

## 4.1 LAND USE, PLANNING, AND SOCIOECONOMICS

This section describes the existing land uses on the San Miguel Ranch Development project site (Development project site) and in its vicinity, and evaluates the compatibility of the proposed project with surrounding land uses and relevant policy and planning documents. The consistency analysis in this section was prepared in compliance with State California Environmental Quality Act (CEQA) Guidelines Section 15125(d). Information presented in this section is based on information provided in the County of San Luis Obispo General Plan and Land Use Ordinance. In addition, two technical reports were prepared to analyze potential impacts of the proposed project related to land use, planning, and socioeconomics. The first is a Retail Impact Study prepared by Alfred Gobar Associates, Inc., which provides an economic-based analysis of the likely environmental effect that retail development on the Development project site would have on existing retailers within the San Miguel Urban Area. The Retail Impact Study is included in Appendix D of this Environmental Impact Report (EIR). The second technical report is an evaluation of the consistency of the proposed project with applicable County land use policies and programs. The policy consistency analysis is provided in Appendix N of this EIR.

### 4.1.1 Existing Environmental Setting

#### Existing Land Uses and Setting.

**Development Project Site.** The Development project site is located within an unincorporated portion of the County of San Luis Obispo (County), northwest of the San Miguel Urban Area<sup>1</sup> and south and east of Camp Roberts.<sup>2</sup> Regional access to the site is provided by United States Route 101 (US 101) at Mission Street. The Salinas River is located approximately 1,200 feet (ft) east and northeast of the site (Figures 3.1 and 3.2). Figures 3.1 and 3.2 provide regional and vicinity location maps, while Figure 3.3 illustrates the location of the Development project site in relation to other project components. The Development project site encompasses approximately 550 acres (ac) of land that is currently designated Agricultural (AG). Figure 3.4 provides an illustration of existing land use designations on the Development project site.

The Development project site currently consists of seven parcels ranging in size from 3.8 to 182 ac and is designated AG. The site has been used historically for dry farm grain production. With one exception, the Development project site is surrounded on three sides (north, south, and west) by land currently designated AG. The Development project site abuts one parcel designated Residential Rural (RR) at the southeast corner of the Development project site. Figure 3.4 provides an illustration of existing land use designations on the Development project site and in the project vicinity. US 101 forms the eastern project boundary, with the San Miguel Urban Area located further east and southeast.

<sup>1</sup> For the purposes of this analysis, the San Miguel Urban Area is defined as the area within the San Miguel Urban Reserve Line.

<sup>2</sup> This 43,000 ac facility is used by all branches of the armed forces, but is considered primarily to be a National Guard training base. The hilly interior is used as an aerial gunnery range by the United States Army.

The proposed Development project site is located within the Salinas River Planning Area, outside the San Miguel Urban Reserve Line (URL),<sup>1</sup> the San Miguel Urban Services Line (USL),<sup>2</sup> and the San Miguel Community Service District (CSD) boundaries. Figure 4.1.1 shows the location of the Salinas River Planning Area within the context of the entire County.

The Development project site is comprised of flat and gently rolling areas, steeply sloped areas, open grassland, blue oak savanna, and coastal sage scrub. The terrain varies from flat to hilly and experiences a 200 ft range in elevation from 620 ft in the lower swales to a maximum of 820 ft above mean sea level (amsl) at one of the high points. There are two existing wells, a booster pump, and an open water reservoir on site. There are no existing buildings or structures located on the property.

Refer to Table 3.B for a summary of the existing land uses and regulatory characteristics of the proposed Development project site. Figure 4.1.2 provides an illustration of existing land use designations within the San Miguel URL and USL, and the existing San Miguel CSD service area. Table 4.1.A provides an inventory of this land in tabular format.

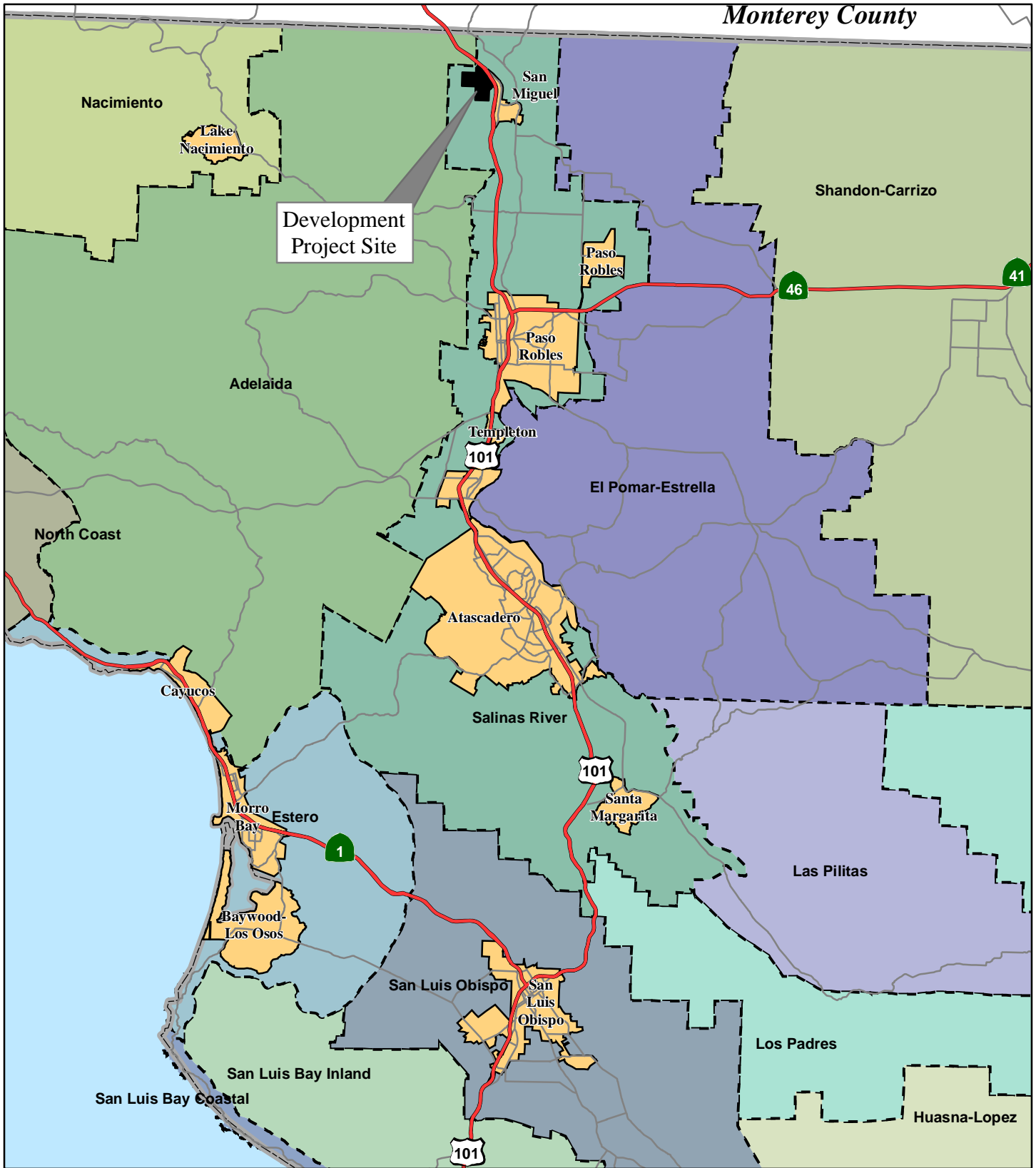
**Table 4.1.A: Inventory of Land**

| <b>Existing Land Use Designations</b> | <b>Acreage within Existing URL</b> | <b>Acreage within Existing USL</b> | <b>Acreage within CSD Boundary</b> |
|---------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Residential Single-Family (RSF)       | 146.11                             | 121.95                             | 171.66                             |
| Residential Multi-Family (RMF)        | 52.78                              | 52.78                              | 52.78                              |
| Residential Suburban (RS)             | 256.21                             | 256.21                             | 256.58                             |
| Residential Rural (RR)                | 0                                  | 0                                  | 81.44                              |
| Commercial Retail (CR)                | 38.86                              | 38.86                              | 38.87                              |
| Commercial Services (CS)              | 9.55                               | 9.55                               | 9.55                               |
| Industrial (IND)                      | 18.32                              | 18.32                              | 18.38                              |
| Office Professional (OP)              | 3.06                               | 3.06                               | 3.06                               |
| Public Facilities (PF)                | 34.91                              | 34.91                              | 45.38                              |
| Recreation (REC)                      | 29.82                              | 29.82                              | 29.86                              |
| Open Space (OS)                       | 9.64                               | 9.64                               | 9.64                               |
| Agriculture (AG)                      | 0.23                               | 0.23                               | 967.31                             |
| <b>Total Area</b>                     | <b>599.49</b>                      | <b>575.33</b>                      | <b>1,684.51</b>                    |

Note: The URL and USL for San Miguel are contiguous with the exception of 24.16 ac in the southwest corner, which is included in the URL but not the USL. This land is in the RSF land use category.

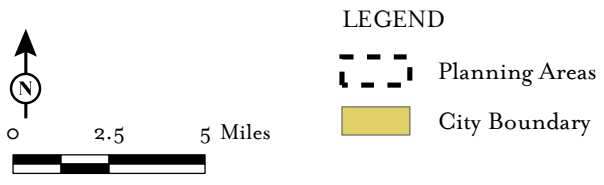
<sup>1</sup> The Urban Reserve Line is a boundary around an urban area that separates urban land uses from the adjacent rural area, defining land that is planned for urban growth within the next 20 years.

<sup>2</sup> In the San Miguel Urban Area, the USL is contiguous with the URL boundary with the exception of 24.16 ac in the southwest corner of the URL/USL. The USL encompasses areas where urban services are now provided or where such services are expected to be extended during the next 5–10 years as the community expands toward the full development potential represented by the URL. Placement of the USL is based on existing and planned (committed in capital improvement programs) service system capacities and community plans.



