban area in a compact manner.

Policy

4. *Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within urban and village reserve lines.*

Consistency

The location of a sewer treatment plant outside the URL is warranted by the land area needed for treatment and disposal, the area needed for future plant expansion and the need to minimize the effect of potential odors on the existing urban area.

CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element (COSE) contains policies with the intent to conserve and protect important natural resources while balancing the needs of the natural and built environments. There are 225 policies contained in the COSE. The consistency of the Shandon Community Plan with the most applicable COSE policies is described in the paragraphs below. Policies are abbreviated by resource subject.

Air Quality

AQ 1.1: Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.

Consistency

Shandon's existing public facilities and amenities provide a strong basis to build a community around. The Community Plan's land use mix, policies, and implementation strategies are designed to provide for balanced growth of residential, commercial and employment-generating uses within a rural community. Although the residential densities may be lower than other urban communities, the Community Plan provides for compact form within the context of a rural community that is of an appropriate size and scale for Shandon. Infill opportunities within the existing community are limited, due primarily to the lack of a wastewater treatment facility and parcels that are not large enough to be subdivided. The expansion areas within the proposed URL are located adjacent to existing development and will accommodate growth in the area for many years. This will help to provide an alternative to rural sprawl. Through-streets will help reduce vehicle miles traveled internally within Shandon.

AQ 1.7: Encourage bicycle and pedestrian use by supporting the policies found in the Regional Transportation Plan, County Bikeways Plan, Land Use and Circulation Element, and County Parks and Recreation Element. In addition, support public and private efforts to facilitate bicycling and walking for transportation and recreation.

Consistency

A major aim of the Community Plan is to maintain the walkable character of Shandon. The Plan accommodates walking, bicycling, and opportunities for future transit (bicycle lanes are shown on the street sections in Figures 5.2 through 5.4 of the Community Plan). All new residential

development and most of the existing residences will be within a ½-mile walk of one of three proposed commercial nodes, and 80 percent of all residences will be within a ¼-mile walk of those commercial areas.

AQ 4.5: Reduce net carbon emissions through the preservation, protection, and enhancement, as appropriate, of the county's terrestrial and aquatic carbon sequestration resources, including the county's lakes, soils, and native forests, trees, and plants.

Consistency

The Community Plan includes provisions to retain existing trees, plant new trees and protect riparian vegetation.

Biological Resources

BR 1.1: Protect sensitive biological resources such as wetlands, migratory species of the Pacific flyway, and wildlife movement corridors.

Consistency

Proposed combining designations will protect habitat and wildlife corridors along creeks and at the easterly edge of the community. Please refer to the "Creek Areas" and "Habitat Area" in Figure 3.1 and Sections 3.1.5 of the Community Plan, and Section 22.110.030 of the Community Planning Standards.

BR 1.2: Regulate and minimize proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, coastal and riparian habitats, and wildlife habitat and movement corridors as necessary to ensure the continued health and survival of these species and protection of sensitive areas.

Consistency

Except in unique situations when a property cannot otherwise be developed, development is not to occur in the creek and habitat areas.

BR 2.9: Landscaping for proposed development will use a variety of native or compatible non-native, non-invasive plant species as part of project landscaping to improve wildlife habitat values.

Consistency

This is required as mitigation measure BIO-1(c) in the Final EIR prepared for the Community Plan.

BR 3.1: Protect native and biologically valuable trees, oak woodlands, trees with historical significance, and forest habitats to the maximum extent feasible.

BR 4.1: Protect streams and riparian vegetation to preserve water quality and flood control functions and associated fish and wildlife habitat.

Consistency

The Community Plan provides for the protection of streams and the preservation of riparian habitat, oaks and other significant trees, as detailed in Sections 3.1.5 and 4.2 of the Community Plan, and Section 22.110.030 of the Community Planning Standards. See also see mitigation measures BIO-1(d) and BIO-1(h) in the Final EIR prepared for the Community Plan update.

BR 4.4: Promote use and maintenance of engineered, vegetated treatment systems such as constructed wetlands, vegetated swales, or vegetated filter strips where they will reduce nonpoint source pollution from private and public development.

Consistency

Section 22.110.060.A.12 of the Community Planning Standards requires drainage systems to include these types of low-impact features.

