

IV. ENVIRONMENTAL SETTING

A. PHYSICAL SETTING AND EXISTING LAND USES

The project site is located within San Luis Obispo County, approximately two miles south of the City of Arroyo Grande, adjacent to Highway 101. The project site includes approximately 76 acres on the west side of the highway, and 1,834 acres east of the highway. The project site currently supports agricultural production of wine grapes and lemon orchards, a wine production facility, tasting room, single-family residence, farm support quarters, a cellular facility, agricultural roads, water supply storage and infrastructure, and public utility lines. In addition, several barns and agricultural accessory uses are located throughout the site. Undeveloped areas consist of seasonal drainages that flow south and southeast towards Los Berros Creek, grassland, rock outcrops, scattered oak trees, and oak woodland.

The project site supports 633.5 acres of existing cultivated agricultural crops including 627.1 acres of irrigated grape vineyard, 4.9 acres of irrigated lemon orchard, and 1.5 acres of non-irrigated lavender. An additional 694 acres is undeveloped, and is used for livestock grazing. Additional existing agricultural facilities on the project site include two irrigation ponds, composting areas, seven wells (for agricultural use), barns, agricultural roads, signage, and pipelines. None of the 21 parcels within the project site are within an Agricultural Preserve or under a Williamson Act Contract.

The existing winery and tasting room are approximately 19,278 and 5,572 square feet in size. A 47-space parking lot and landscaped area are located adjacent to these structures. The facility and accessory buildings are located within a 1.8-acre area. The tasting room includes a wine tasting area, retail sales, storage, press area, and public restrooms. The tasting room is open from 10:30 a.m. to 5:00 p.m., each day of the week. Domestic wastewater is treated by a septic system and leachfield. Black water generated by the winery is treated via an existing wastewater treatment pond. Pomace generated during wine processing is composted and tilled into the existing grape vineyards.

There is one approximately 3,000-square foot estate residence onsite. This residence is proposed to remain, and would be located within proposed Lot 65 (refer to Figure III-4). Two farm support housing units (approximately 3,500 square feet total) are located onsite within proposed Open Space Lot 45. These units would remain. One existing modular home and associated accessory buildings located near the eastern portion of the project site would be removed.

There are 18 recorded easements on the project site, for a variety of uses. A public navigation easement granting public access to the waters of Los Berros Creek is located parallel to Upper Los Berros Road. Seven easements for utility lines and poles are located throughout the project site. Two easements for the state water pipeline and incidental uses are located parallel to Highway 101. One access easement for a neighboring property is located onsite, extending east from Highway 101, and two private easements for access onto the project site are located within the alignment of proposed Main Road 1. One easement for access to the existing wireless telecommunications facility onsite is located near the existing winery facility. The applicant is not proposing to amend these existing easements.

B. SURROUNDING LAND USES

Surrounding land uses include scattered residential development to the north, east, west, and south; grazing land to the north; and, orchards to the east and south. Highway 101 is located to the west of the parcels proposed for development. Los Berros Creek and Upper Los Berros Road roughly parallel the southeast boundary of the project site.

C. CONSISTENCY WITH LAND USE PLANS AND POLICIES

1. Overview

CEQA Guidelines Section 15125(d) states, “the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” While CEQA requires a discussion of consistency with plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project as stated in the following documents. It is the responsibility of the County of San Luis Obispo (County), the CEQA Lead Agency decision maker, to make the final decision regarding consistency issues. The plans and policies outlined in Sub-section IV.C.2. below are applicable to the proposed project.

Table IV-1 presents a summary of the proposed project’s potential inconsistencies with the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the Environmental Analysis section, Section VII, of the EIR. For example, the Air Quality section, Section V.I., includes an assessment of the project’s consistency with the Clean Air Plan. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Section V, Environmental Impacts and Mitigation Measures).

2. Relevant Land Use Plans

a. Framework for Planning (Inland)

The first part of the County Land Use Element is the Framework for Planning. The Framework contains policies and procedures that apply to the unincorporated area outside the coastal zone, and defines how the Land Use Element is used together with the Land Use Ordinance and other adopted plans. The Framework also explains the criteria used in applying land use categories and combining designations to the land, and the operation of the Resource Management System. Combining designations are special map categories that identify areas of unique resources or potential hazards that necessitate more careful project review. Please refer to Table IV-1.

b. San Luis Obispo County Land Use Ordinance

The County Land Use Ordinance includes regulations established and adopted to protect and promote public health, safety, and welfare. Regulations are also adopted to implement the County General Plan, guide and manage the future growth of the county in accordance with those plans, and regulate land use in a manner that will encourage and support the orderly development and beneficial use of lands within the county. In addition, ordinance regulations

are in place to minimize adverse effects on the public resulting from land use and development, as well as to protect and enhance the significant natural, historic, archeological, and scenic resources within the county as identified by the county general plan. The Land Use Ordinance also includes planning area standards. The proposed project qualifies for the grandfather provision of Section 7 of Ordinance No. 3038 because the original application was on file prior to August 10, 2004, and was continuously maintained as an active application since it was first filed (Warren Hoag, December 10, 2004). Therefore, the Land Use Ordinance dated January 1, 2003 is applicable. Please refer to Table IV-2.

c. San Luis Obispo County South County Area Plan

The South County Area Plan acts as a guide for the cohesive and comprehensive development of the South County Planning Area, and seeks to preserve the character of the communities and rural areas that currently exist in the area. Please refer to Table IV-3.

d. San Luis Obispo County General Plan Agriculture and Open Space Element

The Agriculture and Open Space Element outlines policies for the development and management of agricultural and open space lands within the County's jurisdiction, and is focused on "wisely managing and protecting these important land resources in San Luis Obispo County." Recognizing the value of agriculture to the economy and character of the county as a whole, the goals of the plan are to support agricultural production, conserve and protect agricultural lands and resources, and encourage public education and participation in their management. Open Space contributes in large part to the quality of life enjoyed in San Luis Obispo County; the County's goals are to identify, protect, and manage the existing open space by preventing urban sprawl and encouraging public education and participation in the decision making process. The protection of open space is considered essential to the preservation of the rural nature and lifestyles that characterize the county. Please refer to Table IV-4.

e. San Luis Obispo County Noise Element

The County Noise Element provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The document also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds. Please refer to Table IV-5.

f. San Luis Obispo County Safety Element

The two primary principles of the County Safety Element are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the county, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk. Please refer to Table IV-6.

**TABLE IV-1
Consistency with Framework for Planning (Inland)**

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------------|
| Framework for Planning (Inland) | | |
| <p>Environment Goal 1: Maintain and protect a living environment that is safe, healthful, and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.</p> | <p>Construction of the proposed project would require the use of non-renewable energy resources for construction, heating and cooling of buildings, transportation, and lighting. Implementation of the proposed project would also affect oak woodland onsite, including removal of oak trees to accommodate development, resulting in a significant and adverse impact, Class I. Mitigation measures are recommended, including revegetation and preservation of oak woodland habitat; however, the timeframe to achieve the maturity and quality of existing habitat is long-term.</p> | <p>Potentially Inconsistent</p> |
| <p>Environmental Goal 2: Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.</p> | <p>Implementation of the proposed project would result in significant and adverse, Class I, transportation and circulation impacts due to the inadequate capacity of affected roadways and highway facilities.</p> | <p>Potentially Inconsistent</p> |
| <p>Air Quality Goal 3: Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.</p> | <p>The proposed project is inconsistent with the Clean Air Plan, which identifies planning goals and policies to reduce emissions generated by development and traffic trips. Implementation of the proposed project would create urban development outside of urban areas, requiring the generation of traffic trips to access services. The resulting impact would be significant and adverse, Class I.</p> | <p>Potentially Inconsistent</p> |
| <p>Air Quality Goal 4: Determine, and mitigate where feasible, the potential adverse air quality impacts of new development.</p> | <p>The proposed project would be inconsistent with the Clean Air Plan, resulting in a significant and adverse impact, Class I. Mitigation is recommended to the maximum extent feasible.</p> | <p>Potentially Inconsistent</p> |
| <p>Air Quality Goal 5: Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.</p> | <p>The proposed project would be inconsistent with the Clean Air Plan, and associated transportation control measures by developing an urban use within a rural area, generally requiring the use of vehicles to access urban services, resulting in a significant and adverse, Class I, impact.</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------------|
| <p>Population Goal 6: Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.</p> | <p>Implementation of the proposed project would significantly affect transportation, recreation, and fire protection services. Recommended mitigation includes implementation of road improvements, and dedication of a trail corridor, and dedication of a building envelope for the construction of a fire station, which would partially off-set the project's effect on public resources and services. The timeframe for construction of recreational and fire safety improvements and facilities is unknown; the short-term demand for these resources may exceed the planned capacity of these resources and services.</p> | <p>Potentially Inconsistent</p> |
| <p>Distribution of Land Uses Goal 8: Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.</p> | <p>The project includes the development of 101 residential lots within a currently rural area. Implementation of the project would result in significant impacts to aesthetic resources by introducing urban development within an agricultural area, which also serves as a green belt between the City of Arroyo Grande and the unincorporated community of Nipomo. While mitigation is recommended to specifically address aesthetic impacts, the proposed project would adversely affect the existing appearance of separate urban communities.</p> | <p>Potentially Inconsistent</p> |
| <p>Distribution of Land Uses Goal 9: Identify important agricultural, natural, and other rural areas between cities and communities and work with landowners to maintain their rural character.</p> | <p>As discussed above, implementation of the proposed project would introduce urban elements within a currently agricultural area.</p> | <p>Potentially Inconsistent</p> |
| <p>Distribution of Land Uses Goal 10: Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.</p> | <p>The applicant proposes to place 1,792 acres of the 1,910-acre site under open space easements and agricultural preserves; however, proposed development would require the removal of 113 acres of vineyards and the permanent conversion of underlying soils to non-agricultural uses. While approximately 140 acres of replacement vineyards are proposed, the long-term success of these replacement areas is unknown. In addition, the lack of adequate buffers between the proposed residential use and existing vineyards would likely result in conflicts that would impair agricultural productivity.</p> | <p>Potentially Inconsistent</p> |
| <p>Phasing of Urban Development Goal 11: Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their</p> | <p>Implementation of the proposed project would significantly affect transportation, recreation, and fire protection services. Recommended mitigation includes implementation of road improvements, and dedication of a trail corridor, and dedication of a building envelope for the construction of a fire station, which would</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------|
| programmed expansion where funding has been identified. | partially off-set the project's effect on public resources and services. The timeframe for construction of recreational and fire safety improvements and facilities is unknown; the short-term demand for these resources may exceed the planned capacity of these resources and services. | |
| Residential Land Uses Goal 13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses. | Implementation of the proposed project would locate residences outside of urban and village reserve lines, and over two miles from major employment areas. Residents may be affected by adjacent agricultural operations (e.g., noise, dust, odors). | Potentially Inconsistent |
| Public Services and Utilities Goal 15. Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities. | Refer to response to Phasing of Urban Development Goal 11 above. | Potentially Inconsistent |
| Public Services and Utilities Goal 16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands shall not exceed existing and planned capacities or service levels. | Refer to response to Phasing of Urban Development Goal 11 above. | Potentially Inconsistent |
| Public Services and Utilities Goal 17. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees, or exactions. | In-lieu and public facility fees would be required, consistent with this policy. | Consistent |