LSA

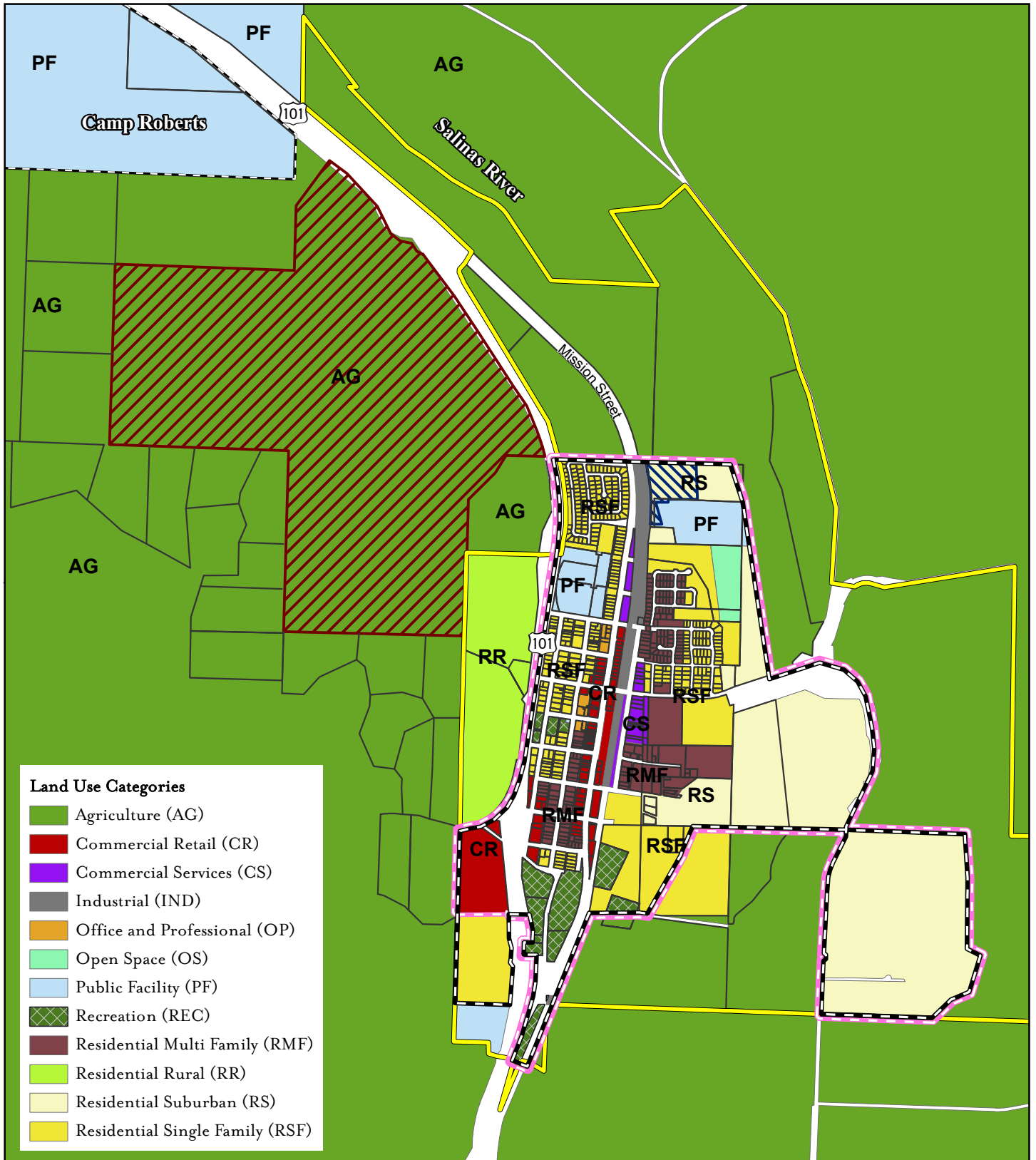
FIGURE 4.1.1



San Miguel Ranch EIR  
Planning Area Map

SOURCE: ESRI (2002); County of SLO (2007)  
I:\SLB0603\GIS\vicinity\_planning-areas.mxd (2/7/08)

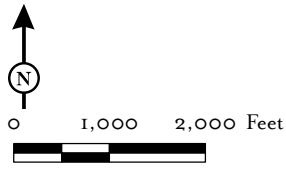
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**Land Use Categories**

|  |                                 |
|--|---------------------------------|
|  | Agriculture (AG)                |
|  | Commercial Retail (CR)          |
|  | Commercial Services (CS)        |
|  | Industrial (IND)                |
|  | Office and Professional (OP)    |
|  | Open Space (OS)                 |
|  | Public Facility (PF)            |
|  | Recreation (REC)                |
|  | Residential Multi Family (RMF)  |
|  | Residential Rural (RR)          |
|  | Residential Suburban (RS)       |
|  | Residential Single Family (RSF) |

LSA



- San Miguel Urban Services Line (USL)
- San Miguel Urban Reserve Line (URL)
- San Miguel Community Service District (CSD)
- Proposed Development Project Site
- Proposed Wastewater Treatment Plant Expansion Site

FIGURE 4.1.2

San Miguel Ranch EIR  
San Miguel Urban Reserve Line

SOURCE: County of San Luis Obispo (2007)  
I:\SLB0603\GIS\smurl\_land\_use\_designations.mxd (11/5/2008)

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The URL and USL established for San Miguel encompass approximately 599 ac and 575 ac respectively, and are located primarily between US 101 and the Salinas River. The URL encompasses 24.16 ac of land in the RSF land use category that is not in the USL; otherwise the URL and USL for San Miguel are contiguous. The majority (approximately 456 ac, or 76 percent) of the land within the existing URL is designated for residential uses, consisting of a mix of Residential Suburban (RS) (257 ac), Residential Single-Family (RSF) (146 ac), and Residential Multi-Family (RMF) uses (53 ac). As shown in Figure 4.1.2 scattered parcels of land designated for RSF and RS uses exist in the southern portion of the URL.

By comparison, the San Miguel CSD encompasses approximately 1,685 ac, including the San Miguel Urban Area (the area within the URL). Outside of the URL but within the CSD service boundary, approximately 107 ac are designated for residential uses, including the 81 ac of land designated for RR uses directly west of US 101 and southeast of the project site. Approximately 967 ac of land within the San Miguel CSD boundary are designated for AG uses. Of this acreage, 48 ac are presently developed with uses that do not involve agricultural production (e.g., grape processing, residential structures).

**Mission Street/US 101 Interchange.** A freeway interchange (known as the South Camp Roberts Over Head) currently exists at US 101 and Mission Street. This interchange provides access to the southern end of Camp Roberts; however, due to increased security at all military installations, including Camp Roberts, all public access occurs through a single gate farther to the north. The roadway connection from the interchange to the Development project site would occur through an existing 60 ft wide easement on the Bruinsma property (APN 027-011-016).

**Roadway Connecting the Development Project Site to Tenth Street.** As shown in Figure 3.3, the proposed project includes construction of a road connecting the Development project site to Tenth Street. The connection to Tenth Street would occur through a 100 ft wide easement on the James property (APN 027-081-004) and through a separate parcel owned by the project applicant (APN 027-091-009). These areas are currently designated AG.

**Extensions of Water and Wastewater Service Lines.** As shown in Figures 3.2 and 3.3, the proposed project includes the extension of water and wastewater services to the Development project site. A looped water delivery system would be provided by: (1) a connection that would extend underneath US 101 at 20th Street and from there to the San Miguel CSD, where it would connect to the existing San Miguel water zone; and (2) a connection that would extend south to Tenth Street and from there under the freeway, where it would connect to the existing San Miguel water zone. Sewer services would be provided via a new line that would extend south along Mission Street. A connection under the freeway would be provided via an existing underpass.

**San Miguel CSD Boundary Expansion and Wastewater Treatment Plant Expansion.** The proposed project includes the annexation of the Development project site into the San Miguel CSD to allow expansion of the San Miguel URL and USL. Figure 3.9 illustrates the existing San Miguel CSD boundary lines and the proposed boundary lines of the CSD after annexation of the proposed Development project site.

The existing Wastewater Treatment Plant is located east of US 101, north of and adjacent to the San Miguel Urban Area. As shown in Figure 3.3, the proposed project includes the expansion of the existing treatment plant on approximately 6 ac immediately adjacent to (north of) the existing San Miguel CSD Wastewater Treatment Plant. The expansion site is designated Residential Suburban (RS) in the County’s General Plan. At this time, an application for a General Plan Amendment (for the Wastewater Treatment Plant expansion site) has not been submitted to the County. The proposed location of the expanded Wastewater Treatment Plant is physically separated from the Development project site, but is included as part of the proposed project being analyzed in this EIR. The proposed expansion site is owned by the project applicant.

Table 3.B also summarizes the existing land use and regulatory characteristics of the proposed Wastewater Treatment Plant Expansion site.

#### 4.1.2 Regulatory Setting

**Applicable Regional and Local Land Use Plans and Policies.** The primary adopted local land use plans applicable to the proposed project include the San Luis Obispo County General Plan (County General Plan) and Land Use Ordinance. For additional information about the County General Plan and Land Use Ordinance, please refer to the Policy Consistency Report in Appendix N of this EIR. There is currently no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat plan governing projects in this part of the County.

Pursuant to CEQA Guidelines Section 15125 (d), the project’s consistency with other applicable regional plans and programs, such as the San Luis Obispo Air Pollution Control District’s (SLOAPCD) Clean Air Plan, is addressed in the appropriate topical sections of this EIR. In addition, potential plan inconsistency concerning other categories of environmental impacts (e.g., air quality, transportation, recreation, geologic hazards) is discussed in the appropriate topic section of this EIR. Table 4.1.B lists the applicable programs, plans, and policies addressed in this EIR and references where further discussion of each plan can be found in Chapter 4.0 of this EIR.

