

Trails

OBJECTIVE C: Provide a viable multi-use trail system which is protective of private property interests and public resources, and consistent with Chapter 8 Parks and Recreation Project List.

Policies:

- 3.7 County Parks shall consider as the highest priority those trail projects which:
1. Are on land owned or operated by the County, including public rights of way.
 2. Connect urban communities or provide access to recreation areas.
 3. Complete a trail corridor, where only small portions are missing.
 4. Will be popular due to their length or location.
 5. Offer alternative transportation.
 6. Solve a safety concern.
 7. Include a funding source.
 8. Minimize costs of development and maintenance.
- 3.8 To protect the interests of adjacent land uses (both public and private) and the environment, trail projects shall:
1. Be consistent with the standards in the General Plan including the County's Agriculture and Open Space Element.
 2. Stay as far away as reasonable from production agriculture, commercial activities and residences.
 3. Be built to minimize impacts to sensitive resources.
 4. Provide signs that identify permitted trail uses; directions to relevant public areas; and, provide for safety and protection of trail users and adjacent private property.
 5. Provide trail fencing where necessary to discourage trespass onto neighboring land and to protect sensitive resources.
 6. Impose enforceable limitations on the trail use, as appropriate.
 7. Be designed and constructed consistent with the trails standards contained in Appendix B of this document.
- 3.9 County agencies will work together to coordinate the development, maintenance and use of trails.

- 3.10 Extensive trail systems, such as the California Coastal Trail, the Juan Bautista de Anza and the Salinas River Trails, will generally be developed in a series of shorter, but viable, segments. Such segments shall not be constructed until a viable link can be established connecting residential communities, parks, staging areas, or other public points of interest.
- 3.11 Eminent domain will not be used for trail establishment.
- 3.12 Where public lands are not available or adequate to accommodate a public trail, a trail dedication in easement or fee across private property shall be considered and may be obtained only in the following instances:
1. From a willing seller or donor.
 2. As part of a New Town or Specific Plan that would create urban uses.
 3. As a condition of a project approval, subject also to Policy 3.13:
 - a. For land designated Agriculture when:
 - i. a general plan amendment would change the land use category from Agriculture to another land use category; or
 - ii. a discretionary project that would convert agricultural land to uses¹⁰ not related to agriculture; or
 - iii. a cluster subdivision would create eight or more residential parcels.
 - b. For land not designated Agriculture, but in production agriculture, when a discretionary project including a subdivision would convert land to uses¹¹ not related to production agriculture as determined by the County Agricultural Commissioner's Office.
 - c. For all other land not excluded under (a) and (b) above, for any discretionary project (parcel map, tract map, development plan, minor use permit, conditional use permit, etc.)
- 3.13 When a trail dedication is required as a condition of a discretionary permit, the required trail dedication must:
1. Be proportional to the level of development being proposed;
 2. Have an appropriate nexus to the effects of the permit;
 3. Be shown on an adopted plan or be a New Town or Specific Plan development as noted in Policy 3.12 (2) above;
 4. Result in no long term unmitigable environmental impacts; and

¹⁰ These uses are limited to: religious facilities, libraries or museums, schools, commercial electric generating plants for the generation or distribution of electrical energy for sale, manufacturing, recycling facilities (excluding composting), residential care facilities, public safety facilities, commercial retail facilities (excluding restaurants and roadside stands), and waste disposal sites. These are defined in Titles 22 and 23 of the San Luis Obispo County Code.

¹¹ *ibid.*

5. Comply with all applicable local, state and federal laws and regulations.
- 3.14 Prior to the construction and/or County acceptance of a public trail corridor, the approving authority must make findings that:
 1. Sufficient funds are available for the trail's on-going maintenance; and
 2. The liability for the trail has been addressed pursuant to Policy 3.15.
- 3.15 The County shall fully indemnify, protect and hold harmless (including all costs and attorney fees) private property owners who dedicate or grant a public trail easement from, and against, those risks and damages that arise out of the usage of the trail easement by the public and which, in good conscience, should not be borne by the private property owner.
- 3.16 The County shall assure that if a public trail easement is abandoned, or if the liability acceptance is discontinued, the trail easement shall revert to the underlying property owner(s).

Golf

OBJECTIVE D: Provide a quality and affordable golf program at the County's golf courses.

Policies:

- 3.17 The County's golf courses should continue to be operated as an enterprise fund.
- 3.18 Each County golf course should have a master plan. New development at an individual golf course should be consistent with the project's master plan.
- 3.19 Land for new County operated golf courses should only be obtained and developed after completing a funding plan. The funding plan should assess various components including such items as the amount of existing rounds in the County (public and private), the amount of anticipated future rounds (public and private), and what populations the new course would serve.
- 3.20 Develop recreation facilities or opportunities (such as trail corridors) along the perimeter or interior routes of the County owned or operated golf courses where such corridors will not adversely impact golfers or jeopardize user safety.
- 3.21 Continue to use environmentally sensitive maintenance techniques at the County's golf courses.