Cultural Resources

CR 3.1: The County will provide for the identification, protection, enhancement, perpetuation, and use of features that reflect the County's historical, architectural, Native American, archaeological, cultural, and aesthetic heritage.

CR 4.2: Ensure protection of archaeological sites that are culturally significant to Native Americans, even if they have lost their scientific or archaeological integrity through previous disturbance. Protect sites that have religious or spiritual value, even if no artifacts are present. Protect sites that contain artifacts, which may have intrinsic value, even though their archaeological context has been disturbed.

CR 4.4: Protect archaeological and culturally sensitive sites from the effects of development by avoiding disturbance where feasible. Avoid archaeological resources as the primary method of protection.

Consistency

The following provisions of the Community Plan the Final EIR prepared for the Community Plan are consistent with the preceding cultural resources policies: Policy CRP-1 (Section 4.5), Implementation Program NCRIP-1 (Section 4.6), LUO Section 22.110.060.A.15, and Final EIR mitigation measures CR-1 and CR-2.

Energy

E 2.3: Promote water conservation for all water users in the county to reduce the amount of energy used to pump and treat water and wastewater at public water and wastewater treatment and distribution facilities.

E 4.4: Orient new buildings to maximize solar resources, shading, ventilation, and lighting.

Consistency

LUO 22.110.060.A.5 and Section 9.7 in the Community Plan are consistent with the preceding energy policies.

E 3.3: Promote the use of renewable energy systems to pump and treat water and wastewater.

Consistency

Implementation program WWIP-3 in Section 7.2.2 of the Community Plan is to evaluate the use of solar power to operate the wastewater treatment plant.

E 4.1: Integrate green building practices into the design, construction, management, renovation, operations, and demolition of buildings, including publicly funded affordable housing projects, through the development review and building permitting process.

Consistency

Sections 4.8 and 4.9 in the Community Plan are consistent with this policy.

Open Space

OS 1.1: Continue to identify and protect open space resources

Consistency

Open space resources in the Shandon Community Plan include the creek and habitat areas and parks shown on the Land Use Plan. The creek and habitat areas are open space resources for scenic purposes not intended for public access and will remain in private ownership. The URL's urban boundary contains urban development, which results in protecting open areas outside of the URL.

OS 1.7: Protect open space resources by guiding development away from rural areas to more suitable areas.

Consistency

This is a key premise for preparation of the Shandon Community Plan. Densities within an urban area with a wastewater treatment plant allow for more housing units per acre than would be allowed in rural areas. This helps alleviate growth pressure in rural areas.

OS 4.1: Prevent urban sprawl by maintaining a well-defined boundary between urban/village boundaries and surrounding rural areas.

Consistency

Shandon has a well-defined boundary, including the natural boundaries of the river and creek to the north and the foothills to the east. To the south and west are agricultural lands that warrant protection from urban sprawl. The physical characteristics of the agricultural land also help define a visual boundary for the community. The natural boundaries and the desire to protect agricultural lands were both important considerations in the establishment of the Study Area boundary that subsequently helped in determining the proposed URL. The area inside the proposed URL is capable of handling the growth projected in the Community Plan.

OS 4.4: Urban development will be annexed to an incorporated city or an existing community services district (CSD) or County service area (CSA), specifically in the following scenarios:
a. Where cluster development from rural property is to be located adjacent to the urban area; or
b. Where and when higher density development is to occur consistent with resource and service capabilities and orderly extension of urban services.

Consistency

New development within the URL but outside of the existing CSA-16 Service Area Boundary will need to be annexed into CSA-16.

Policy SL 3.1: Conserve Important Agricultural Soils

Conserve the Important Agricultural Soils mapped in Figure SL-1 and listed in Table SL-2. Proposed conversion of agricultural lands to non-agricultural uses shall be evaluated against the applicable policies in this COSE and in the Agriculture Element, including policies such as Policies AGP 18 and AGP 24.

Consistency

Nearly all of the Shandon Community Plan area is located on important agricultural soils. The Plan conserves these soils by directing development away from large-lot rural areas and

accommodating growth in a more compact form. The Planning Commission Recommended Draft Plan minimizes the acreage of Important Agricultural Soils to be used for and needed for urban expansion.