**Table 4.1.B: Relevant Programs, Plans, and Policies**

| Plan or Program   | EIR Section(s)   |
|---|--|
| California Environmental Protection Agency Hazardous Waste and Substances Sites (Cortese) List      | 4.9, Hazards and Hazardous Materials                                       |
| California Department of Conservation’s FMMP  | 4.4, Agricultural Resources<br>4.7, Cultural and Paleontological Resources |
| California Department of Housing and Community Development (HCD) Regional Housing Needs Plan (RHNP) | 4.11, Population and Housing   |
| California Division of Mines and Geology (CDMG) Seismic Hazard Maps                                 | 4.8, Geology and Soils   |
| California Division of Mines and Geology (CDMG)   | 4.8, Geology and Soils   |

**Table 4.1.B: Relevant Programs, Plans, and Policies**

| <b>Plan or Program</b>  | <b>EIR Section(s)</b>   |
|---|---|
| California Integrated Water Management Act of 1989  | 4.12, Public Services, Utilities, and Service Systems   |
| California Code of Regulations  | 4.7, Cultural and Paleontological Resources<br>4.12, Public Services, Utilities, and Service Systems<br>4.13, Recreation<br>4.14, Water and Wastewater<br>4.15, Hydrology and Water Quality |
| California Endangered Species Act   | 4.6, Biological Resources   |
| California Fish and Game Code   | 4.6, Biological Resources   |
| California State Water Resources Control Board (SWRCB) General Construction Activity Storm Water Permit program | 4.15, Hydrology and Water Quality   |
| California State Geologic Survey Alquist-Priolo Earthquake Fault Zones  | 4.8, Geology and Soils  |
| San Luis Obispo County Design Guidelines  | 4.3, Aesthetics   |
| Clean Water Act   | 4.6, Biological Resources<br>4.15, Hydrology and Water Quality  |
| County of San Luis Obispo General Plan Land Use Element   | 4.1, Land Use<br>4.3, Aesthetics<br>4.13, Recreation  |
| County of San Luis Obispo General Plan Agriculture and Open Space Element                                       | 4.3, Aesthetics<br>4.4, Agricultural Resources<br>4.7, Cultural and Paleontological Resources   |
| County of San Luis Obispo General Plan Circulation Element  | 4.2, Traffic and Circulation  |
| County of San Luis Obispo General Plan Energy Element   | 4.12, Public Services, Utilities, and Service Systems   |
| County of San Luis Obispo General Plan Historic Element   | 4.7, Cultural and Paleontological Resources   |
| County of San Luis Obispo General Plan Housing Element  | 4.11, Population and Housing  |
| County of San Luis Obispo General Plan Noise Element  | 4.10, Noise   |
| County of San Luis Obispo General Plan Parks and Recreation Element   | 4.13, Recreation  |
| County of San Luis Obispo General Plan Safety Element   | 4.8, Geology and Soils  |
| County of San Luis Obispo General Plan San Miguel Community Design Plan   | 4.1, Land Use   |
| County of San Luis Obispo Agriculture Ordinance (Title 5 of the County Code)                                    | 4.1, Land Use<br>4.4, Agricultural Resources  |
| County of San Luis Obispo Building and Construction Ordinance (Title 19 of the County Code)                     | 4.7, Cultural and Paleontological Resources   |
| County of San Luis Obispo Growth Management Ordinance (Title 26 of the County Code)                             | 4.11, Population and Housing<br>4.12, Public Services, Utilities, and Service Systems<br>Chapter 6.0, Growth-Inducing Impacts   |
| County of San Luis Obispo Health and Sanitation Ordinance (Title 8 of the County Code)                          | 4.12, Public Services, Utilities, and Service Systems   |

**Table 4.1.B: Relevant Programs, Plans, and Policies**

| <b>Plan or Program</b>  | <b>EIR Section(s)</b>   |
|---|---|
| County of San Luis Obispo Land Use Ordinance (Title 22 of the County Code)                                    | 4.1, Land Use<br>4.2, Traffic and Circulation<br>4.3, Aesthetics<br>4.6, Biological Resources<br>4.7, Cultural and Paleontological Resources<br>4.13, Recreation<br>4.15, Hydrology and Water Quality |
| County of San Luis Obispo Public Facilities Fees Ordinance (Title 18 of the County Code)                      | 4.12, Public Services, Utilities, and Service Systems<br>4.13, Recreation   |
| County of San Luis Obispo Real Property Division Ordinance (Title 21 of the County Code)                      | 4.3, Aesthetics<br>4.13, Recreation   |
| County of San Luis Obispo Roads and Bridges, Streets and Sidewalks Ordinance (Title 13 of the County Code)    | 4.2, Traffic and Circulation  |
| Federal Emergency Management Agency (FEMA) National Flood Insurance Program, Flood Insurance Rate Maps (FIRM) | 4.15, Hydrology and Water Quality   |
| National Pollutant Discharge Elimination System (NPDES) permit program  | 4.15, Hydrology and Water Quality   |
| Porter-Cologne Water Quality Control Act of 1970  | 4.15, Hydrology and Water Quality   |
| Central Coast Regional Water Quality Control Board (RWQCB) Water Quality Control Plan (Basin Plan)            | 4.15, Hydrology and Water Quality   |
| San Luis Obispo Air Pollution Control District's (SLOAPCD) Clean Air Plan (CAP)                               | 4.5, Air Quality  |
| San Luis Obispo Council of Governments 2005 Regional Transportation Plan                                      | 4.1, Land Use<br>4.2, Traffic and Circulation   |
| San Miguel Community Service District Wastewater Treatment Master Plan  | 4.14, Water and Wastewater<br>4.15, Hydrology and Water Quality   |
| State of California/United States Environmental Protection Agency (EPA) Ambient Air Quality Standards (AAQS)  | 4.5, Air Quality  |
| California Building Code (CBC)  | 4.8, Geology and Soils  |
| United States Code  | 4.13, Recreation<br>4.14, Water and Wastewater<br>4.15, Hydrology and Water Quality   |
| United States Endangered Species Act  | 4.6, Biological Resources   |
| United States Migratory Bird Treaty Act   | 4.6, Biological Resources   |
| United States Bald and Golden Eagle Protection Act  | 4.6, Biological Resources   |

### 4.1.3 Methodology

The impact analysis of the Land Use section considers the physical effects of the proposed project related to land use compatibility (e.g., air quality, aesthetics, and circulation) and potential inconsistencies of the proposed development with relevant planning documents from the County and responsible agencies. Policies are also discussed in select topical sections of the EIR, where applicable policies relate to physical elements and are intended to address physical environmental issues (Table 4.1.B).

Specifically, this section of the EIR addresses potential environmental impacts related to compatibility and/or consistency with regard to the following:

- On-site land uses
- Adjacent land uses
- Adopted Plans and Regulations
  - County of San Luis Obispo General Plan Land Use Element
  - Salinas River Area Plan
  - County of San Luis Obispo Land Use Ordinance
  - San Miguel Community Design Plan
  - Smart Growth Policies
- Proposed Plans (Cumulative Analysis)
  - Pending Development Applications

The consistency analysis presented in this section was prepared in compliance with State CEQA Guidelines Section 15125(d). The purpose of the required analysis is to identify potential inconsistencies between the proposed project and applicable general plans and regional plans. Neither CEQA nor the State CEQA Guidelines set forth standards for determining when a project is inconsistent with an applicable plan, but the final determination that a project is consistent or inconsistent with an applicable plan should be made by the Lead Agency when it acts on the project. Using the methodology described below, the analysis in this EIR presents the findings of policy review (Appendix N) and is intended to provide a guide to the decision makers for policy interpretation.

A project's inconsistency with a policy is only considered significant if such inconsistency would cause significant physical environmental impacts (per State CEQA Guidelines Section 15382). This EIR section determines whether any project inconsistencies with public land use policies and documents would be significant and whether mitigation is feasible. Under this approach, a policy conflict is not in and of itself considered to be a significant environmental impact. An inconsistency between a proposed project and an applicable plan is a legal determination that may or may not indicate the likelihood of environmental impact. In some cases, an inconsistency may be evidence that an underlying physical impact is significant and adverse. For example, the proposed project affects agricultural land. One standard for determining whether the impact is significant is whether the project violates plans or policies protecting agricultural land; the environmental impact, however, is the physical conversion of agricultural land to nonagricultural uses. For additional discussion of potential impacts to agricultural resources associated with project implementation, please refer to Section 4.4 of this EIR. Conversely, plan consistency may indicate that a potential environmental impact is less than significant. It should also be noted that some inconsistencies may need to be cured before the project can be approved. For example, a City or County cannot approve a project that is

inconsistent with its General Plan; a General Plan Amendment must first be adopted to remedy the inconsistency.<sup>1</sup>

The San Miguel Ranch project includes an application for a General Plan Amendment. A General Plan Amendment is a request to change the County General Plan. If the project were approved by the County, the County General Plan would be amended to change 550 ac of land in the agricultural land use category to Residential Rural (RR), Residential Suburban (RS), Residential Single Family (RSF), Residential Multi-Family (RMF), Commercial Retail (CR), Recreation (REC), Public Facility (PF), and Open Space (OS) . Refer to Figure 3.5 for an illustration of proposed land use designations on the Development project site. According to the County's Framework for Planning, the County Board of Supervisors should consider the following factors in making its decision:

- a. **Necessity.** Relationship to other existing Land Use Element policies, including:
  - Existing planning policies
  - Area character
  - Environmental impacts
  - Accessibility/circulation
  - Soils classification
  - Slope and other terrain characteristics
  - Vegetation
  - Hazards
  - Existing parcel size and ownership patterns
  - Availability of public services and facilities
  - Land inventory
  - Mineral resources
- b. **Timing.** Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.
- c. **Vicinity.** Relationship of the site to the surrounding area to determine whether the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.

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<sup>1</sup> The methodology presented in this section is based on the methodology recommended in Kostka and Zischke's *Practice Under the California Environmental Quality Act*. Continuing Education of the Bar: Oakland, California, 2008.