**TABLE IV-2
Consistency with Land Use Ordinance**

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | |
|--|-----------------------|---------------------------|---|----------|---------|-----------|--|-------------------|
| Title 22: Land Use Ordinance | | | | | | | | |
| <p>22.22.040 – Agriculture Category This Section contains three methods for determining minimum parcel size in the Agriculture land use category. Each proposed parcel must be able to qualify for the requested minimum parcel size using all tests within Subsections A. or B. The applicant will disclose as part of the application which Subsection is being used to determine the minimum parcel size for each of the proposed parcels. If the parcel is under agriculture preserve contract, Subsection C. applies. A. Size based upon existing use. Where a legal lot of record is developed with agricultural uses at the time of application for land division, the minimum size for a new parcel shall be the largest area determined by the following tests: 1. Use test. The minimum size for new parcels with existing agricultural uses shall be based on the type of existing agricultural use, as follows. Where a site contains more than one agricultural use, each new parcel shall satisfy the minimum size for its respective use. a. Crop production [table excerpt].</p> <table border="1" data-bbox="205 1242 779 1399"> <thead> <tr> <th>Agricultural Land Use</th> <th>Minimum Parcel Size</th> </tr> </thead> <tbody> <tr> <td>Irrigated row crops, specialty crops, nurseries, orchards and vineyards</td> <td>20 acres</td> </tr> <tr> <td>Grazing</td> <td>320 acres</td> </tr> </tbody> </table> | Agricultural Land Use | Minimum Parcel Size | Irrigated row crops, specialty crops, nurseries, orchards and vineyards | 20 acres | Grazing | 320 acres | <p>The project site supports approximately 487 acres of irrigated crops; therefore the 20-acre minimum parcel size applies within the Agriculture land use category.</p> | <p>Consistent</p> |
| Agricultural Land Use | Minimum Parcel Size | | | | | | | |
| Irrigated row crops, specialty crops, nurseries, orchards and vineyards | 20 acres | | | | | | | |
| Grazing | 320 acres | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | | | |
|--|-----------------------|---------------------------|-----------------|----------|----------|--------|------|----------|--|-------------------|
| <p>22.22.050 – Rural Lands Category The minimum parcel size for new lots in the Rural Lands category is based upon site features including: remoteness, fire hazard and response time, access and slope. Minimum parcel size is determined by applying the following tests to the site features as described in Subsections A. through</p> <p>D. The allowable minimum size is the <i>largest area</i> obtained from any of the tests, except as provided for cluster divisions by Section 22.22.140.</p> <p>A. Remoteness test. The minimum parcel size shall be based upon the distance of the parcel proposed for division from the nearest urban or village reserve line. Such distance shall be measured on the shortest public road route between the reserve line and the site. Private roads shall be included in such measurements only when they provide the only access to the site from a public road. When a lot proposed for division is within the distances given from more than one reserve line, the smallest parcel size shall be used as the result of this test. [table excerpt]</p> <table border="1" data-bbox="205 1060 779 1157"> <thead> <tr> <th colspan="2">Distance (Road Miles)</th> <th rowspan="2">Min Parcel Size</th> </tr> <tr> <th>From URL</th> <th>From VRL</th> </tr> </thead> <tbody> <tr> <td>0 – 10</td> <td>N.A.</td> <td>20 acres</td> </tr> </tbody> </table> <p>B. Fire hazard/response time test. The minimum parcel size shall be based on the degree of fire hazard in the site vicinity, and the response time. Response time is the time necessary for a fire protection agency to receive the call, prepare personnel and fire equipment for response, dispatch</p> | Distance (Road Miles) | | Min Parcel Size | From URL | From VRL | 0 – 10 | N.A. | 20 acres | <p>The project site is within 0-10 miles from the Arroyo Grande city limits and Nipomo URL; the project site is within a High fire hazard zone, with a 15 minutes or less response time; the project site access is minimum 40-foot right-of-way compacted with gravel, which will be maintained privately (organized maintenance); and, the project site is outside of the GSA designation, and the average slope is less than 30 percent. The minimum proposed parcel size is 20 acres (for determination of density).</p> | <p>Consistent</p> |
| Distance (Road Miles) | | Min Parcel Size | | | | | | | | |
| From URL | From VRL | | | | | | | | | |
| 0 – 10 | N.A. | 20 acres | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | | | | | | | |
|--|------------------------|---------------------------|--|--|------------|-------------|-----------------|----------|----------|-----------------|----------|-----------|--|--|
| <p>appropriate equipment, and deliver the equipment and personnel to each proposed parcel from the nearest non-seasonal fire station. Fire hazard is defined by the Safety Element of the General Plan; response time is determined by the fire protection agency having jurisdiction. [table excerpt]</p> <table border="1" data-bbox="205 524 779 651"> <thead> <tr> <th data-bbox="205 524 394 586">Response Time From URL</th> <th colspan="2" data-bbox="394 524 779 553">Min Parcel Size</th> </tr> <tr> <td data-bbox="205 586 394 615"></td> <th data-bbox="394 553 583 586">Mod Hazard</th> <th data-bbox="583 553 779 586">High Hazard</th> </tr> </thead> <tbody> <tr> <td data-bbox="205 615 394 644">15 mins or less</td> <td data-bbox="394 615 583 644">20 acres</td> <td data-bbox="583 615 779 644">20 acres</td> </tr> <tr> <td data-bbox="205 644 394 651">More than 15 m.</td> <td data-bbox="394 644 583 651">20 acres</td> <td data-bbox="583 644 779 651">160 acres</td> </tr> </tbody> </table> <p>C. Access test.</p> <p>1. General access test rules. The minimum parcel size is based upon the type of road access to the parcel proposed for division, provided that the proposed parcels will use the road considered in this test for access, either by way of individual or common driveways. Where access to a parcel is over roadways with differing quality of improvement, the minimum size is as required for the road with the least improvement.</p> <p>2. Timing of improvements and right-of-way availability. If the improvements do not exist at the time of the subdivision application, the conditions of approval for the tentative map shall require the construction of access improvements which meet the minimum requirements specified by this Section. Additional right-of-way width may be required to allow for the construction of required improvements. The right-of-way required by the table in Subsection C.4 shall exist as either: (1) an offer to dedicate to the public or (2) as a private easement prior to</p> | Response Time From URL | Min Parcel Size | | | Mod Hazard | High Hazard | 15 mins or less | 20 acres | 20 acres | More than 15 m. | 20 acres | 160 acres | | |
| Response Time From URL | Min Parcel Size | | | | | | | | | | | | | |
| | Mod Hazard | High Hazard | | | | | | | | | | | | |
| 15 mins or less | 20 acres | 20 acres | | | | | | | | | | | | |
| More than 15 m. | 20 acres | 160 acres | | | | | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|-----------------|---------------------------|
| <p>acceptance of the tentative map application for processing. If the access is a private easement, it may be required to be offered for dedication to the public as a condition of approval of the tentative map.</p> <p>3. Conditions of approval for improvements and maintenance. In the event that a land division application is approved, the extent of on-site and off-site road improvements required as a condition of approval, and acceptance of the new road for maintenance by the county may vary. This will depend on the parcel size proposed and the requirements of county standards and specifications in effect at the time the tentative map is approved.</p> <p>Paved roads will be required when:</p> <ul style="list-style-type: none"> a. The access road is identified as a collector or arterial by the Circulation or Land Use Element; or b. The road will have the potential to serve 20 or more lots or the road will have the potential to experience a traffic volume of 100 or more average daily trips (ADT), based on the capability for future land divisions and development in the site vicinity as determined by the Land Use Element. In the event it is determined by staff that a road will serve 20 or more lots, or will experience 100 ADT or more, the basis for such a determination shall be explained in the staff report on the subdivision. <p>4. Parcel size criteria. Minimum parcel size based on the access test shall be determined as shown in the following table (an existing road which is improved to higher standards than those specified in the table will also satisfy the following criteria). [table excerpt]</p> | | |