Policy VR 3.4: Community Edges

Maintain clear community edges for urban and village areas with appropriate plan designations when updating community and area plans. Avoid suburban or low-density sprawl at the edges of communities.

Consistency

The Shandon Community Plan brings commercial service and residential uses to its edge adjacent to lands that are currently zoned Agriculture or Residential Rural, forming a distinct edge. The edge will be softened with landscape and distinguishing street trees.

Policy VR 6.1: Urban Design

Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.

Consistency

The Community Plan includes design standards and guidelines to help create a sense of place.

Policy VR 7.1: Nighttime Light Pollution

Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.

Consistency

The proposed LUO standards in Sections 22.110.060.A.19.k and 22.110.060.C.4 are consistent with this policy.

Policy WR 1.2: Conserve Water Resources

Water conservation is acknowledged to be the primary method to serve the county's increasing population. Water conservation programs should be implemented countywide before more expensive and environmentally costly forms of new water are secured.

Consistency

The Shandon Community Plan includes measures to conserve and offset the additional use of water by new urban development. See proposed LUO standards 22.110.060.A.6 and 7.

Policy WR 1.7: Agricultural operations

Groundwater management strategies will give priority to agricultural operations. Protect agricultural water supplies from competition by incompatible development through land use controls.

Consistency

Please refer to the discussion on AGP 11 under the Agricultural Element.

Policy WR 1.12: Impacts of new development

Accurately assess and mitigate the impacts of new development on water supply. At a minimum, comply with the provisions of Senate Bills 610 and 221.

Consistency

The EIR prepared for the Shandon Community Plan includes a water resources analysis that examines groundwater resources, water supply, and water demand from the proposed Community Plan. It also recommends mitigation measures. The Community Plan includes a standard that requires new development to mitigate its potential impacts on the groundwater resources by offsetting the additional water demand through a variety of measures.

The water analyses specified in SB 610 and SB 221 do not apply to a Community Plan such as this one; nevertheless, the water analysis prepared for the Community Plan achieves their intent.

Please also refer to the preceding discussion of water resources in AGP 11 in the Agriculture Element section.

Policy WR 1.13: Density increases in rural areas

Do not approve General Plan amendments or land divisions that increase the density or intensity of non-agricultural uses in rural areas that have a recommended or certified Level of Severity II or III for water supply until a Level of Severity I or better is reached, unless there is an overriding public need.

Consistency

A key premise of the Shandon Community Plan is to direct development into an urban area and help alleviate growth pressure in rural areas, where per capita water use is likely to be higher. The Community Plan will result in urban rather than rural growth.

Policy WR 1.14: Avoid net increase in water use

Avoid a net increase in non-agricultural water use in groundwater basins that are recommended or certified as Level of Severity II or III for water supply. Place limitations on further land divisions in these areas until plans are in place and funded to ensure that the safe yield will not be exceeded.

Consistency

Please refer to the preceding discussions of Policy WR 1.12 and AGP 11 in the Agriculture Element section.

Policy WR 2.4: Groundwater recharge

Where conditions are appropriate, promote groundwater recharge with high-quality water.

Consistency

A key feature of the proposed wastewater treatment plant is groundwater recharge. Compliance with State Regional Water Quality Control Board Standards, including nutrient removal, will result in a higher water quality replenishing groundwater.

Policy WR 4.1: Reduce water use

Employ water conservation programs to achieve an overall 20% reduction in per capita residential and commercial water use in the unincorporated area by 2020. Continue to improve agricultural water use efficiency consistent with Policy AGP 10 in the Agricultural Element.

Consistency

The Shandon Community Plan contains measures to conserve water and offset the impacts of new development on groundwater resources.

Policy WR 4.5: Water for recharge

Promote the use of supplemental water such as reclaimed sewage effluent and water from existing impoundments to prevent overdraft of groundwater. Consider new ways to recharge underground basins and to expand the use of reclaimed water.

Consistency

A key feature of the proposed wastewater treatment plant is groundwater recharge that is preferred for the Shandon Area over recycling water from the wastewater treatment plant. The Community Plan encourages property owners to install greywater recycling systems.

ECONOMIC ELEMENT

Goal 1: Promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the county.

The applicable policies for Goal 1 are as follows:

Policy 1a: Pursue economic development activities that will benefit the economy while maintaining the quality of life.