#### 4.1.4 Impact Significance Criteria

The following criteria are based on the County's Initial Study Checklist and Appendix G of the State CEQA Guidelines. The project would have a significant adverse environmental impact on land use, planning, and socioeconomics if it would:

- Threshold 4.1.1** Be potentially inconsistent or conflict with a land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Threshold 4.1.2** Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project
- Threshold 4.1.3** Physically divide an established community
- Threshold 4.1.4** Be potentially incompatible with surrounding land uses
- Threshold 4.1.5** Conflict with any applicable habitat conservation plan or natural community conservation plan

#### 4.1.5 Project Impacts

- Threshold 4.1.1** **Be potentially inconsistent or conflict with a land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect**
- Threshold 4.1.2** **Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project**

As stated above, land use impacts are assessed based on the physical effects related to land use compatibility (e.g., air quality, aesthetics, and circulation) and consistency with adopted plans and regulations. The following discussion provides a summary of relevant plans, policies, and regulations and the potential consistency of the project with each. For more in-depth analysis of the potential consistency of the project, please refer to the Policy Consistency Report in Appendix N of this EIR. It should be noted that consistency with the Framework for Planning (Inland), Salinas River Area Plan, and San Miguel Design Plan is relevant to the proposed General Plan Amendment, while the Land Use Ordinance is relevant to the proposed tract map. Although this section largely focuses on policies and goals in the County's General Plan and Land Use Ordinance, additional plans, policies, and regulations that pertain to other categories of environmental impacts (e.g., air quality, transportation, recreation) are discussed in the appropriate topic section of this EIR. Refer to Table 4.1.B for a list of applicable programs, plans, and policies addressed in this EIR and the location where additional discussion of each can be found.

The discussion below is intended to be a guide for policy interpretation, but is not intended to replace or supplant County decision makers. The final determination of consistency will be made by County decision makers when they act on the project. In addition, it should be noted that the County usually weighs consistency with the General Plan more heavily than consistency with County Code (e.g., height requirement, setback requirement), especially if the ordinance allows adjustment of the requirement.

## General Plan.

**General Plan Land Use Designation.** The County General Plan currently designates the Development project site as AG. This designation is intended to recognize and retain commercial agriculture as a desirable land use and as a major segment of the County's economic base. The applicant's overall objective for the proposed project is to subdivide approximately 550 ac for the development of residential and commercial structures and infrastructure improvements. As such, the proposed project is not consistent with the existing General Plan designation for the Development project site. No mitigation is required to address the inconsistency between the proposed land uses and the existing General Plan designation, because if the project were approved, the remedy required by law (i.e., a General Plan Amendment) would address the inconsistency.

The expansion of the San Miguel CSD Wastewater Treatment Plant is proposed to occur on approximately 6 ac immediately adjacent to (north of) the existing San Miguel CSD Wastewater Treatment Plant. The expansion site is designated Residential Suburban (RS) and Agriculture (AG) in the County's General Plan. At this time, an application for a General Plan Amendment for the proposed Wastewater Treatment Plant expansion site has not been submitted to the County. It is expected that the San Miguel CSD would address the potential inconsistency of the proposed Wastewater Treatment Plant expansion with the existing General Plan designations for the site in future project-level environmental analysis conducted pursuant to CEQA. At this time, the proposed Wastewater Treatment Plant expansion is potentially inconsistent with the County's land use designations for the expansion site.

**Consistency with General Plan Goals and Policies.** In addition to the General Plan designation for the project site, the County General Plan contains policies and objectives that are considered applicable to the proposed project. These goals and policies and the project's potential consistency with each are summarized below.

As stated above, the analysis in this section focuses on applicable land use policies and land use planning documents. In addition, potential plan inconsistency concerning other categories of environmental impacts (e.g., air quality, transportation, recreation, geologic hazards) is discussed in the appropriate topic sections of this EIR. Table 4.1.B lists the applicable programs, plans, and policies addressed in this EIR and references where further discussion of each plan can be found in Chapter 4.0 of this EIR.

**Framework for Planning (Inland).** The Framework for Planning contains policies and procedures that apply to the unincorporated area outside the Coastal Zone, defining how the Land Use Element is used together with the Land Use Ordinance and other adopted plans. The Framework for Planning includes 22 goals related to the environment, air quality, population growth, distribution of land uses, phasing and urban development, residential land uses, commercial and industrial land uses, public services and facilities, and circulation. Table 4.1.C provides a list of each goal and the project's potential consistency with each. As shown in the table, the proposed project would be potentially inconsistent with 16 of the 22 goals and potentially consistent with the remaining 6 goals. For an in-depth analysis of the project's potential consistency with goals found in the County General Plan Framework for Planning, please refer to the Policy Consistency analysis in Appendix N of this EIR.

**Salinas River Area Plan.** The Salinas River Planning Area occupies 86,561 ac (135 square miles) outside the Cities of Paso Robles and Atascadero. The planning area extends from the San Luis Obispo/Monterey County line in the north to Cuesta Ridge in the south. US 101 and the railroad serve as the major transportation corridors north and south through the planning area. The Salinas River is a unifying natural feature flowing northward through the planning area. In addition to the Countywide goals analyzed above, the Salinas River Area Plan includes 13 goals that are more tailored to the Salinas River Planning Area. These goals are listed in Table 4.1.C and, as shown in the table, the proposed project would be potentially inconsistent with 5 of the 13 goals, potentially consistent with 7 of the 13 goals, and 1 would be neutral (neither consistent nor inconsistent) because it is a goal that specifically applies to County planning and governance. For an in-depth analysis of the project's potential consistency with goals found in the Salinas River Area Plan, please refer to the Policy Consistency analysis in Appendix N of this EIR.

**Land Use Ordinance.** General Plans are implemented primarily through zoning and subdivision regulations. The County Land Use Ordinance established development and performance standards for new or expanded development. Specific sections that are applicable to the proposed project are listed in Table 4.1.C. In addition, as shown in Table 4.1.B, some sections of the Land Use Ordinance were discussed in other topical sections of this EIR. As shown in Table 4.1.C, the proposed project would be potentially consistent with 5 of the 6 Land Use Ordinance sections analyzed and potentially inconsistent with the 1 of the 6 Land Use Ordinance section analyzed. For an in-depth analysis of the project's potential consistency with the Land Use Ordinance, please refer to the Policy Consistency analysis in Appendix N of this EIR.

**San Miguel Community Design Plan.** The San Miguel Community Design Plan was adopted as part of the Land Use Ordinance to provide design-related policies, programs, and standards that supplement those in the Area Plan. The standards and guidelines in the San Miguel Community Design Plan have the effect of law, and they take precedence over any conflicting Land Use Ordinance standards. The residents of San Miguel also identified two primary goals that provide the foundation for the Community Design Plan. As shown in Table 4.1.C, the proposed project would be potentially inconsistent with both San Miguel Community Design Plan Goals.

**Table 4.1.C: Summary of Land Use Consistency Analysis**

| Plan, Policy, or Regulation   | Consistency Analysis     | Underlying Potentially Significant Physical Impact                                    |
|---|--------------------------|---|
| <b>County of San Luis Obispo General Plan</b>   |                          |   |
| General Plan Land Use Designation (AG)  | Potentially Inconsistent |   |
| <b>County of San Luis Obispo General Plan Framework for Planning (Inland)</b>   |                          |   |
| Environmental 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.  | Potentially Inconsistent |   |
| Environmental Goal 2: Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.   | Potentially Inconsistent |   |
| 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.   | Potentially Inconsistent | Air Quality. Refer to Section 4.5.  |
| Air Quality Goal 4: Determine, and mitigated where feasible, the potential adverse air quality impacts of new development.  | Potentially Inconsistent | Air Quality. Refer to Section 4.5.  |
| 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 alternative to the single-passenger vehicle and minimize travel distance and trip generation.   | Potentially Inconsistent | Air Quality. Refer to Section 4.5.  |
| Population Growth 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.   | Potentially Inconsistent | Population and Public Services (Police and Library). Refer to Sections 4.11 and 4.12. |
| Distribution of Land Uses Goal 7. Encourage an urban environment that is an orderly arrangement of buildings, structures, and open space appropriate to the size and scale of development for each community.   | Potentially Inconsistent | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.  |
| 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 predominantly agricultural, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities. | Potentially Inconsistent |   |
| 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.  | Potentially Inconsistent |   |
| Distribution of Land Uses Goal 10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.   | Potentially Inconsistent | Agricultural Resources. Refer to Section 4.4.   |

**Table 4.1.C: Summary of Land Use Consistency Analysis**

| <b>Plan, Policy, or Regulation</b>   | <b>Consistency Analysis</b> | <b>Underlying Potentially Significant Physical Impact</b>                  |
|--|-----------------------------|--|
| Phasing and 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 programmed expansion where funding has been identified.   | Potentially Inconsistent    | Public Services (Police and Library). Refer to Section 4.12.               |
| Phasing and Urban Development Goal 12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized “infill” parcels and lands next to existing development.  | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.                             |
| 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.  | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.                             |
| Commercial and Industrial Land Uses Goal 14. Designate a pattern of strategically located commercial and/or industrial areas compatible with overall land use that is convenient to patrons, realistically related to market demand and the needs of the community, and near areas designated for residential use. | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.                             |
| Public Services and Facilities Goal 15. Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services, and facilities.   | Potentially Inconsistent    | Public Services (Police and Library), Refer to Section 4.12.               |
| Public Services and Facilities 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 will not exceed existing and planned capacities or service levels.  | Potentially Inconsistent    | Public Services (Police and Library). Refer to Section 4.12.               |
| Public Services and Facilities Goal 17. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.   | Potentially Consistent      |  |
| Public Services and Facilities Goal 18. Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.   | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.                             |
| Circulation Goal 19. Integrate land use and transportation planning in coordination with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.   | Neutral                     |  |
| Circulation Goal 20. Design a transportation system that provides safety within feasible economic and technical means, preserves important natural resources and features, promotes that aesthetic quality of the region and minimizes adverse environmental changes.  | Potentially Inconsistent    | Aesthetics, Agriculture, and Biology. Refer to Sections 4.3, 4.4, and 4.6. |