| Goals, Policies, Plans, Programs and Standards | | | | Proposed Action | Preliminary Determination | | | | | | | | | | | | | | | | | | | |
|---|---------------------|-------------|-----------|---|---------------------------|--|--|-----|-----------|--------|----------|---------|-------------|-----------|------------|---------------------|--|-------------|------------|----------|----------|----------|--|--|
| <table border="1"> <thead> <tr> <th rowspan="2">Minimum Parcel Size</th> <th colspan="3">Access Standards</th> </tr> <tr> <th>ROW</th> <th>Surfacing</th> <th>Maint.</th> </tr> </thead> <tbody> <tr> <td>20 acres</td> <td>40-foot</td> <td>Std. gravel</td> <td>Organized</td> </tr> </tbody> </table> <p>D. Slope test. Site slope shall be measured as defined in Article 8 (Definitions – Slope). [table excerpt]</p> <table border="1"> <thead> <tr> <th rowspan="2">Avg. Slope</th> <th colspan="2">Minimum Parcel Size</th> </tr> <tr> <th>Outside GSA</th> <th>Inside GSA</th> </tr> </thead> <tbody> <tr> <td>0 – 30 %</td> <td>20 acres</td> <td>80 acres</td> </tr> </tbody> </table> | | | | Minimum Parcel Size | Access Standards | | | ROW | Surfacing | Maint. | 20 acres | 40-foot | Std. gravel | Organized | Avg. Slope | Minimum Parcel Size | | Outside GSA | Inside GSA | 0 – 30 % | 20 acres | 80 acres | | |
| Minimum Parcel Size | Access Standards | | | | | | | | | | | | | | | | | | | | | | | |
| | ROW | Surfacing | Maint. | | | | | | | | | | | | | | | | | | | | | |
| 20 acres | 40-foot | Std. gravel | Organized | | | | | | | | | | | | | | | | | | | | | |
| Avg. Slope | Minimum Parcel Size | | | | | | | | | | | | | | | | | | | | | | | |
| | Outside GSA | Inside GSA | | | | | | | | | | | | | | | | | | | | | | |
| 0 – 30 % | 20 acres | 80 acres | | | | | | | | | | | | | | | | | | | | | | |
| <p>22.22.140 – Cluster Division At the option of the land division applicant, the minimum parcel sizes established by this Chapter for the Rural Lands, Recreation, Residential Rural, Residential Suburban and Residential Single-Family categories may be decreased as provided by this Section.</p> <p>A. Permit requirement. Conditional Use Permit approval in compliance with Section 22.62.060 through a public hearing held as set forth in Section 22.70.060, to occur at the same time as approval of a tentative map. Conditional Use Permit approval shall include conditions specifying a phasing schedule for the recordation of a final tract or parcel map, where applicable, the installation of required improvements and a date for termination of the entitlement in the event the use is not established within the specified schedule.</p> | | | | <p>The project application includes a request for a Conditional Use Permit, and the applicant submitted a phasing schedule (refer to project file and Chapter III, Project Description of the EIR).</p> | <p>Consistent</p> | | | | | | | | | | | | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | | | | | | |
|--|--|---------------------------------|-------------|--|--------|-----|-------------|--|--|--|--|---|-------------------|
| <p>22.22.140 – Cluster Division B. Determining the number of parcels that can be clustered. The number of buildable lots allowed in a cluster division shall be determined through the use of the parcel size tests in Sections 22.22.050 et seq. applicable to the land use categories in which the site is located; provided that where a minimum parcel size for new land divisions is set by planning area standard, the number of lots to be clustered shall be determined by dividing the total site area by the minimum parcel size specified in the planning area standard. The actual size of the clustered lots shall then be determined by Subsection D.</p> | <p>The applicant proposed to exclude the 388.5-acre parcel proposed for the future dude ranch (not included in the Conditional Use Permit application). The applicant submitted the following density calculation specific to the Rural Lands portion of the project site.</p> <p><i>The Rural Lands portion is a total of 1082.28 ac's minus 388.50 ac dude ranch parcel = 693.78 @ < 30% slope ÷ 20 du/ac = 34.7 x 2 = 69.4 ac (allowable area for development based on slope only).</i></p> <p>While two primary dwellings are allowed on each standard Rural Lands parcel, the cluster division ordinance states that the number of buildable lots shall be determined through the use of the parcel size tests, not the number of allowable dwellings. Therefore, the actual number of buildable lots should be 34.7 using the above calculation method.</p> | <p>Potentially Inconsistent</p> | | | | | | | | | | | |
| <p>22.22.140 – Cluster Division C. Density increase bonus. The number of residential lots created by cluster division in the Residential Single-Family and Suburban categories within urban and village reserve lines may be increased from that resulting from application of the minimum parcel size standards of this Chapter by determining the allowed number of lots on the basis of gross density rather than net density [excerpt].</p> | <p>The project site is not within the Residential Single-Family or Residential Suburban land use categories, nor within an urban or village reserve line; therefore, this policy does not apply.</p> | <p>N/A</p> | | | | | | | | | | | |
| <p>22.22.140 – Cluster Division D. Lot size and open area requirements. The minimum size of lots created through cluster division shall be as specified in the following table [table excerpt]:</p> <table border="1" data-bbox="205 1300 779 1365"> <thead> <tr> <th rowspan="2">LUC</th> <th colspan="3">Area of Buildable Lots</th> </tr> <tr> <th>Min(2)</th> <th>Max</th> <th>OS Min Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | LUC | Area of Buildable Lots | | | Min(2) | Max | OS Min Area | | | | | <p>The applicant proposes one-acre buildable lots, and proposes a community water system.</p> | <p>Consistent</p> |
| LUC | | Area of Buildable Lots | | | | | | | | | | | |
| | Min(2) | Max | OS Min Area | | | | | | | | | | |
| | | | | | | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------------|
| <p>(2) A minimum lot size less than 2-½ acres may be granted only when community water is provided.</p> | | |
| <p>22.22.140 – Cluster Division E. Design standards. 1. Open space parcel required. A cluster division shall include at least one open space parcel. Such parcel may be used for one of the allowable residential units, provided that the building site does not exceed 6,000 square feet and is defined on the recorded map. Otherwise, the open space parcel shall not be developed with structural uses other than agriculture accessory buildings. The open space parcel may be used for any of the following: Crop production or range land; historic, archaeological, or wildlife preserves, water storage or recharge; leach field or spray disposal area; scenic areas; protection from hazardous areas; public outdoor recreation; or other similar open space use.</p> | <p>The applicant proposes to construct the following uses within the Rural Lands designated portion of the project site, within the proposed open space parcels (not including the dude ranch parcel): ranch headquarters and equestrian facility. The ranch headquarters would include private recreational facilities including: a 1,800-square foot outdoor swimming pool; 80-square foot outdoor spa; 7,200-square foot tennis court and viewing area; and, a 3,600-square foot pool house including a gym, restrooms, and pool equipment storage. The ranch headquarters would include: 2,000-square foot clubhouse including a kitchen, restrooms, and changing rooms; 3,000-square foot homeowner’s association building including an office, storage area, game room, meeting room, and an outdoor patio with a fire pit and barbeque; main entry gate and a 150-square foot guard station, 250-square foot mail gazebo, 26 parking spaces, three American Disability Act (ADA) parking spaces, patio areas, exterior lighting, lawn, meadow grass and landscaping, and two overflow parking areas. The proposed equestrian facility would be approximately ten acres in size and would include the following elements: 28,000-square foot corral/arena with approximately 3,200 square feet of built-in slope seating; 2,500-square foot equestrian center facilities building including hay and feed storage, three-truck garage, office, restrooms, and two caretaker residences; 28,800 square feet of paddocks including 20 barn stalls, a tack room, and a wash rack; 5,000-square foot exercise ring; fourteen pull-through truck-trailer parking spaces; horse pasture; two equestrian trailheads; exterior lighting; perimeter fencing and an entry feature. The equestrian facility would be for private use by landowners, residents, and guests lodging at the dude ranch (future proposal).</p> <p>These proposed uses are not listed within the list documented in the ordinance language, and do not appear to be consistent with the intent of the ordinance language.</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------------|
| <p>22.22.140 – Cluster Division 2. Guarantee of open space. The required open space parcel shall be maintained as open space as long as the clustered lots exist, or such other period designated through Conditional Use Permit approval. Such period shall be guaranteed by open space easement, or dedication of fee or partial fee title to a public or quasi-public agency.</p> | <p>The applicant proposes to place the open space parcels under an open space easement, consistent with this requirement.</p> | <p>Consistent</p> |
| <p>22.22.140 – Cluster Division E. Design standards. 3. Site design. a. Site disturbance shall be minimized by clustering, road location along contours, and building site selection. b. Access to off-site roads shall be controlled, with parcels having access from interior roads wherever feasible. c. Development shall be designed to be consistent with the character of the immediate surrounding areas as designated in the Land Use Element.</p> | <p>The applicant proposes to construct 101 new residences, ranch headquarters, equestrian facility, and associated amenities within an area historically characterized by the vineyards, orchards, and winery. The existing character is primarily rural. The South County (Inland) Land Use Element states that the “[l]arge agricultural areas between...Nipomo and Arroyo Grande reflect a rural character that the community values”. As discussed in Section V.K. (Aesthetic Resources), a portion of the project site is within a Sensitive Resource Area (SRA) designation for scenic resources, and a portion of the project site is within the Highway 101 Corridor Design Standard areas.</p> <p>As identified in Section V.K. (Aesthetic Resources), the project would be visible from many viewpoints in the surrounding area and from important public roadways. Several components of the proposed project were determined to be highly visible as seen from the Highway 101 travel corridor. Implementation of these project elements would result in significant changes to the existing rural character, and would increase the overall noticeability of the project as a whole. Project elements and associated earthwork include: Residential Sub-clusters C and E; Main Road 2; Roads A, B, E, and F; and, the watertank. While development is generally located adjacent to existing agricultural roads, substantial amounts of earthwork would be necessary to develop proposed roadways, and prepare each individual lot for development. The proposed design would result in five sub-clusters located throughout the project site, extending approximately 2.3 miles from west to east. The proposed project would result in a significant and unavoidable impact due to change in visual character (refer to Section V.K., Aesthetic Resources).</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | | | | | | | |
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| <p>22.22.150 – Agricultural Lands Clustering It is the policy of the Board to encourage the preservation of agricultural lands in the county for the continuing and enhanced production of food and fiber through the use of a variety of policy and regulatory techniques. One technique, provided by this Section, is the clustering of allowable dwelling units on relatively small parcels in agricultural areas instead of the dispersal of the units on larger parcels. It is also the policy of the Board to encourage the use of clustering by allowing the number of clustered parcels to equal the number of dwelling units normally permitted on a standard agricultural land division.</p> <p>A. Affected areas of the county. Use of the provisions of this Section may occur only within the distances set forth in Subsection B from the Arroyo Grande...Nipomo Urban Reserve Lines....</p> <p>B. Lands eligible for clustering [excerpt]. The use of clustering in the Agriculture or Rural Lands categories may be considered only for ownerships that are in agricultural use at the time of application, have a minimum area and location as follows, and also satisfy the provisions of Subsection C.:</p> <p>1.</p> <table border="1" data-bbox="205 1127 779 1318"> <thead> <tr> <th>Minimum Site Area</th> <th>Maximum Dist from URL</th> </tr> </thead> <tbody> <tr> <td>160 acres</td> <td>1 mile</td> </tr> <tr> <td>320</td> <td>2 miles</td> </tr> <tr> <td>640</td> <td>3</td> </tr> <tr> <td>1280</td> <td>4</td> </tr> <tr> <td>2560</td> <td>5</td> </tr> </tbody> </table> <p>2. For sites that overlay the distances set forth above, the larger parcel size requirement shall apply.</p> | Minimum Site Area | Maximum Dist from URL | 160 acres | 1 mile | 320 | 2 miles | 640 | 3 | 1280 | 4 | 2560 | 5 | <p>The area proposed for the cluster is over 1,500 acres in size, located approximately two miles south of Arroyo Grande, and two miles north of Nipomo, is currently under agricultural production, and meets the minimum site area/maximum distance from URL standards.</p> | <p>Consistent</p> |
| Minimum Site Area | Maximum Dist from URL | | | | | | | | | | | | | |
| 160 acres | 1 mile | | | | | | | | | | | | | |
| 320 | 2 miles | | | | | | | | | | | | | |
| 640 | 3 | | | | | | | | | | | | | |
| 1280 | 4 | | | | | | | | | | | | | |
| 2560 | 5 | | | | | | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------------|
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>C. Eligibility of lands under Agricultural Preserve Contract [excerpt]</p> <p>D. Permit requirement. Conditional Use Permit approval in compliance with Section 22.62.060, shall occur at the same time as approval of a tentative map. Conditional Use Permit approval shall include conditions specifying a phasing schedule for recordation of a final tract..., the installation of required improvements and a date for termination of the entitlement in the event the use is not established within the specified schedule.</p> <p>E. Application content. [excerpt]</p> <p>F. Environmental Review. [excerpt]</p> | <p>The project site is not currently under an Agricultural Preserve Contract. The applicant has applied for a Conditional Use Permit, consistent with the requirements of this ordinance. An EIR has been prepared consistent with this ordinance standard.</p> | <p>Consistent</p> |