Policy 1b: Recognize and protect property rights by:

- *Seeking to maintain a balance between the rights of property owners and efforts to plan for the community.*
- *Not taking property without just compensation.*
- *Recognizing and protecting the rights of all property owners, individuals and groups to participate in planning and land use decisions.*

Policy 1c: Balance the capacity for growth with the resources available.

Policy 1d: Maintain and protect a living environment that is safe, healthful, and pleasant for all residents.

Policy 1e: Protect open space resources that make SLO County an attractive place for economic development.

Policy 1f: Protect agricultural resources that make San Luis Obispo County an attractive place for economic development.

Policy 1i: Encourage businesses that promote the concept of sustainability.

Consistency

The Shandon Community Plan provides for a land use mix and requires infrastructure improvements that would give the opportunity for commerce and employment to happen locally in Shandon. Implementation Programs PEIP-1 and PEIP-13 in Section 2.4 contains strategies for attracting businesses to Shandon. The types of businesses identified in PEIP-1 and the location of the commercial zones are consistent with the desire to balance economic, social, agricultural and environmental interests. The County commissioned a market study to gain an understanding of how much population growth might be needed to support local consumer services desired by residents including, but not limited to, a full grocery store and gas station. The County also sought to designate sufficient land for job-generating land uses appropriate for Shandon's location. These strategies show consistency with Policy 1a because the proposed

plan would foster economic development and improve the quality of life through provision of locally-needed services and employment opportunities.

The resources necessary for economic growth are required to be made available prior to or at the same time commercial development would occur. This will require certain key infrastructure items, such as development of the wastewater treatment plant and expansion of the water system, to be completed with a greater capacity than may otherwise be needed by the initial development. Required public improvements will primarily be obtained through the process of land use entitlements sought by private property owners. Off-site improvements that require easements or offers to dedicate as a condition of a project's approval will involve just compensation to any affected property owners. Communitywide or regional improvements that require easements or offers of dedication that do not involve a specific project will also include just compensation to affected property owners. In addition, the amount of growth in the proposed Community Plan has been reduced from previous drafts in recognition of limited water supply. These provisions are designed to ensure balance between capacity for growth and the resources available, thereby showing consistency with Policy 1c. They reflect consistency with Policy 1b in that they recognize and protect property rights. They also are consistent with Policy 1d because infrastructure needed to maintain a safe, healthful and pleasant living environment is included in the Plan.

The creek and environmentally sensitive areas will be undeveloped but are proposed to remain private property. Dedication of open space easements would occur only as a condition of approval for an entitlement being sought by the property owner. Businesses are encouraged to utilize sustainable practices, especially solar energy that takes advantage of the great number of sunny days in Shandon. These strategies show consistency with Policies 1e and 1i by protecting important open spaces such as the creek and promoting businesses that embrace sustainable practices. In addition, the conversion of agricultural land has been minimized, consistent with Policy 1f.

Goal 2: Create a diverse economy.

The applicable policies for Goal 2 are as follows:

Policy 2a: In evaluating proposed plans and projects, consideration of potential economic benefits should be in balance with environmental and social considerations.

Policy 2d: Promote economic development that will enhance job opportunities for existing county residents.

Policy 2g: Continue to develop a diverse, countywide tourist industry that relates to the historical, cultural, recreational, and natural attractions of the County.

Consistency

One of the key features of the Community Plan is to provide a land use mix that will enable commercial development to not only bring more goods and services to Shandon but provide a variety of employment opportunities, especially head-of-household jobs. The Plan has three commercial nodes located near residential areas and the park that are designed to meet daily shopping needs and enhance walking and social interaction. Employment centers would still be located near residential areas but closer to the edge of the urban area with easy access to Centre Street. These provisions are consistent with Policies 2a and 2d because the amount of growth possible under the Plan was set by balancing the need for job-generating land uses with environmental considerations, including available water, and social considerations such as the desire by residents to retain a small town character.

Visitor-serving uses that could benefit both the local residents and visitors would be located near Highway 46. This provision is consistent with Policy 2a in that it will enable tourist-oriented developments which relate to the local and regional attraction of the county.

Goal 3: Assure the provision of strategically-located opportunities for economic development.