**Table 4.1.C: Summary of Land Use Consistency Analysis**

| <b>Plan, Policy, or Regulation</b>   | <b>Consistency Analysis</b> | <b>Underlying Potentially Significant Physical Impact</b>    |
|--|-----------------------------|--|
| Circulation Goal 21. Work toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element. Simplify development review procedures and provide incentives for development to locate where plan policies encourage it to occur.  | Neutral                     |  |
| Circulation Goal 22. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.  | Potentially Consistent      |  |
| <b>Salinas River Area Plan</b>   |                             |  |
| Salinas River Area Plan Goal 1. Encourage a strong, integrated north county economy that will support community service and environmental demands.   | Potentially Consistent      |  |
| Salinas River Area Plan Goal 2. Increase employment opportunities for all north county residents.  | Potentially Inconsistent    |  |
| Salinas River Area Plan Goal 3. Encourage commercial and industrial development in communities that have the potential to provide a full range of infrastructure and services.   | Potentially Inconsistent    |  |
| Salinas River Area Plan Goal 4. Encourage land use that enhances individual community goals in a manner consistent with the heritage of the north county.  | Potentially Inconsistent    |  |
| Salinas River Area Plan Goal 5. Encourage agriculture as an economic entity for its secondary benefit of maintenance of rural character.   | Potentially Inconsistent    | Agriculture. Refer to Section 4.4.                           |
| Salinas River Area Plan Goal 6. Encourage the retention of historical character and heritage.  | Potentially Inconsistent    |  |
| Salinas River Area Plan Goal 7. Provide for greater accessibility and the most responsive level of services, consistent with each community's willingness and ability to provide necessary resources.  | Potentially Inconsistent    | Public Services (Police and Library). Refer to Section 4.12. |
| Salinas River Area Plan Goal 8. Develop an infrastructure plan for the Salinas River planning area that identifies the current cumulative demands on area resources and services, projects how those demands can be expected to grow over the life of this plan, and sets forth strategies to provide the tools necessary to accomplish the tasks and maintain these resources and services. | Neutral                     |  |
| Salinas River Area Plan Goal 9. Provide for local circulation that supports transportation needs in the north county.  | Potentially Consistent      |  |
| Salinas River Area Plan Goal 10. Capitalize on the significant transportation facilities already in place, including US 101, 46, and 41, the railroad and the Paso Robles Airport.   | Potentially Consistent      |  |

**Table 4.1.C: Summary of Land Use Consistency Analysis**

| <b>Plan, Policy, or Regulation</b>  | <b>Consistency Analysis</b> | <b>Underlying Potentially Significant Physical Impact</b>                             |
|---|-----------------------------|---|
| Salinas River Area Plan Goal 11. The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperate decisions among the county and the various cities.                | Potentially Inconsistent    | Population and Public Services (Police and Library). Refer to Sections 4.11 and 4.12. |
| Salinas River Area Plan Goal 12. Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation and important wildlife corridors.  | Potentially Inconsistent    | Biology. Refer to Section 4.6.  |
| Salinas River Area Plan Goal 13. Recognize the importance of the Salinas River as a natural and multi-use resource and permit development that will minimize or avoid impacts to this resource.   | Neutral                     |   |
| <b>Land Use Ordinance</b>   |                             |   |
| Sections 22.22.060 through 22.22.090 contain specific parcel size information and “tests” to determine the minimum parcel size allowed for residential rural, residential suburban, residential single-family and multi-family, and commercial and office categories.   | Potentially Consistent      |   |
| Section 22.50.030 enables the fire protection agency that has jurisdiction over a proposed site to evaluate the adequacy of the proposed fire protection measures.  | Potentially Consistent      |   |
| Sections 22.52.010 through 22.52.140 include standards for grading plans, drainage plans, and erosion and sedimentation control plans.  | Potentially Consistent      |   |
| Sections 22.54.020 through 22.54.030 includes standards for adequate site access, driveways, curbs, gutters and sidewalks for all projects that are subject to land use or construction permit approval.  | Potentially Consistent      |   |
| Section 22.104.020(s) contains a guideline which states that new land divisions should retain land in open space that will preserve oak woodlands, riparian and other important biological habitats, physical landmarks, prime agricultural, visual and historic areas. | Potentially Inconsistent    | Agriculture and Biology. Refer to Sections 4.4 and 4.6.                               |
| Section 22.104.170 contains standards applicable within the San Miguel URL.   | Potentially Consistent      |   |
| <b>San Miguel Community Design Plan</b>   |                             |   |
| Goal 1: Improve the community’s ability to attract commercial development and housing for people of all income levels.  | Potentially Inconsistent    |   |
| Goal 2: Promote tourism to support local business.  | Potentially Inconsistent    |   |
| <b>Smart Growth Principles</b>  |                             |   |
| Goal 1: Foster Distinctive, Attractive Communities with a Strong Sense of Place   | Potentially Inconsistent    | Aesthetics. Refer to Section 4.3.   |

**Table 4.1.C: Summary of Land Use Consistency Analysis**

| <b>Plan, Policy, or Regulation</b>   | <b>Consistency Analysis</b> | <b>Underlying Potentially Significant Physical Impact</b> |
|--|-----------------------------|---|
| Goal 2: Create a Range of Housing Opportunities and Choices                            | Potentially Consistent      |   |
| Goal 3: Provide a Variety of Transportation and Land Use Choices                       | Potentially Inconsistent    | Land Use. Refer to Threshold 4.1.3.                       |
| Goal 4: Create Walkable Neighborhoods and Towns  | Potentially Inconsistent    | Land Use. Refer to Threshold 4.1.3.                       |
| Goal 5: Mix Land Uses  | Potentially Inconsistent    |   |
| Goal 6: Strengthen and Direct Development Towards Existing Communities                 | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.            |
| Goal 7: Take Advantage of Compact Building Design                                      | Potentially Inconsistent    | Land Use. Refer to Thresholds 4.1.3 and 4.1.4.            |
| Goal 8: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas | Potentially Inconsistent    | Biology. Refer to Section 4.6.                            |
| Goal 9: Make Development Decisions Predictable, Fair, and Cost Effective               | Neutral                     |   |
| Goal 10: Encourage Community and Stakeholder Collaboration                             | Neutral                     |   |
| Goal 11: Strengthen Regional Cooperation   | Neutral                     |   |

For an in-depth analysis of the project’s potential consistency with the San Miguel Community Design Plan goals, please refer to the Policy Consistency analysis in Appendix N of this EIR.

**Smart Growth Principles.** On June 7, 2005, the County Board of Supervisors endorsed the *Guiding Principles of Smart Growth* with “the intent of engaging in implementing actions, programs, and projects to succeed in achieving the principles.” According to the County, Smart Growth principles address current development patterns that are often dominated by what many call “sprawl,” or low-density, automobile-oriented development. Typical land development policies and ordinances are often at odds with Smart Growth. In response, Smart Growth policies draw upon the successful models of the past and present and plan for growth that will more successfully serve the present and future population.

The Smart Growth Principles developed by the County are listed in Table 4.1.C. As shown in the Table, the proposed project would be potentially inconsistent with 7 of the 11 goals and consistent with 1 of the 11 goals. The proposed project’s consistency with the remaining 3 goals would be neutral, as those goals more specifically apply to County planning and governance. For an in-depth analysis of the project’s potential consistency with the County’s Smart Growth Principles, please refer to the Policy Consistency analysis in Appendix N of this EIR.

**Potential Impact Summary: Potentially Significant.** The consistency analysis above was prepared in compliance with State CEQA Guidelines Section 15125(d). The purpose of the required analysis is to identify potential inconsistencies between the proposed project and applicable general plans and regional plans.

Refer to Table 4.1.C for a summary of the consistency analysis. The proposed project is inconsistent with the existing General Plan designations for the Development project site and the Wastewater Treatment Plant expansion site. This inconsistency is a factor in the determination of significance related to agricultural impacts. Please refer to Section 4.4 of the EIR for additional information related to agricultural resources. The proposed project is also potentially inconsistent with some General Plan Goals and Policies, sections of the Land Use Ordinance, the San Miguel Community Design Plan, and the County's Smart Growth Principles, as discussed herein. As outlined in Table 4.1.C, the inconsistency determinations also support conclusions of significance with regard to other environmental topics (i.e., agriculture, air quality, biology, land use, population, public services). The physical impact on the environment associated with project implementation is detailed in each of the topic sections in Chapter 4.0 of this EIR. The inconsistency discussion above provides further evidence that some project features would result in significant environmental impacts. Although no mitigation measures are required beyond those identified in Sections 4.2 through 4.15, the County acknowledges the importance and breadth of the potential inconsistencies by finding them to be potentially significant impacts.

### **Threshold 4.1.3      Physically divide an established community**

**Development Project Site.** The proposed Development project site is located within the Salinas River Planning Area, outside the San Miguel URL, USL, and the San Miguel CSD boundaries. The development project site is located northwest of the San Miguel Urban Area and south and east of Camp Roberts. US 101 forms the eastern project boundary, with the San Miguel Urban Area located further east and southeast. Proposed development on the Development project site would not include demolition of any existing structures and would not disrupt the existing street layout in the project vicinity.

The proposed project would result in the subdivision of the Development project site into 361 parcels and construction of 389 residential units along with a variety of commercial, recreation, public facilities, and open space uses on the Development project site. The proposed project is not an "infill" development. The Development project site, which is roughly the same size as the existing area within the San Miguel URL (550 ac compared to 600 ac), is physically separated from the existing San Miguel Urban Area by US 101. Implementation of the proposed project would require expansion of the San Miguel URL and annexation of the Development project site into the San Miguel CSD service area. If implemented, the project would create a divided community, with the existing San Miguel Urban Area located east of US 101 and the proposed San Miguel Ranch development located west of US 101 and northwest of the existing community. The overall perception of the project would be that a new community will have appeared in northern San Luis Obispo County. The project's visual connection to the existing San Miguel Urban Area would not be readily apparent, and the effect would be one of "leap-frog" type growth into rural lands.

The two sides of the postproject San Miguel Urban Area would be connected by two existing roadways under US 101; pedestrian and bicycle linkages would be very limited. Other than Mission Boulevard and Tenth Street, no other direct vehicle linkages would exist between the existing San Miguel Urban Area and the Development project site. The street system on the Development project site would be separate from the street system in the San Miguel Urban Area and, based on the Traffic Impact Analysis prepared for the proposed project (refer to Section 4.2 or Appendix C of this EIR), only 5 percent of project traffic would remain within the San Miguel Urban Area, while the remaining 95 percent would travel north or south on US 101.