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>G. Required Findings. Approval of a clustered residential development in the Agriculture land use category shall not occur unless the Review Authority makes all findings required by Section 22.62.060.C.4 and also finds that:</p> <p>1. The proposed project will result in the continuation, enhancement, and long-term preservation of agricultural operations consisting of the production of food and fiber on the subject site and in the surrounding area.</p> <p>2. The proposed project has been designed to:</p> <ul style="list-style-type: none"> a. Locate proposed development to avoid and buffer all prime agricultural soils on the site, other agricultural production areas on the site, as well as agricultural operations on adjoining properties; b. Minimize, to the maximum extent feasible, the need for construction of new roads by clustering new development close to existing roads; | <p>As discussed in Section V.G. (Agricultural Resources) of the EIR, implementation of the proposed project would result in significant and unavoidable impacts, including the loss of productive Farmland, conversion of existing crops to residential and associated land uses, and inadequate buffers between land uses resulting in a potential for conflicts and nuisance complaints, eventually likely affecting the overall production capacity of the vineyard. As discussed in Section V.C. (Biological Resources) and V.H. (Transportation and Circulation), implementation of the project would require road crossings over identified drainages, and would require road improvements to Upper Los Berros Road, immediately adjacent to Los Berros Creek. As identified in Section V.K. (Aesthetic Resources), the project would be visible from many viewpoints in the surrounding area and from important public roadways. Several components of the proposed project were determined to be highly visible as seen from the Highway 101 travel corridor. Implementation of these project elements would result in significant changes to the existing rural character, and would increase the overall noticeability of the project as a whole. The proposed design would result in five sub-clusters located throughout the project site, extending approximately 2.3 miles from west to east. The proposed project would result in a significant and unavoidable impact due to change in visual character (refer to</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------|
| <p>c. Avoid placement of roads or structures on any environmentally sensitive habitat areas;</p> <p>d. Minimize impacts of non-agricultural structures and roads on public views from public roads and public recreation areas;</p> <p>e. Cluster proposed residential structures to the maximum extent feasible so as to not interfere with agricultural production and to also be consistent with the goal of maintaining the rural character of the area;</p> <p>f. Minimize risks to life and property due to geologic, flood and fire hazard and soil erosion.</p> <p>3. The proposed project will not result in any significantly adverse social impacts affecting on-site or off-site agricultural operations, including but not limited to trespass, vandalism, and complaints about agricultural practices.</p> <p>4. The water resources and all necessary services are adequate to serve the proposed development, including residential uses as well as existing and proposed agricultural operations on the subject site and in the site vicinity.</p> <p>5. The proposed clustered development and the conditions, covenants and restrictions governing the Homeowners Association and/or individual lots are adequate to ensure permanent maintenance of the lands to remain in agricultural production and/or open space.</p> | <p>Section V.K., Aesthetic Resources). As discussed in Section V.H. (Transportation and Circulation) and Section V.N. (Hazards and Hazardous Materials), the project site is within a high fire hazard area, and the proposed design would be in consistent with CAL FIRE maximum dead-end road lengths. Based on the EIR analysis, it appears that all of the identified findings cannot be met.</p> | |
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>H. Access. Clustered developments in compliance with this Section shall be allowed only on ownerships with access to an existing paved, county or state maintained road.</p> | <p>The proposed development would be accessed by Upper Los Berros Road, a County-maintained road.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------------|
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>I. Allowed number of parcels and residential density:</p> <p>1. Number of parcels. The number of parcels allowed in an agricultural cluster division shall be equivalent to the number of dwellings normally allowed in the Agriculture land use category in compliance with Sections 22.22.040 (Parcel Size - Agriculture Category) and 22.30.420.A (Residential Uses in the Agriculture Category); except that where Section 22.22.040 would allow 20 acre parcels on the basis of SCS Class I soils, the number of parcels shall be based on a ratio of one per 40 acres.</p> <p>2. Number of dwellings. Residential density within a cluster project shall be limited to a ratio of one dwelling unit per clustered parcel, except that farm support housing may be authorized through the approval of the overall project Conditional Use Permit, or subsequent Minor Use Permit approval, in compliance with the standards of Section 22.30.480.B.2 through B.8, in addition to the units allowed by this Subsection.</p> | <p>The applicant provided the following calculations:</p> <p><i>A. Size based upon existing use:</i></p> <p><i>1. Use Test/Crop Production</i></p> <p><i>Criteria: Agriculture land use</i></p> <p><i>Response: 486.2 acres in irrigated row crops</i></p> <p><u><i>Applicable minimum parcel size per use:</i></u></p> <p><i>Irrigated Row Crops: 487.7 total acres</i> <i>-24.9 ac. removed for home sites and buffer areas</i> <i>462.8 ac. remaining</i> <i>+33.8 ac. potential ag. replacement area</i> <i>496.6 ac. total ag. area after home sites</i> <i>@ 20 acres/unit = 24.8 x 2 = 49</i></p> <p>The applicant incorrectly added 33.8 acres of potential agriculture replacement areas to the density calculation. The inclusion of this acreage in the density calculation should not be included, because the long-term success and productivity of these replacement areas is unknown, while the permanent loss of currently productive areas is certain. The proposed homesites, and proposed buffer areas, would remain out of production for the life of the project.</p> | <p>Potentially Inconsistent</p> |
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>J. Agricultural land/open space preservation.</p> <p>1. Requirements for preservation. Clustered developments in compliance with this Section shall provide for the long-term preservation of portions of the site proposed to meet the open space requirements of Subsection J.5.</p> <p>2. Areas included in open space. The open space area provided may include all areas in agricultural production, but shall not include any portion of the proposed clustered residential parcels.</p> | <p>As described in Chapter III (Project Description) of the EIR, the applicant proposes to establish open space parcels and open space easements on the project site, consistent with these ordinance requirements.</p> <p>The applicant proposed to construct a wastewater treatment facility and three ponds for the management of domestic and winery wastewater within one of the proposed open space lots within the Agriculture land use category (refer to Chapter III, Project Description). The applicant proposes to recycle treated wastewater for use within the vineyards; therefore, the construction of the ponds and effluent disposal areas appears to be consistent with this policy. The construction of the wastewater treatment facility may not be consistent with this</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------|
| <p>3. Structural uses allowed in defined open space areas. The area proposed for agricultural land and/or open space preservation shall not be developed with structural uses other than:</p> <ul style="list-style-type: none"> a. A ranch/farm headquarters including two of the residential units allowed in compliance with Subsection F, residential accessory structures and farm support housing, which may be approved or modified after the initial Conditional Use Permit approval through Minor Use Permit, provided that the building site does not exceed 2.5 acres. b. Areas set aside for the preservation of historic buildings identified by the Land Use Element, to be delineated on the recorded map. c. Agricultural accessory structures or agricultural processing uses essential to the continuing agricultural production of food and fiber in the immediately surrounding area, which may be approved or modified after the initial Conditional Use Permit approval through Minor Use Permit, which shall not occupy an aggregate area of the site larger than five acres. <p>4. Nonstructural uses allowed in defined open space areas. The following nonstructural uses may be allowed in the open space areas: crop production and grazing; animal raising and keeping; specialized animal facilities; nursery specialties (nonstructural); range land or wildlife preserves; water storage or recharge; leachfield or spray disposal area; scenic area protection or buffers from hazardous areas;</p> | <p>policy, because it is a structural use specific to the treatment of domestic wastewater generated by the proposed residential uses.</p> | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination | | | | | | | | |
|--|------------------------|-----------------------------|-----------------------------|---------|-----|----------------|-----------|------|--|---------------------------------|
| <p>public outdoor recreation uses on non-prime lands; or other similar open space uses.</p> <p>5. Guarantee of open space. The required open-space areas shall be maintained as open space as long as the clustered lots exist. This shall be guaranteed by either of the following methods:</p> <ul style="list-style-type: none"> a. A recorded, permanent open-space easement granted to the county and inclusion in the Williamson Act Agricultural Preserve Program. b. Dedication of fee or partial fee title, free and clear of any liens, to the county and a third party such as the Trust for Public Lands. | | | | | | | | | | |
| <p>22.22.150 – Agricultural Lands Clustering</p> <p>K. Site design and development standards. The design and development of clustered dwelling units in the Agriculture land use category shall be consistent with the following standards:</p> <p>1. Lot size and open area requirements. The minimum size of clustered residential building sites created as separate parcels in compliance with this Section, and the area of the site required for open space preservation shall be as follows [table excerpt]:</p> <table border="1" data-bbox="205 1114 779 1211"> <thead> <tr> <th colspan="2">Area of Buildable Lots</th> <th rowspan="2">Open Space Parcel Min. Area</th> </tr> <tr> <th>Min (2)</th> <th>Max</th> </tr> </thead> <tbody> <tr> <td>10,000 Sq. Ft.</td> <td>2.5 Acres</td> <td>95 %</td> </tr> </tbody> </table> <p>(2) A minimum lot size less than 2-1/2 acres may be granted only when community water is provided. A minimum lot size less than one acre may be granted...where community sewer is provided.</p> | Area of Buildable Lots | | Open Space Parcel Min. Area | Min (2) | Max | 10,000 Sq. Ft. | 2.5 Acres | 95 % | <p>The applicant proposes one-acre, cluster, residential lots consistent with this ordinance.</p> <p>The applicant proposes 95 percent open space, which is consistent with this standard; however determination of allowable uses within the open space area is necessary to guarantee adequate area for open space. It appears that due to the size of the wastewater treatment facility (approximately 10,000 square feet), the project would meet the requirement to preserve at least 41.4 acres of open space as follows (calculations provided by the applicant shown in italics):</p> <p style="text-align: center;"><i>5 % of 828.38 = 41.4 ac</i></p> <p style="text-align: center;"><i>40 lots @ one acre per lot = 40 ac</i></p> <p style="text-align: center;"><i>Roads acreage = 1.2 ac</i></p> <p style="text-align: center;"><i>Wastewater treatment facility = 0.23 acre</i></p> <p style="text-align: center;"><i>Sum = 41.4 acres</i></p> <p>The applicant proposes to establish a homeowners association consistent with this ordinance.</p> | <p>Potentially Inconsistent</p> |
| Area of Buildable Lots | | Open Space Parcel Min. Area | | | | | | | | |
| Min (2) | Max | | | | | | | | | |
| 10,000 Sq. Ft. | 2.5 Acres | 95 % | | | | | | | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------|
| <p>2. Ownership and maintenance of roads. Unless otherwise required by the Review Authority, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through conditions, covenants and restrictions or other means that the project residents shall maintain all private roads and utilities for the life of the project.</p> <p>3. Homeowners association. A homeowners association shall be formed and membership shall be mandatory for each home buyer and successive buyer. The homeowners association shall be responsible for the permanent maintenance of the open space areas held in common by the homeowners. An assessment system or other form of subsidy shall be required to ensure compliance with this provision.</p> <p>4. Site layout criteria.</p> <p>a. No structural development shall occur on soils with a U.S. Soil Conservation Service classification of I or II, except that agricultural accessory structures and agricultural processing uses may be allowed on sites up to 2.5 acres in size subject to Minor Use Permit approval, where the applicant can demonstrate that no other suitable area is available for such uses and that the proposed uses are directly related to maintaining and enhancing on-site agricultural operations.</p> <p>b. Residential building sites and access drives shall be located within the boundaries of the overall ownership with sufficient separation from exterior property lines that the Review Authority can find that the clustered</p> | <p>As discussed above (refer to 22.22.150.G., Required Findings), implementation of the proposed project would result in significant and unavoidable impacts to agricultural resources, aesthetic resources, which is inconsistent with this ordinance.</p> | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------|
| <p>development will not result in adverse impacts on off-site agricultural operations in the site vicinity.</p> <p>c. Roads and building sites shall be located to minimize site disturbance and visibility from public roads.</p> <p>d. Driveway access intersections with off-site roads shall be minimized.</p> | | |
| <p>22.112.020 – Areawide Standards, A. General areawide standards.</p> <p>2. Groundwater recharge areas. New development shall be located to preserve existing natural drainage areas and aquifer recharge areas and shall incorporate natural drainage systems in new developments to aid in groundwater recharge.</p> | <p>The project includes the use of natural drainages to manage stormwater, which would aid in groundwater recharge.</p> | <p>Consistent</p> |
| <p>C. Circulation planning.</p> <p>1. Public right-of-way dedications. Applications for land divisions or Conditional Use Permits shall provide an offer of dedication for public streets, bikeways, and pathways where necessary to mitigate the impacts of the project and to implement the Circulation Element and the Parks and Recreation Element.</p> | <p>The proposed project does not include the creation of new public roads. Based on consultation with the County Parks Division, mitigation is recommended to establish a trail easement within the Upper Los Berros Road right-of-way and/or on the project site, consistent with the Parks and Recreation Element.</p> | <p>Consistent</p> |
| <p>C. Circulation planning.</p> <p>3. Traffic noise mitigation. Noise-sensitive land uses that are proposed near collector, arterial streets, and highways shall be reviewed for potential noise impacts and mitigated, if needed, in compliance with the Noise Element.</p> | <p>The proposed project includes residences (noise sensitive use) adjacent to Highway 101. Based on the noise analysis conducted for this EIR, proposed residences would not be exposed to unacceptable noise levels.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------------|
| <p>C. Circulation planning.</p> <p>4. Transit-oriented standards. Minor Use Permit, Conditional Use Permit and land division applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the Circulation Element of the General Plan and the Regional Transportation Plan.</p> <p>a. Where determined appropriate by the Regional Transit Agency, subdivisions or developments of 20 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per ½ mile of that roadway.</p> <p>c. Transit facilities shall be integrated into new development and be multi-modal (accessible by bike, walking, and car) whenever possible, with spacing to provide easy access without unduly impacting route times.</p> <p>d. On-site services are encouraged as appropriate within projects, including child care, personal and bank services, cafes, pharmacy and convenience stores, depending on the size of the project.</p> | <p>The proposed project does not include pedestrian access to a bus stop, integration of transit facilities, or on-site services.</p> | <p>Potentially Inconsistent</p> |