The applicable policies for Goal 3 are as follows:

Policy 3a: Encourage a pattern of commercial and/or industrial development that is consistent with the General Plan, convenient to patrons, realistically related to market demand and the needs of the community, and, when compatible, near areas designated for residential use.

Policy 3b: Encourage the phasing of urban development in a compact manner, first using vacant or underutilized parcels, lands next to existing development, and other lands approved in the General Plan for new development.

Policy 3d: Encourage economic development that will provide employment opportunities in communities with high unemployment and that are distant from existing job opportunities.

Consistency

The Community Plan has three commercial nodes located near residential areas and the park that are designed to meet daily shopping needs and enhance walking and social interaction consistent with strategic growth principles for compact form. Employment centers would still be located near residential areas but closer to the edge of the urban area with easy access to Centre Street. Commercial development is encouraged along Centre Street first. However, most of the existing vacant parcels are smaller and may not be able to accommodate a full range of commercial uses. Therefore, the expansion areas are encouraged to be prepared with the necessary infrastructure in order to accommodate economic development in a timely manner. The employment centers provide opportunity for jobs to be located in town, whereas currently most employment is outside of Shandon. These provisions are consistent with Policies 3a, 3b and 3d because they would support commercial developments identified as appropriate for Shandon in a market study and by existing residents, facilitate development in an orderly and compact pattern, and because Shandon is 18 miles from the nearest employment center (Paso Robles).

Goal 4: Provide support for economic development in San Luis Obispo County.

Policy 4a. Develop programs for the retention and expansion of existing business, and the attraction of new businesses that are consistent with community goals.

Policy 4d. Coordinate infrastructure investment with the economic development strategy.

Policy 4e. Provide housing opportunities for worker households of all income groups.

Policy 4g. Simplify development review procedures and provide incentives for development to locate where plan policies encourage it to occur.

Consistency

Implementation Programs PEIP-1 and PEIP-13 in Section 2.4 contains strategies for attracting businesses to Shandon and minimizing the cost and time associated with permitting preferred types of businesses. This program is consistent with Policy 4a. Consistent with Policy 4d, investment in infrastructure in Shandon is mandatory for any significant economic development

to occur. Although private development will be obligated to construct certain infrastructure up front, PFFPIP-3 in Section 8.13 seeks funding from other sources for infrastructure investment. The Community Plan provides for a variety of housing types for all income groups (see LUND-19 in Section 3.7), which is consistent with Policy 4e. Consistent with Policy 4g, environmental review was conducted at the project level of detail for specific portions of the Community Plan in order to simplify development review as an incentive for development.

HOUSING ELEMENT

The Housing Element contains policies to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County. The consistency of the Shandon Community Plan with the applicable policies of the Housing Element is described in the following paragraphs. Housing Element policies are abbreviated "HE."

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

HE 1.12: Encourage alternative housing types such as co-housing, mixed use, and other similar collaborative housing. Providing a wide variety of alternative housing types improves the ability of residents to find the housing that best fits their needs.

Consistency

The Shandon Community Plan provides for a housing mix that would result in approximately 1078 new units, which is an adequate supply for over 25 years. About 343 units--nearly 32 percent of the additional units--are planned to be multi-family or mixed-use units, with the balance being single family units. Densities range from about two units per acre up to 20 units per acre. Multi-family neighborhoods are to be integrated into single family neighborhoods with a compatible style. Small-lot detached units are to be mixed with patio homes, duplexes, small row-house complexes and larger single-family lots.

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

Consistency

All new residential development will be within a ½-mile walk of one of three commercial nodes, and 80 percent of all residences will be within a ¼-mile walk of the commercial areas. In addition, planned neighborhoods are near the existing park or future parks as shown on the Land Use Plan.

HE 1.7: Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.

Consistency

The Community Plan includes 14 acres that are identified for mixed-use development that could provide for live/work arrangements. See PEP-11 in Section 2.3 of the Community Plan.

HE 1.9: Encourage the use of Strategic (smart) Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.

Consistency

Please to the preceding discussion on the County's Strategic Growth Principles in the section on Framework for Planning (Inland).

HE 1.11: Promote development standards that encourage well-designed communities and resource conservation through efficient site design and sustainable materials. This policy is intended to benefit future residents through development of architecturally compatible neighborhoods and reduced negative environmental impacts.