Although the project would not physically disrupt or divide the existing established community it would alter the shape and character of the San Miguel Urban Area. The proposed project would increase the size of the San Miguel Urban Area by approximately 90 percent. In addition, compared with the existing population of San Miguel in 2005 (1,608 residents), the addition of 1,179 new residents would represent a 73 percent increase in growth. The projected population increase would account for an approximate 36 percent increase over County 2020 population estimates for San Miguel (based on existing Development project site General Plan and land use category designations). Therefore, the proposed project would result in a significant impact related to the creation of a divided community. The County would require an additional pedestrian linkage on Tenth Street (Mitigation Measure 4.1.3) between the Development project site and the San Miguel Urban Area, but the linkage would not mitigate impacts related to the creation of a divided community below a level of significance. Due to the location of the San Miguel Urban Area east of US 101, the location of the Development project site west of US 101, and the size and scale of the proposed project (i.e., it would roughly double the size of the San Miguel Urban Area), this impact would be significant and adverse.

**Off-Site Improvements.** Proposed off-site (i.e., off the Development project site) project components include improvements to the Mission Street/US 101 Interchange, construction of a roadway connecting the Development project site to Tenth Street, extensions of water and wastewater lines, and expansion of the San Miguel CSD boundary and Wastewater Treatment Plant.

Off-site improvements may result in temporary construction impacts related to the rerouting of traffic on surrounding streets while curbs and pavement lines are modified (i.e., Mission Street/US 101 interchange, Tenth Street from proposed connector road to US 101 interchange), a new intersection is constructed (i.e., Tenth Street Connector Road), and water and wastewater lines are installed under local streets. However, these impacts would be temporary and less than significant, as traffic would be rerouted during periods of construction. No existing development or community would be impacted by the off-site improvements. Project construction may also result in temporary air quality and noise impacts, as analyzed in Sections 4.5, Air Quality, and 4.10, Noise. Proposed off-site improvements would not include demolition of any existing structures and would not permanently disrupt the existing street layout in the project vicinity. Therefore, the off-site improvements associated with the proposed project would not result in a significant impact related to the physical division of an established community, and no mitigation is required.

**Potential Impact Summary:** Class I. The proposed project would result in a significant and adverse impact related to the creation of a divided community; the proposed project would not physically disrupt or divide the existing established community. However, due to the project's location and scale

compared to the San Miguel Urban Area, this impact cannot be mitigated below a level of significance. Temporary land use compatibility conflicts related to construction activities would be less than significant. Temporary impacts related to traffic, air quality, and noise are addressed in individual topic sections of this EIR. No mitigation measures for temporary impacts are required beyond those identified in Sections 4.5, Air Quality, and 4.10, Noise.

#### **Threshold 4.1.4 Be potentially incompatible with surrounding land uses**

**Development Project Site.** As stated above, the Development project site has been used historically for dry farm grain production. The proposed Development project site is located within the Salinas River Planning Area, outside the San Miguel URL and the San Miguel CSD boundaries. US 101 forms the eastern project boundary, with the San Miguel Urban Area located further east and southeast. With one exception, the Development project site is surrounded on three sides (north, south, and west) by land currently designated AG. Existing private residential development in the area is largely ancillary to agricultural uses; residences are spread out and surrounded by agricultural uses often owned or maintained by the same individual or family that maintains the residence. Camp Roberts is located further north and west and consists of open space used for a variety of military training purposes (e.g., training, practice firing, proficiency qualifications). The Development project site abuts one parcel designated RR at the southeast corner of the Development project site. The parcel is not developed.

Land use is related both to the physical use (or nonuse) of property and the public policies that govern that use. Land use impacts, therefore, include both an assessment of the project's relationship to the physical environment and those proximal land uses located within the general project site (and the regulatory environment in which the project is proposed). With respect to land use compatibility, the physical relationship between land uses and potential impacts produced by their implementation is considered. Since similar land uses are generally assumed to be compatible, the placement of similar land uses adjacent to each other generally would not result in significant issues of land use incompatibility. Different types of land uses, however, could potentially produce different operational characteristics (e.g., noise, traffic) and could create issues of incompatibility.

In analyzing the potential compatibility of the proposed project with surrounding land uses, there are three primary considerations: (1) the compatibility of agricultural and nonagricultural uses; (2) proximity to military uses; and (3) compatibility with the San Miguel Urban Area. The proposed project represents a significant change in on-site land uses. The existing agricultural lands would be replaced by 389 residential units along with a variety of commercial, recreation, public facilities, and open space uses on the Development project site. Approximately 162 ac would be open space.

**Compatibility of Agricultural and Nonagricultural Uses.** As stated above, with one exception, the Development project site is surrounded on three sides (north, south, and west) by land currently designated AG and used for active agricultural production. The agricultural areas west of the proposed Development project site consist of large parcels capable of supporting dry farm grain production, wine grapes, orchards, pastures, and grazing. These large parcels vary in size from 14 ac to 313 ac. Small agricultural operations are also located in the general area.

The coexistence of urban and agricultural land uses can have several mutually beneficial attributes such as the availability of fresh produce in season, the aesthetics of living near agricultural areas, and the ready markets and urban services available to the farm community. Proposed residential development also has the potential to negatively conflict with agricultural uses. Possible impacts from existing agricultural uses on proposed residential development may include dust, odors, fumes, noise, insects, light from nighttime operations, and the application of agricultural chemicals, including pesticides and fertilizers. Possible impacts from proposed residential development on existing agricultural uses include possible trespassing and associated damage to crops and equipment, harassment of stock, nuisance complaints, and pressure to convert agricultural land to other developed uses.

At a local level the County supports, encourages, and protects agricultural operations and agricultural processing within the County and gives recognition to those operations' right to farm. As such, the County has adopted a Right-To-Farm Ordinance.<sup>1</sup> The purpose and intent of the ordinance is to reduce the loss of County agricultural resources by clarifying the circumstances under which agricultural operations may be considered a nuisance. Under the Right-to-Farm Ordinance, agricultural operations in the County are protected from nuisance lawsuits as long as:

- The agricultural operation is conducted or maintained for commercial purposes.
- The agricultural operation is conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, and in a lawful manner.
- The agricultural operation predates the affected use(s) on your neighbor's property.
- The agricultural operation has been in existence for more than three years.
- The agricultural operation was not a nuisance at the time it began.

The Right-to-Farm Ordinance does not prevent complaints from individuals concerned about unlawful or improper agricultural practices. Rather, the Ordinance seeks to promote a good neighbor policy by advising purchasers of residential property, and owners of other property in the County, of the inherent potential impacts associated with the purchase of property near agricultural operations and to provide a dispute resolution process for agricultural-urban conflicts. It is intended that, through mandatory disclosures, purchasers and users would better understand the impact of living near agricultural operations and be prepared for attendant conditions as the natural result of living in or near rural areas.

Despite this Ordinance, potential impacts between proposed uses on the Development project site and existing agricultural operations would be potentially significant; although the Ordinance increases awareness regarding potential compatibility issues, it does not reduce potential conflicts.

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<sup>1</sup> Title 5, Chapter 16 of the San Luis Obispo County Code.

In order to mitigate possible urban-agricultural land use compatibility impacts, the applicant proposed a 200 ft agricultural buffer that would be recorded as an easement on all lots adjacent to existing agricultural uses<sup>1</sup> (refer to Chapter 3.0, Section 3.5.1.3). The applicant-proposed buffer would be measured from the edge of the property line and would be recorded as an easement. Habitable structures would not be permitted within the easement area.

Agricultural practices associated with the production of crops are the most important contributing factor to land use conflict when development occurs in close proximity to agricultural areas. Since production practices vary considerably by type of crop, buffer distances may vary accordingly. Ranges in distance are necessary due to the influence that site or project-specific factors may have. The County's Agricultural Buffer Policies and Procedures (Table 1: Buffer Distance Range by Crop) identifies a buffer distance of 100–200 ft for dry farm field crops, vineyards, and orchards. Based on a review of the Development project site and the proposed buffers by the County Agricultural Commissioner, the proposed 200-ft buffers are generally adequate with the exception of seven lots located along the northern project boundary (Lots 329–334 and a portion of Lot 335).<sup>2</sup> For these lots, a 300 ft buffer is appropriate.

According to the County's Agricultural Buffer Policies and Procedures, buffers reduce land use compatibility impacts associated with, but not limited to, pesticide use, noise and nighttime lighting, dust, trespassing, vandalism, theft, liability, rodent control, dust, odors, fumes, and insects. These buffers have been incorporated into the Project Description and is also included as Mitigation Measure 4.1.1. With incorporation of this mitigation measure, the proposed project could be considered consistent with Policy AGP 17 in the County's Agriculture and Open Space Element, which states that "proposals should be able to incorporate adequate linear separation to protect existing or potential production agriculture in area of proposed conversion." With incorporation of Mitigation Measure 4.1.1, potential land use compatibility conflicts between proposed residential uses and existing agricultural land uses are also reduced to below a level of significance.

**Proximity to Military Uses.** Development that is incompatible with existing military uses includes any land use activity or civilian development activity that adversely affects the utility or training and readiness missions of a military installation. Incompatible development of land close to military installations can affect the ability of an installation to carry out its mission. Such development also threatens public safety because accidents sometime occur in the areas surrounding an installation. The economic health of a community may also be affected if military operations and missions must relocate because of urban encroachment. Examples of development or land use activities that might be incompatible with the mission of a military installation include:

- Intensive residential development
- Building/tower height

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<sup>1</sup> This includes lots adjacent to existing agricultural uses (currently cultivated and not currently cultivated) to the north, south, southeast (AG "island"), and west of the Development project site.

<sup>2</sup> E-mail communication from Lynda Auchinachie to LSA Associates, Inc., April 24, 2008.