| <p>D. Open space preservation – Cluster division incentive. This standard applies to land where important physical, biological, or historic resources are identified both on-site and on adjacent properties to encourage cluster land divisions that will leave the resources in open space areas. Clustered land divisions may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, such as an oak</p> | <p>The proposed project is a cluster development. The project site is within two land use categories, Agriculture and Rural Lands. Based on the applicant's calculations, 95 percent of the land under the Agriculture designation and 90 percent of the land under the Rural Lands designation would be preserved under open space/agricultural easements, with the intent of preserving agricultural resources in perpetuity.</p> <p>Based on consultation with the County Agriculture Department, these calculations incorrectly take into consideration proposed new agricultural areas</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------|
| <p>woodland or the Nipomo Creek corridor, or land near a historic site such as the Dana Adobe, is identified through the application's review process. The size of the open space area may be determined by a visual, biological, or other applicable analysis of the area in question. The analysis shall identify the area that is necessary to maintain open space to preserve the features of the applicable resource.</p> <p><i>Guideline: Retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats, and historic place surroundings.</i></p> | <p>(which may or may not be successfully productive), and do not take into consideration productive areas lost due to proposed buffer zones. Based on staff's calculations, the project is not consistent with this LUO Chapter 22.22.</p> <p>While the project would create open space/agricultural easements on the property, development of the project would result in: the removal and impacts to biological habitats including oak woodland, individual oak trees, riparian habitat; impacts to significant archaeological and historical resources; and, significant impacts to visual resources.</p> | |
| <p>E. Arroyo Grande Planning Impact Area. The following standards apply to land shown within the planning impact area of the City of Arroyo Grande...that has been identified as an area of critical concern.</p> <p>1. Application referral. Discretionary permits, land division, and General plan amendment applications shall be referred to the City of Arroyo Grande for review and comment.</p> | <p>The proposed project was referred to the City of Arroyo Grande.</p> | <p>Consistent</p> |
| <p>E. Arroyo Grande Planning Impact Area.</p> <p>2. Development impacts. Discretionary projects with potential impacts, including cumulative ones that are associated with impacts to water quantity and quality, drainage, erosion and downstream sedimentation, traffic and circulation shall be addressed as critical subjects for additional review as part of the environmental review process.</p> | <p>The EIR includes an analysis of cumulative impacts.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------------|
| <p>E. Arroyo Grande Planning Impact Area. 3. Application content – New land divisions. Applications for new land division shall comply with the applicable submittal requirements and development standards in the Real Property Division Ordinance (Title 21 of the County Code) with respect to water supply, drainage and grading, sewage disposal, road connections to city roads, and efficient neighborhood and areawide circulation.</p> | <p>The applicant complied with submittal requirements identified in this policy; however, based on the location of the parcel, connection to city roads is not feasible. The proposed project would be a private development, and would not benefit areawide circulation.</p> | <p>Potentially Inconsistent</p> |
| <p>22.112.040 – Rural Area Standards A. Areawide standards. 1.a. Areawide circulation linkages. All land division and Conditional Use Permit applications shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.</p> | <p>The proposed project would be a private development, and would not include future extensions into adjacent properties. The proposed project would generate traffic trips on local roadways, exacerbating existing deficient conditions. Mitigation measures, including road and control improvements to Upper Los Berros Road, Sheehy Road, and Dana Foothill Road are recommended.</p> | <p>Consistent</p> |
| <p>b. Driveways – New land divisions. New land divisions shall include, where possible, design provision for combining driveways and private access roads serving proposed parcels from collector or arterial roads wherever terrain and adequate sight distance on the public road allow.</p> | <p>The proposed project includes two connections to Upper Los Berros Road. These main roads would connect to interior minor roads, and residential driveways within each proposed residential cluster.</p> | <p>Consistent</p> |
| <p>c. Equestrian, pedestrian and bike paths – Conditional Use Permits and New Land Divisions. Safe site-sensitive equestrian, pedestrian and bicycle circulation facilities shall be provided in projects subject to Conditional Use Permits and new land divisions where feasible either within the street right-of-way or in separated locations...subject to the County Parks and Recreation Element. Unless</p> | <p>The applicant proposes to construct a private equestrian facility, and associated trails on the project site. In addition, based on consultation with the County Parks Division, mitigation is recommended to establish a trail easement within the Upper Los Berros Road right-of-way and/or on the project site, consistent with the Parks and Recreation Element. Mitigation is recommended to include pedestrian and bike paths.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------|
| <p>determined to be infeasible or to result in significant effects on the environment, density may be calculated in such new land divisions on the basis of gross site acreage when such facilities are provided, instead of net site acreage as otherwise required by this Title.</p> | | |
| <p>d. Road Design and Construction - New Land Divisions. Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.</p> | <p>The applicant proposes to improve existing agricultural roads to provide access to the proposed residential sub-clusters. Pursuant to County Ordinance, and recommended mitigation measures, disturbed areas would be revegetated to encourage slope stability.</p> | <p>Consistent</p> |
| <p>3. Highway 101 corridor design standards. a. Purpose. The purpose of the following Highway 101 corridor design standards is to provide public views of: • varied topography including ridgelines and rock features; • significant stands of trees and wildflowers; and • historic buildings and pastoral settings. These standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along Highway 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory building, residential access roads, specified agricultural accessory buildings, and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties are not subject to the standards.</p> | <p>As discussed in the Aesthetics section of the EIR, the western and northern portions of the project site are subject to the Highway Corridor Design Standards, including portions of sub-clusters A, C, and E. The visual analysis prepared for the EIR assumed compliance with specific standards, including height limitations, building features, and architecture. Proposed structures would be setback over 100 feet from Highway 101. Based on the visual analysis, potentially significant visual impacts would occur, including silhouetting above the ridgeline, the creation of visible road cuts, and degradation of visual character. Mitigation measures, including elimination and/or relocation of lots that do not comply with identified standards, and design standards are recommended to ensure compliance with these standards. Implementation of proposed visual mitigation measures would not result in significant secondary impacts to biological resources.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|-----------------|---------------------------|
| <p>d. (3) Highway setback. Where possible, residential buildings, residential accessory structures, and agricultural accessory structures described in Subsection A.3.c shall be set back 100 feet from the Highway 101 right of way as shown in Figure 112-11. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen to provide 80 percent coverage at plant maturity, to be verified by a landscape architect, landscape contractor, certified nurseryman or other qualified individual approved by the Director. [Added 1997, Ord. 2800]</p> <p>(4) Ridgetop development. Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101, as illustrated in Figure 112-12. [Added 1997, Ord. 2800]</p> <p>(5) Slope limitation. Grading for structures and roads shall occur on slopes that are 20 percent or less.</p> <p>(7) Landscaping. A landscaping plan is required that will ensure at least 50 percent screening of the structure at plant maturity as shown in Figure 112-15. Landscaping shall include mitigation planting or seeding for graded cut and fill areas in compliance with Chapter 22.16.</p> <p>(8) Biological habitats. Development shall be designed and located to minimize adverse impacts to important biological resources in conforming to these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence. [Added 1997, Ord. 2800]</p> | | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------------|
| <p>e. Project design and processing - The visual analysis shall be utilized to determine compliance with the intent of Subsection A.3.d and the following:</p> <p>(1) Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from Highway 101, unless mitigated to insignificant levels. Use existing vegetation and topographic features to screen development from view as much as possible.</p> <p>(2) Minimize grading for both structures and roads that would create cut and fill slopes visible from Highway 101.</p> <p>(3) Minimize building height and mass by using low-profile design where applicable. Minimize the visual impacts of buildings by using colors that blend with surrounding natural colors and/or screen the building from view.</p> <p>(4) Provide landscaping to screen and buffer both road and building development with native or drought-resistant plants, including the extensive use of trees and large-growing shrubs.</p> <p>(5) Use of minimal signage is encouraged. Locate signs that are subject to a discretionary land use permit so that they minimize interference with important public views from Highway 101, such as those listed in the preamble to this Section.</p> | | |
| <p>f. Residential land divisions.</p> <p>(1) Clustering encouraged. Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with Subsection A.3.e. Application review shall determine</p> | <p>The applicant is requesting approval of a major agricultural cluster. The project site is located approximately two miles south of the City of Arroyo Grande, and two miles north of the unincorporated community of Nipomo. 102 residential lots, each one acre in size, and four open space easements, 477.89, 723, 205.63, and 380.33 acres each are proposed. One dwelling is proposed on each residential lot. The open space lots would be placed under open space easements/agricultural preserves, and would support vineyards, orchards, the</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------|
| <p>whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings, and roads will comply with Subsection A.3.e, in addition to other applicable standards.</p> <p>Guideline: Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway 101 corridor design standards.</p> | <p>existing winery and associated facilities, wastewater treatment facilities, ranch headquarters/homeowners association facility, equestrian facility, and undeveloped open space. The project site is located within two land use categories: Agriculture and Rural Lands. Based on the applicant's calculations, allowable residential density would be 49 dwellings within the Agriculture land use category, and 62 dwellings on the Rural Lands land use category, for a total of 111 dwellings. The applicant is proposing 102 dwellings (including the existing residence). The applicant determined that open space parcels would consist of 95 percent of the land within the Agricultural land use category, and 90 percent of the land within the Rural Lands land use category.</p> <p>Based on consultation with the County Agriculture Department, these calculations incorrectly take into consideration proposed new agricultural areas (which may or may not be successfully productive), and do not take into consideration productive areas lost due to proposed buffer zones. Based on staff's calculations, the project is not consistent with this policy. In addition, the proposed "ranch headquarters" may not meet LUO Section 22.22.150.J.3. , which allows a ranch/farm headquarters, because the "ranch headquarters" is the homeowner's association facility, and includes private recreational uses and assembly areas. The wastewater treatment facility structure also does not comply with the list of allowable uses.</p> <p>Land adjacent to Highway 101, in the western portion of the parcel, would be preserved as open space, with the exception of the wastewater treatment facility and existing winery/tasting room facilities. Residential development is proposed in the northern portion of the project site, within an area subject to Highway Corridor Design Standards. As discussed above, mitigation measures are recommended to address potentially significant visual impacts; however, residual impacts would be significant, adverse, and unavoidable.</p> | |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------------|
| <p>B. Agriculture (AG)</p> <p>1. Nipomo and Santa Maria (Oso Flaco) Valleys.</p> <p>a. Limitation on use. Land uses are limited to the following within Agriculture land use category in the Nipomo and Santa Maria (Oso Flaco) Valleys, subject to the land use permit requirements of Section 22.06.030:</p> <ul style="list-style-type: none"> Ag processing Agricultural accessory structures Animal keeping Communications facilities Crop production and grazing Farm support quarters Home occupations Mining and concrete batch plants (within the area along the Santa Maria River shown in Figure 112-19 which corresponds to the EX1 or subsequently designated EX combining designation) Mobile homes Nursery specialties (Conditional Use Permit required) Outdoor retail sales Pipelines and power transmission lines Residential accessory uses Roadside stands Single-family dwellings Temporary dwellings | <p>The western portion of the project site is within the Nipomo Valley, as designated in the South County Area Plan. Proposed single family residences are consistent with this policy. The applicant is also proposing a wastewater treatment plant, which is not identified as an allowable use.</p> | <p>Potentially Inconsistent</p> |
| <p>H. Rural Lands (RL). The following standards apply within the Rural Lands land use category.</p> <p>1. Upper Los Berros Canyon and Temettate Ridge - Limitation on use. All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RL land use category may be</p> | <p>The eastern portion of the project site is within the Rural Lands land use category. Proposed uses include a ranch headquarters, which would include a homeowners association and private recreational facilities. These uses are not identified in the list of allowable uses.</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|-----------------|---------------------------|
| authorized subject to the land use permit requirements of that Section in the area of Upper Los Berros Canyon and Temettate Ridge (see Figure 112-43) except: farm equipment and supplies; off-road vehicle courses; recycling and scrap; correctional institutions; waste disposal sites; airfields and landing strips. | | |