Consistency

New development will need to be consistent with the Community Plan's Master Plan Sustainability Principles in Section 3.2.3, Land Use and Neighborhood Design Policies and standards in Sections 3.7 and the LUO Community Planning Standards, respectively, and Energy Conservation Policies in Section 4.8.

NOISE ELEMENT

The Noise Element provides a policy framework within which potential noise impacts may be addressed and is directed at minimizing future noise conflicts. The consistency of the Shandon Community Plan with the applicable Noise Element policies is described in the following paragraphs. Noise Element policies are abbreviated "NP."

NP 3.3.1: The noise standards in this chapter [Chapter 3 of the Noise Element] represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.

NP 3.3.2: New development of noise-sensitive uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn or CNEL (70 dB Ldn or CNEL for outdoor sports and recreation) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use in Table 3-1 [of the County Noise Element].

Consistency

The EIR prepared for the Community Plan includes mitigation measures N-1(a) and N-2(a-e) to reduce potential noise impacts to both existing and future noise-sensitive development. Those mitigation measures are requirements for the construction and design of new development.

PARKS AND RECREATION ELEMENT

The Parks and Recreation Element provides policy guidance regarding the provision of park and recreation services. It documents the County's existing park and recreation resources and facilitates the evaluation of park and recreation needs, including those resources that are outside of the County's management, during the land use decision process. The consistency of the Shandon Community Plan with the applicable Parks and Recreation Element policies is described in the following paragraphs. Parks and Recreation Element policies are abbreviated "PRP."

PRP 2.1: Provide parks which are aesthetic and consistent with community needs.

PRP 2.5: Encourage private development of parklands and facilities, to assist with meeting park needs.

Consistency

The Shandon Community Plan provides for the expansion of the community park with room for active recreation fields and passive use. Smaller parks will be required throughout the community. Many of the smaller parks, in particular those within a multi-family development, may be privately developed and maintained. Please refer to Section 6.2 and the Land Use Plan, Figure 3.1, in the Community Plan.

SAFETY ELEMENT

The Safety Element contains policies that address its two basic principles: be ready for disaster, and manage development to reduce risk. The consistency of the Shandon Community Plan with the applicable Safety Element policies is described in the following paragraphs. Safety Element policies are abbreviated "SP."

SP 8: Strictly enforce flood hazard regulations both current and revised. FEMA regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.

Consistency

The Shandon Community Plan and the Land Use Ordinance include provisions for development adjacent to stream banks within the 100-year floodplain. The Community Plan requires a special stream bank setback of 100 feet. Section 22.110.030.A.4 Community Planning Standards is a flood hazard development standard. The Community Plan also requires an amendment to the FIRM Map through FEMA to be consistent with Figure 7.4 in the Plan. Until the FEMA process is complete, the existing maps on file in the Department will govern.

SP 14: Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in San Luis Obispo County based on the level of service set forth in the fire agency's master plan.

Consistency

Buildout of the Community Plan will require additional fire protection services. This need is addressed by required public facilities fees for new development, and by Implementation Program FPEIP- 3 (Section 6.3.2 of the Community Plan) to provide adequate levels of fire protection and minimize risks from fire through subdivision and development design.

SP 20: The County will require design professionals to evaluate the potential for liquefaction or seismic settlement to impact structures in accordance with the currently adopted Uniform Building Code.

Consistency

The entire area within the Shandon URL has a high potential for liquefaction according to the Safety Element, and is to be included within a Geologic Study Area (GSA) Combining Designation. New development will be required to comply with the GSA standards in the Land Use Ordinance, which require a geology and soils report, including recommended building

techniques and other measures to reduce risks to life and property from liquefaction to insignificant levels. In addition, new development will need to comply with mitigation measures G-2(a) and G-2(b) in the EIR prepared for the Community Plan will mitigate the potential for structural problems caused by soil-related hazards, including liquefaction and seismic settlement, thereby reducing impacts to a less than significant level.

SP 26: Reduce the potential for exposure to humans and the environment by hazardous substances.

Consistency

New development will be required to comply with mitigation measures S-1(a) and S-1(b) in the EIR prepared for the Community Plan. These measures will mitigate the potential impacts from development in areas of undocumented, residual agricultural chemicals and soil contaminants.