- Lighting
- Electromagnetic spectrum interference
- Loss of endangered species habitat outside of military installations, resulting in a curtailment of mission activities to prevent impacts to similar habitat areas inside the installation

In recognition of encroaching development around Camp Roberts, a plan was submitted by the Base Commander to Headquarters, Department of the Army (HQDA) in 2007 requesting the establishment of permanent conservation easements on neighboring properties under the Army Compatible Use Buffer (ACUB) Program. The purpose of the program is to establish buffer areas around Army installations to limit effects of encroachment and maximize land inside the installation that can be used to support the installation's mission. Up to 50,000 ac of conservation easements could be purchased from local land owners under this program. The Base Commander identified high priority areas to the north of Camp Roberts, in Monterey County, because they are adjacent to the area of the base where the loudest training operations are carried out.

Implementation of the proposed project would result in the introduction of residential, commercial, recreation, public facilities, and open space uses in close proximity to Camp Roberts. At its nearest point, the proposed Development project site is located approximately 210 ft from the Camp Roberts boundary. The nearest residential area would be located approximately 715 ft from the Camp Roberts boundary. In addition, the proposed project would also introduce additional sources of night lighting and result in loss of habitat for a federally endangered and State-threatened species (i.e., San Joaquin kit fox). The development of more urban uses close to the base may also pose an increased security risk to the base from trespassers. Development on the Development project site is proposed to be low level and would not conflict with Federal Aviation Administration regulations.<sup>1</sup> Although limited training currently takes place on Camp Roberts near the proposed project site, taken together, the potential land use compatibility impacts stemming from the project site's proximity to an active military installation would be potentially significant.

As with the County's Right-to-Farm Ordinance, which requires mandatory disclosures to educate purchasers and users about possible impacts of living near agricultural operations, real estate disclosures can also be used to make certain that individuals purchasing, leasing, or renting properties close to a military base are aware of the associated risks and potential quality of life impacts. Mitigation Measure 4.1.2 requires that potential buyers (or lessees) be furnished with a written copy of a Military Use Real Estate Disclosure Statement upon the transfer of any real property on the Development project site. The real estate disclosures would acknowledge that livability and enjoyment of property by an owner (or leaser) may be limited by military training and readiness missions at Camp Roberts. The real estate disclosure would state that the property in question may be subject to high noise levels as a result of flight operations, munitions testing, or other military operations. Although implementation of Mitigation Measure 4.1.2 would inform

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<sup>1</sup> The Paso Robles Municipal Airport (6 miles southeast of the site) is the closest airport to the Development project site. The Development project site is not located in the area encompassed by the Airport Land Use Plan (ALUP). Similarly, the project site is outside the current adopted noise contours and safety zones for the Paso Robles Municipal Airport and is not within the area subject to building height restrictions (Federal Aviation Regulations [FAR] Part 77).

potential residents of possible land use compatibility impacts between Camp Roberts and residential uses, it would not reduce potential compatibility issues (including those related to habitat for the San Joaquin kit fox and the curtailment of military Mission activities) to a less than significant level.

**Compatibility with the San Miguel Urban Area.** The San Miguel Urban Area is transected by several parallel features that define its boundaries and provide organization to the area within. On the west, the community is bordered by US 101 and on the east by the Salinas River. The Union Pacific Railroad tracks run through the middle of the town. The older, more fully developed part of the Urban Area is laid out as a grid of blocks measuring 400 ft in the north/south direction and 320 ft in the east/west direction. New subdivisions have provided lot patterns and street segments on a piecemeal basis. The business district in the San Miguel Urban Area is concentrated in the three blocks from 11th Street to 14th Street, across Mission Street. Most of the buildings in and around the business district have existed there since the 1940s, with some dating to the early 1900s.<sup>1</sup>

Land uses in the San Miguel Urban Area include a variety of residential, commercial, and public uses that are similar to those proposed. A wine processing plant (designated AG in the County's General Plan) is located directly east of the project site, across US 101. Further south is a residential development designated RSF in the County's General Plan. An elementary school (designated PF in the County's General Plan) and more single-family homes (designated RSF in the County's General Plan) are located further south, also on the east side of US 101.

The residential scale and density of the proposed project is inconsistent with recently approved and constructed projects east of US 101, within the San Miguel Urban Area. The largest project approved recently in the San Miguel Urban Area is 11 ac, and the density of recently approved development is between 9 and 10 units per ac. The San Miguel Ranch project proposes to develop approximately 550 ac on the Development project site (roughly doubling the size of the urban area) at a density of 0.71 unit per acre. Due to the proposed building intensity and size of the project site, implementation of the proposed project has the potential to create adverse land use impacts related to traffic, agriculture, air quality, and noise. Each of these topics is addressed in detail in the appropriate sections of this EIR.

The proposed Development project site would include neighborhood and highway retail components. In addition, the proposed Development project site is located in close proximity (approximately 2.4 miles) to the San Miguel Urban Area "business district." The proposed scale of commercial development on the Development project site is consistent with a neighborhood convenience-oriented retail program characterized by smaller independent retailers that target day-to-day product consumption and consumer service needs of nearby residents. Development of retail uses on the proposed Development project site would have an effect on the volume of unmet retail potential in the area. According to a Retail Impact Study conducted for the proposed project (Appendix D of this EIR), the volume of unmet retail potential is substantial in relation to the trade area's existing and projected population base. According to the report, there is, in fact, a relative undersupply of existing retail space occupied by businesses within San Miguel, even for

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<sup>1</sup> San Miguel Community Design Plan, April 2003.

the limited population base. Proposed retail on the Development project site would be substantially supported by expenditure growth in the trade area represented by future project residents and, to a lesser extent, recapture of the volume of unmet demand that currently flows out of the area to Paso Robles or other areas. Therefore, it can be concluded that there would be negligible risk of retail development on the Development project site that would adversely affect future sales performance of existing retailers and cause widespread and protracted vacancy that leads to urban decay. Retail development on the proposed Development project site would increase purchase options available in the San Miguel Urban Area but would not pose a significant threat to existing retailers who are more conveniently located to serve existing residents in the town center area.

Activities associated with implementation of the proposed project would not substantially conflict with land uses in San Miguel Urban Area. The project is intended to provide additional housing opportunities near San Miguel and add population that may support local businesses. Therefore, the proposed project would not conflict with existing land uses in the San Miguel Urban Area, and no mitigation is required.

**Off-Site Improvements.** In addition to the residential, commercial, public facility, open space, and recreation uses on the Development project site, the proposed project also includes improvements to the interchange at Mission Street and US 101, a roadway extension, and expansion of the San Miguel CSD's Wastewater Treatment Plant. The proposed improvements to the interchange at Mission Street and US 101 would not conflict with existing land uses in the area.

The Tenth Street connector road would connect the Development project site to Tenth Street. The proposed roadway would bisect agricultural land. The proposed roadway would include two 12 ft travel lanes (one northbound and one southbound) from Tenth Street to the Development project site. Bioswales are proposed to be constructed on both sides of the road to capture surface runoff during storm events and control oils, grease, and other roadway pollutants. The connection to Tenth Street would occur through a 100 ft wide easement on the James property (APN 027-081-004) and through a separate parcel owned by the project applicant (APN 027-091-009). East-west access (east and west of the proposed roadway) would be maintained by a 120 ft access easement on the James property (APN 027-081-004). As discussed in Section 4.4, the proposed project, including the roadway connecting to Tenth Street, may hasten the conversion of approximately 54.3 ac (refer to Table 4.4.F in Section 4.4) of agricultural land in the project vicinity, including those properties bisected by the roadway. The potential conversion of this agricultural land represents a significant indirect impact related to agricultural resources. From a land use perspective, the proposed roadway would not prevent or inhibit use of the land for agricultural purposes except within the roadway footprint. For this reason, the potential land use conflicts associated with the Tenth Street connector road are considered to be a less than significant land use impact, and no mitigation is required. Refer to Section 4.4 for additional discussion of impacts to agricultural resources.

The expanded Wastewater Treatment Plant would be located adjacent to (immediately north of) the existing San Miguel CSD Wastewater Treatment Plant. A wine processing plant is located west of the Wastewater Treatment Plant site, across Mission Street. Land to the east and north of the site is vacant. As such, the expanded Wastewater Treatment Plant would not conflict with surrounding land uses.

**Potential Impact Summary:** As summarized below, potential impacts related to land use conflicts with Camp Roberts remain significant and adverse (Class I) after mitigation. As summarized below, potential impacts related to land use conflict with agricultural land, the San Miguel Urban Area, and surrounding land uses would be less than significant (Class III) or less than significant after mitigation (Class II).

Potential land use compatibility conflicts related to the coexistence of urban and agricultural land uses would be reduced to a less than significant level with implementation of Mitigation Measure 4.1.1. Potential land use compatibility conflicts related to the Development project site's proximity to a military installation cannot be reduced to below a level of significant even with implementation of Mitigation Measure 4.1.2. This potential impact remains significant and adverse. Potential land use compatibility impacts related to compatibility with the San Miguel Urban Area would be less than significant, and no mitigation is required.

The proposed roadway connection to Tenth Street would conflict with adjacent agricultural uses by bisecting agricultural land within a nonagriculture use, but would not result in a significant land use impact. For discussion of significant indirect impacts to agricultural uses, refer to Section 4.4 of this EIR. Other proposed off-site improvements (e.g., interchange improvements) would not conflict with surrounding land uses, and no mitigation is required.

#### **Threshold 4.1.5      Conflict with any applicable habitat conservation plan or natural community conservation plan**

There is currently no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat plan governing projects in this part of the County, and no further analysis is required.

**Potential Impact Summary:** No impact. The proposed project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or State habitat plan. No mitigation is required.

#### **4.1.6 Cumulative Impacts**

The cumulative study area for consideration of potential land use impacts is consistent with the cumulative study area for traffic, which is shown in Figure 4.2.3. The cumulative projects considered in this analysis and the traffic analysis are listed in Table 4.1.D. Construction of the proposed project, when considered in conjunction with several other existing and planned developments in proximity to the project, would contribute to a gradual alteration of the rural character of the Salinas River Planning Area. In addition, the proposed project results in a significant adverse land use compatibility impact related to the proximity of the Development project site to Camp Roberts and the creation of a divided community.