**TABLE IV-3
Consistency with Land Use Element**

| <i>Goals, Policies, Plans, Programs and Standards</i> | <i>Proposed Action</i> | <i>Preliminary Determination</i> |
|---|---|----------------------------------|
| Land Use Element South County (Inland) | | |
| <p>Primary Goal 4: Promote the rural character and heritage of South County with a strong sense of identity and place.</p> | <p>Implementation of the proposed project would introduce urban elements within an existing rural area, which serves as a green belt between the City of Arroyo Grande and unincorporated community of Nipomo.</p> | <p>Potentially Inconsistent</p> |
| <p>5. Promote a social, educational, recreational, cultural, and historical quality of life for its citizens in a manner that is affordable to its residents.</p> | <p>The proposed project consists of a private development, and does not include affordable housing or other elements that would be available to the public.</p> | <p>Potentially Inconsistent</p> |
| <p>6. Promote the long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment.</p> | <p>The applicant proposes to place 1,792 acres of the 1,910-acre site under open space easements and agricultural preserves, including productive agricultural areas, oak woodland, coastal scrub, and grassland habitats. While the resources within these open space and agricultural areas would benefit from the proposed project, the project would also result in the loss of or impacts to 400 coast live oak trees, the permanent conversion of 113 acres of productive vineyard, and permanent loss of 32.5 acres of Important Farmland. In addition, secondary impacts to natural resources would occur as a result in necessary road improvements.</p> | <p>Potentially Inconsistent</p> |
| <p>Economic Expansion Goal 7. Strengthen the continuation of agriculture as part of the economic base of the South County area.</p> | <p>The applicant proposes to place 1,792 acres of the 1,910-acre site under open space easements and agricultural preserves; however, proposed development would require the removal of 113 acres of vineyards and the permanent conversion of underlying soils to non-agricultural uses. While approximately 140 acres of replacement vineyards are proposed, the long-term success of these replacement areas</p> | <p>Potentially Inconsistent</p> |

| <i>Goals, Policies, Plans, Programs and Standards</i> | <i>Proposed Action</i> | <i>Preliminary Determination</i> |
|--|---|----------------------------------|
| | is unknown. In addition, the lack of adequate buffers between the proposed residential use and existing vineyards would likely result in conflicts that would impair agricultural productivity. | |
| Community Planning Goal 1. Retain the open, low-density character around and between population centers. | Implementation of the proposed project would modify the existing visual character by introducing residential clusters within an existing agricultural area, visible from Highway 101, between the City of Arroyo Grande and community of Nipomo. | Potentially inconsistent |
| 2. Plan rural areas for agriculture, low-density residential and recreational development. | Implementation of the proposed project would result in the creation of 102 clustered residential lots, and the construction of 101 residences and associated facilities (e.g., ranch headquarters including private recreational facilities, wastewater treatment plant, and infrastructure). | Potentially inconsistent |
| 3. Promote a network of open spaces, trail systems, and parks that connect important community features, by using incentive-driven methods of acquisition consistent with the County Trails Plan. | Based on consultation with the County Parks Division, mitigation is recommended to establish a trail easement within the Upper Los Berros Road right-of-way and/or on the project site, consistent with the Parks and Recreation Element. | Consistent |
| Quality of Life Goal 2. Maintain the rural open countryside of the Nipomo Mesa, the Nipomo valley and the foothills, as a contrast to the development density and activity within the urban and village areas. | Implementation of the proposed project would modify the existing rural character by introducing residential clusters within an existing agricultural area, visible from Highway 101, between the City of Arroyo Grande and community of Nipomo. | Potentially Inconsistent |
| Environment 1. Promote the protection of natural resources and encourage the following in new development proposals: a. Retention of sensitive vegetation. b. Conservation of water. c. Reduction of significant air pollutants. | The applicant proposes to place 1,792 acres of the 1,910-acre site under open space easements and agricultural preserves, including productive agricultural areas, oak woodland, coastal scrub, and grassland habitats. The resources within these open space and agricultural preserve areas would benefit from the proposed project; however, the | Potentially Inconsistent |

| <i>Goals, Policies, Plans, Programs and Standards</i> | <i>Proposed Action</i> | <i>Preliminary Determination</i> |
|---|--|----------------------------------|
| <p>d. Blending of new structures into the surrounding environment and minimal visual impacts in areas considered to be scenic. e. Protection of cultural and historic resources. f. Separation of new residential development from adjacent commercial agricultural and industrial operations. 2. Review and balance economic and environmental impacts in making future planning decisions.</p> | <p>project as a whole would not promote the protection of natural resources or agricultural resources. Based on the area of oak woodland that would be affected by implementation of the project, significant and adverse impacts would occur. Mitigation measures are recommended to minimize the project's effect on oak woodland; however, restoration efforts would not be fully realized in the short-term. Mitigation measures are also recommended to reduce estimated air pollutant emissions, and to avoid and protect identified significant cultural resources. The proposed residential areas would be located throughout the vineyard, resulting in significant and adverse impacts to agricultural resources as a whole.</p> | |
| <p>Public Services and Facilities Goal 2. Projects resulting from general plan amendments and urban expansion shall fund their share of public resources, services, and facilities to ensure that they will be provided.</p> | <p>The applicant is required to contribute to public fee programs.</p> | <p>Consistent</p> |
| <p>3. Evaluate the financial capability of service providers to accommodate additional growth by reviewing capital improvement plans before urban expansion or major projects are approved.</p> | <p>Implementation of the proposed project would adversely affect roadways and intersections within the study area. Mitigation measures are recommended, including implementation of road and intersection improvements to County roadways. The proposed project would adversely affect the Highway 101 corridor and associated ramps at the Los Berros Road/North Thompson Road/Highway 101 interchange. The applicant would contribute to the South County Fee Program; however, until improvements are implemented significant and adverse impacts would occur.</p> | <p>Potentially Inconsistent</p> |

**TABLE IV-4
Consistency with Agriculture and Open Space Element**

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------------|
| Agriculture and Open Space Element | | |
| <p>AGP6: Visitor Serving and Retail Commercial Use and Facilities.</p> <p>a. Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.</p> <p>b. Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.</p> | <p>This standard would apply to future development of the dude ranch, which is proposed outside of areas currently under agricultural production. Based on the EIR analysis, affected roadways are currently deficient. Mitigation is recommended to improve Upper Los Berros Road, Sheehy Road, and Dana Foothill Road consistent with County road standards. The proposed dude ranch may be inconsistent with surrounding land uses, due to the generation of noise and increased populations within a rural area.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP11: Agricultural Water Supplies.</p> <p>a. Maintain water resources for production agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development.</p> <p>b. Do not approve proposed general plan amendments or rezonings that result in increased residential density or urban expansion if the subsequent development would adversely affect: (1) water supplies and quality, or (2) groundwater recharge capability needed for agricultural use.</p> | <p>Based on the water analysis submitted by the applicant and reviewed during preparation of the EIR, water supplies are adequate to serve the existing agricultural use, proposed agricultural use, and proposed development. Water conservation measures proposed by the applicant, and recommended as mitigation measures in the EIR would reduce the anticipated demand for domestic water supply. During prolonged drought conditions, however, the applicant proposes to implement additional measures including limiting irrigation of agricultural crops and common area landscaping.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP17: Agricultural Buffers.</p> <p>a. Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisors.</p> | <p>The County Agricultural Commissioner recommends a 500-foot buffer between proposed residential development and productive vineyards. Implementation of the proposed project would result in residential parcels located less than 200 feet from existing and proposed productive vineyard</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|---|---------------------------------|
| | <p>areas. In addition, the residential sub-clusters and associated residential roads would be located throughout the vineyards, resulting in inadequate separation between the two uses. As discussed in Section V.G. (Agricultural Resources), implementation of inadequate buffers would result in land use conflicts that would ultimately adversely affect the long-term management and productivity of the vineyard, resulting in a significant and adverse, Class I, impact.</p> | |
| <p>AGP18: Location of Improvements. a. Locate new buildings, access roads, and structures so as to protect agricultural land.</p> | <p>The applicant proposes to remove approximately 113 acres of productive vineyards to accommodate residential development and establish proposed buffer zones. As discussed in Section V.G. (Agricultural Resources), the loss of crops and permanent conversion of productive soils would result in a significant and adverse, Class I, impact.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP22: Major Agricultural Cluster Projects (not available in Coastal Zone) a. Properties that are partly or entirely within five miles of the urban and village reserve lines designated in the LUO and that meet the minimum area criteria can apply for a major agriculture cluster. b. The maximum number of parcels allowed in a major agricultural cluster project shall be equivalent to the number of primary dwellings normally allowed on the parcels that would result from a conventional land division in the Agriculture land use category based on the minimum parcel size criteria specified in Figure 2-2. (Major agricultural cluster projects may include a reduction in the number of parcels down to 26% of the maximum potential allowance if proposed by the applicant in order to mitigate potential impacts of the project.) c. All resulting agricultural parcels must meet the minimum parcel size criteria of Figure 2-2 and must be covered by a permanent agricultural open space easement. d. All resulting residential parcels are entitled to one dwelling per</p> | <p>The applicant is requesting approval of a major agricultural cluster. The project site is located approximately two miles south of the City of Arroyo Grande, and two miles north of the unincorporated community of Nipomo. 102 residential lots, each one acre in size, and four open space easements, 477.89, 723, 205.63, and 380.33 acres each are proposed. One dwelling is proposed on each residential lot. The open space lots would be placed under open space easements/agricultural preserves, and would support vineyards, orchards, the existing winery and associated facilities, wastewater treatment facilities, ranch headquarters/homeowners association facility, equestrian facility, and undeveloped open space. The project site is located within two land use categories: Agriculture and Rural Lands. Based on the applicant's calculations, allowable residential density based on existing agricultural uses would be 49 dwellings within the Agriculture land use category,</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|---|--|---------------------------------|
| <p>parcel.</p> <p>e. Whether or not an EIR must be prepared will be determined by the CEQA "initial study."</p> <p>f. Consistent with the provisions of the existing agricultural cluster ordinance in the LUO, areas of the site intended for agricultural production must be permanently protected by a recorded open space easement and be placed in a Land Conservation Act (Williamson Act) contract.</p> | <p>assuming a 20-acre minimum parcel size. The applicant proposes 40 one-acre residential parcels within the Agriculture land use category. AGP22 does not provide guidance regarding cluster divisions on land use categories other than Agriculture.</p> <p>Referenced Figure 2-2 in the Agriculture and Open Space Element requires a 40-acre minimum parcel size for irrigated soils supporting crops including vineyards. This minimum parcel size policy is inconsistent with the applicable Land Use Ordinance (January 2003) requirement for 20-acre minimum parcel size. As noted above, the density calculations provided by the applicant use the 20-acre minimum parcel size, which is inconsistent with the Agriculture and Open Space Element Figure 2-2, and results in a higher density than AGP22 allows (essentially double).</p> <p>In addition, the applicant's calculations incorrectly take into consideration proposed new agricultural areas (which may or may not be successfully productive), and do not take into consideration productive areas lost due to proposed buffer zones.</p> | |
| <p>AGP24: Conversion of Agricultural Land.</p> <p>a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:</p> <p>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.</p> <p>2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural</p> | <p>As discussed in Section V.G. (Agricultural Resources), implementation of the proposed project would result in the removal of approximately 113 acres of productive vineyard. In addition, the project would result in the conversion of approximately 12.5 acres of Farmland of Statewide Importance, 3.0 acres of Farmland of Local Importance, 153 acres of Unique Farmland, and 61.9 acres of Grazing Land. The applicant proposes to plant approximately 140 acres of replacement vineyards on the project site; however, this would only partially offset the significant and adverse effects. The long-term maintenance and sustainability of these</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
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| <p>designations.</p> <p>3. Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.</p> <p>4. Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.</p> | <p>proposed replacement areas is not certain, while the conversion of agricultural lands to a residential use is irreversible for the life of the project, resulting in a significant and adverse, Class I, impact.</p> | |
| <p>AGP25: Unique or Sensitive Habitat.</p> <p>a. Encourage private landowners to protect and preserve unique or sensitive habitat.</p> <p>b. For new development requiring a discretionary permit and for proposed land divisions, protect unique or sensitive habitat affected by the proposal through the following measures:</p> <p>1. Site the proposed development so as to avoid significant impacts on the habitat or significant impacts on the agricultural operations. Provide for adjustments in project design where alternatives are infeasible, more environmentally damaging, or have a significant negative impact on agriculture.</p> <p>2. When significant impacts are identified, the landowner shall implement county-approved mitigation measures consistent with the existing requirements of CEQA.</p> | <p>Implementation of the proposed project would result in the removal or impacts to sensitive biological habitats including oak woodland, riparian habitat, and wetland habitat. Mitigation measures are recommended to reduce the effects of the development on identified sensitive habitats; however, based on the acreage of oak woodland affected by the project, a significant and adverse, Class I, impact would occur.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP26: Streams and Riparian Corridors.</p> <p>The following policies apply to watercourses shown by a solid or broken blue line ("blue line" streams) on the latest U.S. Geological Survey (USGS) quadrangle maps and their associated riparian vegetation. As noted earlier in this section, the county's LCP shall take precedence over these policies where the LCP addresses these issues.</p> <p>a. Encourage private landowners to protect and preserve stream corridors in their natural state and to restore stream corridors that have been degraded. Provide information and incentives to eliminate overgrazing in stream corridors. Encourage off-stream livestock watering sources.</p> <p>b. For new development requiring a discretionary permit and for</p> | <p>The proposed project design would result in improvements to road crossings over tributaries to Los Berros Creek. In addition, recommended road improvements to Upper Los Berros Road would affect riparian habitat associated with Los Berros Creek. Mitigation measures are recommended, including best management practices to minimize the potential for pollutant discharge into waterways, implementation of a creek restoration plan, and construction and restoration monitoring. The applicant will be required to obtain regulatory permits and authorizations from the California Department of Fish and Game, Regional Water Quality Control Board, and U.S. Fish and Wildlife Service.</p> | <p>Consistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------------|
| <p>land divisions, protect streams and riparian habitat affected by the proposal through the following measures:</p> <ol style="list-style-type: none"> 1. Consistent with the requirements of the Regional Water Quality Control Board's Basin Plan, establish a grading and building setback of 30 feet from the top of the stream bank. Locate buildings and structures outside the setback. Do not remove riparian vegetation within 30 feet of the top of the stream bank. Provide for adjustments when the applicant demonstrates that such setbacks would have a significant negative impact on the agricultural viability of the site, or where alternatives are infeasible or more environmentally damaging, and the adjustments are acceptable to the Regional Board. 2. Require appropriate erosion control measures during and following construction. 3. Consistent with state and federal requirements, allow stream alterations for water supply and flood control projects, road maintenance, maintenance of existing channels, or improvement of fish and wildlife habitat if there are no practical alternatives. 4. Consistent with state and federal requirements, assure that stream diversion structures protect habitats. 5. When significant impacts to stream or riparian resources are identified, the landowner shall implement county-approved mitigation measures consistent with the existing requirements of CEQA. | | |
| <p>AGP30: Scenic Resources.</p> <ol style="list-style-type: none"> a. Designation of a scenic corridor through the public hearing process as described under OSP24, and its subsequent management as described in OSP25, shall not interfere with agricultural uses on private lands. b. In designated scenic corridors, new development requiring a discretionary permit and land divisions shall address the protection of scenic vistas as follows: <ol style="list-style-type: none"> 1. Balance the protection of the scenic resources with the protection of agricultural resources and facilities. 2. When selecting locations for structures, access roads, or | <p>As discussed in Section V.K. (Aesthetics), the western and northern portions of the project site are located within a Sensitive Resource Area designation, including portions of sub-clusters A, C, and E. Based on the visual analysis, potentially significant visual impacts would occur, including silhouetting above the ridgeline, the creation of visible road cuts, and degradation of visual character. Mitigation measures and design standards are recommended to encourage compliance with these standards; however, residual impacts would be significant, adverse, and unavoidable. In addition, as discussed in the EIR,</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------------|
| <p>grading, the preferred locations will minimize visibility from the scenic corridor and be compatible with agricultural operations.</p> <p>3. Use natural landforms and vegetation to screen development whenever possible.</p> <p>4. In prominent locations, encourage structures that blend with the natural landscape or are traditional for agriculture.</p> | <p>implementation of mitigation measures to minimize adverse visual impacts would result in additional impacts to agricultural resources, including decreased buffer distances and additional removal of vineyards.</p> | |
| <p>AGP31: Recreational Use of Agricultural Lands.</p> <p>a. Encourage recreational uses on privately-owned lands on a case-by-case basis where such uses are compatible with on- and offsite agriculture and with scenic and environmentally sensitive resources.</p> | <p>The proposed project includes private recreational opportunities, including a recreation center within the ranch headquarters, equestrian facility, and equestrian trails. The use of proposed trails and existing agricultural roads for private recreational use would conflict with the vineyard operation, resulting in a significant, adverse, Class I impact.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP33: Archaeological and Cultural Sites.</p> <p>a. When reviewing discretionary development, protect sensitive archaeological and cultural sites by avoiding disturbance where feasible.</p> <p>b. If sensitive sites cannot be avoided, mitigate the impact of development to the maximum extent feasible.</p> | <p>Significant archaeological and historical sites are identified on the project site (refer to Sections V.E. and V.F.). Mitigation measures are recommended including: preservation of historically significant structures and soil capping; however, unless an alternative project is implemented including elimination of lots within highly sensitive areas and relocation of lots and/or building envelopes, effluent disposal area(s), and proposed new replacement vineyards to avoid archaeological sites, significant, adverse, and unavoidable impacts to cultural resources would occur.</p> | <p>Potentially Inconsistent</p> |
| <p>AGP34: Historical Resources.</p> <p>a. When initiated by landowners, protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Historic Element of the Environment Plan.</p> | <p>Mitigation is recommended to reduce potential impacts to the identified historic ranch complex.</p> | <p>Consistent</p> |

**TABLE IV-5
Consistency with Noise Element**

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------------|
| Noise Element | | |
| <p>Policy 3.3.2. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60dB L or CNEL (70 L 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 or below the levels specified for the given land use in Table 3-1.</p> | <p>As discussed in Section V.J. (Noise), proposed residential development would be located outside of the 60 decibel noise contour for Highway 101.</p> | <p>Consistent</p> |
| <p>Policy 3.3.3. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3-1 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.</p> | <p>As discussed in Section V.J. (Noise), development of the proposed project would create significant amounts of new vehicle traffic traveling on North Thompson Road, which would exacerbate the current exceedance of the 60 dBA outdoor noise threshold as defined by the Noise Element. Project-generated vehicle traffic traveling on North Thompson Road would result in a significant and adverse, Class I noise impact.</p> | <p>Potentially Inconsistent</p> |
| <p>Policy 3.3.4. New Development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2.</p> | <p>As discussed in Section V.J. (Noise), development of the proposed project would expose residential parcels of sub-cluster C (Lots 46 through 65) to stationary noise levels associated with activities resulting from operations at the processing facility during harvest season estimated to exceed the hourly nighttime Leq threshold of 45 dBA and the hourly daytime 50 dBA Leq thresholds, resulting in a direct long-term noise impact. In addition, proposed residential parcels throughout the project site would be exposed to equipment noise levels associated with vineyard operations estimated to exceed the hourly nighttime Leq threshold of 45 dBA and the hourly daytime 50 dBA Leq thresholds, resulting</p> | <p>Potentially Inconsistent</p> |