The Development project site has historically been used for dry farm grain production, although approximately 60 ac on the project site have been irrigated (from 1977 to 1985) for use as pasture

land. The 550 ac Development project site is designated AG in the County’s General Plan. With one exception, the Development project site is surrounded on three sides (north, south, and west) by lands currently designated for AG. The Development project site abuts one parcel designated RR at the southeast corner of the Development project site.

**Table 4.1.D: Cumulative Projects**

| No. | General Location                    | General Description  |
|-----|-------------------------------------|--|
| 1   | Northwest corner of US 101/Wellsona | 4,700 sf warehouse and office                                |
| 2   | 7320 Cross Canyon Road              | 30,000 sf winery complex                                     |
| 3   | 1575 Mission Street                 | 3 office buildings = 3,000 sf                                |
| 4   | corner N Street/11th Street         | 5-unit apartment building                                    |
| 5   | corner of Tenth Street/L Street     | 10-unit apartment building                                   |
| 6   | Wellsona                            | Storage and recycling center                                 |
| 7   | 1470 Mission Street                 | 5,000 sf build (2 residential units and 2,700 sf commercial) |
| 8   | 4444 Indian Valley Road             | Sand and gravel mine   |
| 9   | 7595 Estrella Road                  | Sand and gravel mine   |
| 10  | San Luis Street                     | Church   |
| 11  | 1300 N Street                       | Mini Storage   |
| 12  | 1215 Mission Street                 | 1,900 sf commercial and two residences                       |
| 13  | corner of Bonita/Crispin            | 3.5 ac designated RS redesignated for RSF                    |
| 14  | 525 11th Street                     | 60 residential lots  |
| 15  | 610 Crispin Avenue                  | 42 residential lots  |
| 16  | 998 River Road                      | 59 additional residential lots/1 existing residential lot    |
| 17  | East of river south of 14th Street  | 12 residential lots  |
| 18  | East side of Mission Street         | 8 commercial retail lots                                     |
| 19  | 8691 Martinez Drive                 | 3 residential lots   |
| 20  | 81 Wellsona Road                    | 2-lot commercial service lots                                |
| 21  | Martinez Road                       | 37 additional residential lots/1 existing residential lot    |
| 22  | 1335 N Street                       | 22 residential lots  |
| 23  | 720 16th Street                     | 14 additional residential lots/1 existing residential lot    |
| 24  | 620 12th Street                     | 34 residential lots  |
| 25  | 1176 N. Street                      | 3 residential lots   |
| 26  | 6620 Trailblazer Lane               | 2 residential lots   |
| 27  | 599 12 Street                       | 22 residential lots  |
| 28  | corner of L Street/Tenth Street     | 4 residential lots   |
| 29  | 9930 North River Road               | 2 residential lots   |

Source: County of San Luis Obispo Department of Planning and Building. November 2007.  
ac = acre                      RS = Residential Suburban                      RSF = Residential Single-Family  
sf = square feet

The proposed Wastewater Treatment Plant expansion site is currently vacant. The 6 ac site is designated RS in the County’s General Plan. The existing San Miguel CSD Wastewater Treatment Plant is located immediately adjacent to (south of) the proposed expansion site. Mission Street is

located west of the site, the Salinas River is to the east, and vacant land (designated AG) is located north of the site.

As of March 2005 there were approximately 766 ac of underdeveloped land within the existing San Miguel CSD service area, of which 686 ac are designated AG in the County General Plan. Development of the 550 ac development project site in addition to all currently vacant and/or agricultural land within the San Miguel CSD service area would result in the conversion of approximately 1,200 ac of land from AG to urban uses. Although development is not currently proposed on all land within the San Miguel CSD, build out of this area is anticipated by approximately 2034.<sup>1</sup> As of November 2007, the County had 29 pending applications in or near the San Miguel Urban Area that would result in the development of approximately 335 dwelling units. Based on County staff review of the existing inventory of vacant land in the San Miguel URL, there is sufficient available land for approximately 720 additional dwelling units.<sup>2</sup>

Potential impacts to agricultural land uses are analyzed in Section 4.4 of this EIR; however, the cumulative conversion of the agricultural lands to urban uses would contribute to a gradual alteration of the rural character of the San Miguel Urban Area. In addition, individual projects in the Salinas River Planning Area would have the potential to contribute to land use conflicts between agricultural and nonagricultural uses. Such conflicts would be addressed on a case-by-case basis, and the use of buffers (as with the proposed project) and appropriate design of those projects would be expected to reduce cumulative impacts related to agricultural land use conflicts to a less than significant level.

Growth to the north of the San Miguel Urban Area or west of US 101 also has the potential to contribute to land use compatibility conflicts with nearby Camp Roberts. As stated above, a plan was submitted by the Base Commander to Headquarters, Department of the Army (HQDA) in 2007 requesting the establishment of permanent conservation easements on neighboring properties under the ACUB Program. The Base Commander identified high priority areas to the north of Camp Roberts, in Monterey County, because they are adjacent to the area of the base where the loudest training operations are carried out; however, projects to the south, including the proposed San Miguel Ranch project, are also contributing to a pattern of development around the base that may adversely affect the utility or training and readiness missions of Camp Roberts. Although limited training currently takes place on Camp Roberts near the proposed project site, the potential land use compatibility impacts stemming from the project site's proximity to an active military installation in conjunction with that of other development projects to the north and south of the base, and increasing pressure to develop these areas, would result in a cumulatively significant impact related to land use compatibility.

**Potential Cumulative Impact Summary:** Class I. Although the cumulative conversion of agricultural lands to urban uses would contribute to a gradual alteration of the rural character of the San Miguel Urban Area, appropriate design of future projects would be expected to reduce cumulative impacts related to agricultural land use conflicts to a less than significant level. Military Use Real Estate Disclosure Statements, like the one required by Mitigation Measure 4.1.2, would inform potential residents of possible land use compatibility impacts between Camp Roberts and proposed residential uses, but they would not reduce potential compatibility issues to a less than

<sup>1</sup> San Miguel Community Services District Wastewater Master Plan. January 2005.

<sup>2</sup> Elizabeth Kavanaugh, Planner, County of San Luis Obispo. October 2008.

significant level nor reduce development pressure in areas surrounding the base. This impact remains cumulatively significant and adverse.

#### 4.1.7 Level of Significance Prior to Mitigation

Prior to mitigation the proposed project would result in significant adverse impacts related to land use compatibility (i.e., compatibility of agricultural and nonagricultural uses and proximity to military land uses) and the creation of a divided community. The proposed project would also contribute to a cumulatively significant impact related to land use compatibility (proximity to military land uses). The County also acknowledges the importance and breadth of the potential inconsistencies with County plans and policies by finding them to be potentially significant impacts.

#### 4.1.8 Mitigation Measures

**Mitigation Measure 4.1.1**      **Agricultural Buffers.** Prior to approval of the Final Map by the County Department of Planning and Building, a buffer of 200 feet (ft) shall be recorded as an easement on all lots adjacent to agricultural uses except Lots 329–334 and a portion of Lot 335 on which a buffer of 300 ft shall be recorded as an easement. The buffer shall be placed on the lots and shall be recorded as a distance from the property line to the proposed occupied structure. The agricultural buffer document shall be duly recorded in the chain of title of the subject properties. Prior to recordation, the number, location, and distance of all agricultural setbacks shall be reviewed and approved by the County Agricultural Commissioner or designee.

**Mitigation Measure 4.1.2**      **Military Use Real Estate Disclosure Statements.** Upon transfer of any real property on the San Miguel Ranch Development project site, potential buyers (or leasers) shall be furnished with a written copy of a Military Use Real Estate Disclosure Statement by the seller. The real estate disclosures shall acknowledge that livability and enjoyment of property by an owner (or leaser) may be limited by the military training and readiness missions of Camp Roberts. The real estate disclosure shall state that the property in question may be subject to high noise levels as a result of flight operations, munitions testing, or other military operations. The requirement that all potential buyers (or leasers) of property within this subdivision receive a Military Use Real Estate Disclosure Statement shall be duly recorded in the chain of title of the subject properties. Prior to recordation of the Final Map, the Director of the Department of Planning and Building shall review and approve the Military Use Real Estate Disclosure Statement to be recorded.

**Mitigation Measure 4.1.3**      **Tenth Street Pedestrian Connection.** In conjunction with construction of the proposed water line on the north side of Tenth Street, the project applicant, under the direction of the County of San

Luis Obispo Director of Public Works, or designee, shall install a minimum 4-foot-wide all-weather detached path along the length of the project's southerly access road and along the northerly side of Tenth Street from the project access road easterly to K Street. The design of the trail shall be approved by the Department of Public Works. Work within the State right-of-way shall be designed and constructed in accordance with California Department of Transportation (Caltrans) Standards.

#### **4.1.9 Level of Significance after Mitigation**

The proposed project would result in significant unavoidable adverse impacts related to land use after implementation of mitigation measures. The impacts are summarized below.

- Potential land use compatibility conflicts related to the coexistence of urban and agricultural land uses would be reduced to a less than significant level with implementation of Mitigation Measure 4.1.1.
- Potential land use compatibility conflicts (both project-level and cumulative) related to the Development project site's proximity to a military installation cannot be reduced to below a level of significance even with implementation of Mitigation Measure 4.1.2. Therefore, the proposed project would result in a significant adverse project impact related to its proximity to a military installation and contribute to a significant adverse cumulative impact related to land use compatibility with nearby military uses.
- The proposed project would also result in a significant adverse impact related to the creation of a divided community. Mitigation Measure 4.1.3 would require the construction of a pedestrian pathway linking the Development project site with the San Miguel Urban Area, but due to the project's location, size, and scale, this impact cannot be mitigated below a level of significance.
- Although not classified as (Class I) significant unavoidable impacts of the proposed project, the County acknowledges the potential significance of the inconsistencies between the proposed project and County plans and policies. No mitigation measures are required beyond those identified in Sections 4.2–4.15 of this EIR.

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