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|---|---------------------------|
| | in a direct long-term noise impact. | |
| <p>Policy 3.3.5 Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated as follows and shall be the responsibility of the developer of the stationary noise source:</p> <p>b) Noise levels shall be reduced to or below the noise level standards in Table 3-2 where the stationary noise source will expose an existing noise-sensitive land use to noise levels which exceed the standards in Table 3-2.</p> | <p>Operation of the proposed equestrian facility and dude ranch would include special events. Amplified music or voices could potentially expose existing adjacent and proposed residential uses to stationary noise levels exceeding the hourly nighttime Leq threshold of 45 dBA and the hourly daytime 50 dBA Leq thresholds, resulting in a direct long-term noise impact. Mitigation is recommended, including prohibition of amplified sound.</p> | <p>Consistent</p> |

**TABLE IV-6
Consistency with Safety Element**

| Goals, Policies, Plans, Programs and Standards | Proposed Action | Preliminary Determination |
|--|--|---------------------------|
| Safety Element | | |
| <p>S-30 Site homes near one another to the extent practicable to reduce the need for multiple response teams during fires. Require that the subdivision design be reviewed by fire safety personnel. Require the clustering of lots or buildings in high and very high fire hazard areas as appropriate. New developments in high and very high fire hazard areas should maintain open areas large enough to allow for control burns and other vegetation management programs.</p> | <p>The project site is located within a high fire hazard area. The estimated response time to the western property boundary is ten minutes. Residences are proposed within the eastern portion of the project site; response time to these proposed areas would exceed ten minutes. A majority of the surrounding area is under agricultural production; however, vegetative fuel management would be required within oak woodland, scrub, and grassland adjacent to parcels near natural areas.</p> | <p>Consistent</p> |

D. CUMULATIVE STUDY AREA

1. CEQA Requirements

Section 15355 of the CEQA Guidelines defines a “cumulative impact” as two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby “related” projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

Section 15130 of the CEQA Guidelines indicates that cumulative impacts shall be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The following elements are necessary to an adequate discussion of significant cumulative impacts (CEQA Guidelines Section 15130(b):

“Either:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.”

The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information, stating where that information is available and a reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

2. Cumulative Development Scenario

Cumulative impacts are assessed in Section V, Environmental Impacts and Mitigation Measures, under each resource issue, where appropriate. The cumulative analysis for each of the appropriate issue areas is based on either: 1) build-out estimates included in the South County Area Plan and San Luis Bay Area Plan, or 2) a cumulative projects list provided by the County of San Luis Obispo and City of Arroyo Grande. The specific environmental impacts of future developments are not known at this time. Therefore, several assumptions are used for each individual environmental issue area for determining the potential for cumulative impacts.

**TABLE IV-7
Cumulative Projects List**

| Project Number | Status | Description | Location |
|----------------------------------|--------------------|--|------------------------------|
| County of San Luis Obispo | | | |
| Busick Tract Map | Approved | 47.54 acre, 16-lot residential subdivision | Terminus of Coast View Drive |
| Murphy Parcel Map | Pending Approval | Two lot subdivision, 2.5 and 2.77 acres | Willow and Guadalupe |
| Nichols Minor Use Permit | Pending Approval | Special events facility | Los Berros Road |
| Garl Minor Use Permit | Pending Approval | Outdoor sales yard for retail and wholesale nursery | 2279 Willow Road |
| Smith Lot Line Adjustment | Approved | Lot line adjustment between two parcels | Serenita Way |
| Vista Grande Subdivision/PUD | Pending Approval | 18-unit Planned Unit Development | Grande Avenue |
| Ramos Tract Map | Pending Approval | Subdivision into seven parcels | Eucalyptus Road |
| Puhek Minor Use Permit | Pending Approval | Garage demolition, re-build structure and barn | Grant Avenue |
| Luis Conditional Use Permit | Approved | 52 multi-family units, apartments | Grande Avenue |
| Spencer Minor Use Permit | Approved | 10,742-square foot mixed use building (commercial and residential) | Tefft Street |
| Vista Roble Lot Line Adjustment | Approved | Lot Line Adjustment between two parcels | Willow near Pomeroy |
| Vista Colina Village Tract Map | Approved | Subdivision of .51-acre parcel into nine lots | South Frontage Road |
| City of Arroyo Grande | | | |
| TTM 02-004 & PUD 02-005 | Complete | Subdivision of 0.8 acres for construction of 7 townhouses, no affordable units | 325 Alder Street |
| CUP 02-013 | Complete | 2-story, prefabricated metal commercial building (10,000 s.f.) | 1079 El Camino Real |
| CUP 03-001 | Complete | 2-story bank with drive-thrus (10,000 s.f.) | 1530 E. Grand Avenue |
| PRE 06-006 | Pending Approval | 24 unit subdivision (6 studios, 4 2BR & 14 3BR) | The Pike and Elm |
| TTM 03-002 | Complete | 8 townhouse units, 2 affordable units | 1180 Ash Street |
| TTM 03-001 | Under Construction | 12 townhouse units, No affordable units | 185 Brisco Road |

| Project Number | Status | Description | Location |
|-----------------------------------|--------------------|---|---|
| TTM 02-005 | Approved | 15 lot subdivision of ~30 acres, 4 affordable units | Grace Lane |
| TTM 02-002 | Under Construction | 65 lot subdivision of 10 acres, 16 affordable units | Farroll Avenue |
| TTM 02-001 | Complete | 47 lot subdivision of ~5 acres, 17 affordable units | Ash & Courtland (Jasmine Pl) |
| TPM 03-006 & PUD 03-004 | Complete | Construction of 3 attached single-family units | 1169 Maple Street |
| TPM 03-008 | Complete | Subdivide one lot into two lots | 330 Tally Ho Road |
| TTM 04-001 & CUP 01-010 | Under Construction | Construction of 60 senior condos and 3,000 s.f. recreation center, 15 affordable units | 579 Camino Mercado |
| CUP 04-004 | Pending Approval | 20,000 square-foot office building | 1595 East Grand Avenue |
| CUP 04-003 | Complete | Operating Engineers Union office, 1,545 s.f. | Faeh and Halcyon |
| TTM 04-004 & PUD 04-001 | Approved | Mixed-use development; 18 residential units and 13,000 square-feet of retail/office space. 1.8 affordable units. | 415 East Branch Street |
| VTTM 01-001, PUD | Pending Approval | 18 single-family units | La Canada |
| TTM 04-003 & PUD 04-003 | Complete | Mixed-Use project with 9 residential units (1 affordable) | Le Point and Nevada Streets |
| TTM 04-002, PUD 04-002, NP 04-001 | Approved | 30 lot residential subdivision in a Planned Unit Development configuration on 9 acres. 4 affordable units | East of the Noguera Court subdivision, north of East Cherry Avenue extension, bounded to the north and east by Arroyo Grande Creek. |
| CUP 04-005 | Complete | 2-story mixed-use building with 2 retail units, 3 office units, and 1 residential unit, no affordable units | Traffic Way and W. Branch Street |
| CUP 04-008 | Complete | Development of 1,415 square feet of office/retail space on the first floor and 2 residential apartment units on the second floor. | 136 Bridge Street |
| TTM 04-005, PUD 04-005 | Approved | Subdivide 2 parcels into 6 and construct 22 apartments. 3 affordable units. | Oak Park and James Way |
| TTM 04-004 & PUD 04-004 | Approved | Subdivide 0.57 acres into 11 lots and construct 10 single-family residences (1 affordable unit) | Barnett Street, behind ARCO station |
| PRE 04-018 | Under Construction | 103-room Hampton Inn and 6,000 square-foot restaurant | 1400 W. Branch St. |

| Project Number | Status | Description | Location |
|------------------------------------|--------------------|--|---|
| ACUP 06-003 | Approved | Addition of three commercial buildings totaling 34,000 square-feet within the Five Cities shopping center (redesign of previously approved Building Pad "I") | 900 Rancho Parkway |
| TTM 05-001 & PUD 05-001 | Complete | Subdivision of a 1.1-acre site into 11 lots and construction of 11 single-family residences (1 affordable unit) | South Elm and Maple |
| TPM 05-001 | Pending Approval | Subdivision of a 1.28-acre parcel into 3 residential lots. | 605 Eman Court |
| PPR 05-004 | Complete | Pace Bros. Demo 1 house, build 3 on previously created lots | 137 Whiteley |
| TPM 05-004, PUD 05-003 | Approved | Create 1 additional unit, property is zoned multi-family | 137 Juniper |
| TPM 05-005, PUD 05-004 | Approved | Demolish 2 units – construct 4 unit PUD | 263 Spruce |
| CUP 05-012 | Under Construction | Develop a 4 unit office, four offices totaling 1,746 s.f. | 210 Traffic Way |
| CUP 05-013 | Approved | Wireless telecommunications facility - installation of a monopine with 12 panel antennas on City property. | City water tank no. 1; 300 Reservoir Road |
| CUP 05-014 | Approved | Wireless telecommunications facility – installation of 12 antennas divided into 3 sectors inside a new bell tower | 301 Trinity Ave. |
| CUP 05-016 | Approved | Installation of telecommunication antennas on a 70' tall replacement light standard | 1275 Ash Street (Soto Sports Complex) |
| PRE 05-008, PUD 05-010 | Approved | Convert SFR to Office, Nine (9) new SFRs. 1.3 affordable units. | 1136 E. Grand Ave. |
| VTTM 05-003, PUD 05-007 | Approved | 30 Townhouse Units + 120,000 s.f. of medical office space | 5.5 acre vacant parcel on Fair Oaks Ave. adjacent to Arroyo Grande Community Hospital |
| CUP 05-006, DCA 04-001, GPA 04-001 | Pending Approval | Expansion of existing assisted living facility – 5,400 s.f. | 295, 279, and 265 Alder St. |
| CUP 05-007 | Approved | "Longs II" – 2 commercial buildings totaling 11,000 s.f. – bank/retail | 1375 E. Grand. Ave |
| CUP 05-008 | Approved | Conversion of an existing building to medial office and retail 3,600 square feet of building space. | 107 Nelson St. |
| CUP 05-010 | Approved | Emergency pet clinic expansion – convert ~3,900 s.f. of retail space to veterinary clinic | 1558 W. Branch St. (K-Mart Shopping Center) |
| MER 07-001 | Approved | Lot Merger – 1 existing home to remain, 2 new homes | 573 Crown Hill |

| Project Number | Status | Description | Location |
|--------------------------|------------------|---|---------------------------------------|
| TTM 06-003 | Approved | 14 lot subdivision with 2 affordable units | 189 Brisco Road |
| VTTM 05-002 & PUD 05-006 | Approved | 5 lot subdivision with 4 townhouses and 1 mixed-use building (1,200 s.f. office + 1-br apartment) | 125 Nelson Street |
| CUP 06-009 | Approved | New Applebee's restaurant, (6,344 s.f.) | 1400 E. Grand Ave. |
| VAR 05-006 & CUP 05-017 | Approved | Police Department expansion | 206 N. Halcyon Road |
| CUP 06-010 | Pending Approval | New 9,292 square-foot commercial complex | 139/145 Branch Street |
| PRE 06-008 | Pending Approval | Subdivision into 11 single-family residential lots | 251 Corbett Canyon Road |
| PRE 07-002 | Pending Approval | Subdivision of one 11-acre parcel into two 5.5-acre parcels in order to sell one. | 451 Hidden Oaks Road |
| CUP 07-001 | Approved | Installation of wireless communications facility (antennas on existing pole) | 1275 Ash Street (Soto Sports Complex) |