

6.0 GROWTH-INDUCING IMPACTS

6.1 CEQA REQUIREMENTS

The California Environmental Quality Act (CEQA) Guidelines Section 15126.2(d) states that for the preparation of EIRs, growth-inducing effects are defined as "... ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." The State CEQA Guidelines expand upon this description by stating, "Included in this are projects which would remove obstacles to population growth (a major expansion of a Wastewater Treatment Plant might for example allow more construction in service areas)."

Further, Section 15126.2(d) states: "Increases in the population might tax existing community service facilities requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

6.2 FRAMEWORK FOR ANALYSIS OF GROWTH-INDUCING IMPACTS

The proposed project, which is located outside of urban service areas and proposes the conversion of agricultural land to low- and medium-density residential uses, has the potential to substantially induce growth in the surrounding area. Environmental issue areas particularly susceptible to induced growth as a result of project implementation include those agricultural parcels currently in private ownership located adjacent to the Development project site and/or within the project study area/San Miguel Urban Area. This chapter of the Environmental Impact Report (EIR) analyzes the proposed project in terms of its potential to substantially induce growth in the surrounding area or region in accordance with the State CEQA Guidelines section discussed above. The analysis includes the following components:

1. Summarization of applicable planning documents as they relate to growth-inducing impact information and County policies and ordinances;
2. Review of the proposed project in terms of its potential for fostering economic or population growth (i.e., through provision of residential units and commercial businesses, either directly or indirectly, within the study area);
3. The growth effects of potential future subdivision of residential lots;
4. The growth effects of potential future secondary dwelling units; and
5. Identification of significant growth-inducing impacts.

Portions of the discussion in this chapter reference information and analyses contained in the Population and Housing and Land Use sections of the EIR. The growth-inducing analysis also addresses the proposed project's consistency with local and regional land use plans and population projections for the Development project site and the San Miguel Urban Area.

The proposed project would have the potential to remove obstacles to population growth not only directly through the residential and commercial units planned, but also through the proposed expansion of wastewater treatment and potable water storage services, which could have other direct and indirect environmental effects. This chapter considers the potential for the expansion of the existing San Miguel Community Services District (CSD) Wastewater Treatment Plant and a water storage tank on the Development project site to foster growth within the San Miguel area through provision of additional capacity for additional currently unplanned development in the community.

In addition, this chapter assesses the potential for direct and/or indirect environmental impacts from project-generated growth on other topics, including agriculture, biological resources, water consumption and other public utilities, regional air quality, scenic resources, community noise, population and housing, hazards/hazardous materials, public services such as police and fire/paramedic, schools, roads (circulation and access), landfills, and recreational facilities.

6.3 APPLICABLE PLANNING DOCUMENTS AND REGULATIONS

The following section references various County Planning documents and San Luis Obispo County Council of Governments (SLOCOG) data applicable to the issues of growth, sustainability, population, and housing. Table 6.A provides specific goals, policies, and other excerpts from the San Luis Obispo County (County) General Plan LUE, Housing Element, Agriculture and Open Space Element, Salinas River Area Plan, County Code Titles 21 (Property Division Ordinance), 22 (Land Use Ordinance), and 26 (Growth Management Ordinance).

6.3.1 County General Plan Land Use Element Inland Area Framework for Planning

The Land Use Element (LUE) is a plan describing the official County policy on the location of land uses and their orderly growth and development. The LUE is one of several parts (or elements) of the County General Plan. The Plan has been prepared in accordance with State law and has been adopted by the County Board of Supervisors. The LUE coordinates policies and programs in other County General Plan elements that affect land use and provides policies and standards for the management of growth and development in each unincorporated community and the rural areas of the County. The LUE also serves as a reference point and guide for future land use planning studies throughout the County (Inland Area Framework for Planning, January 1, 2003, page 1-1).

Table 6.A provides specific goals from the LUE that are particularly relevant to the analysis of the proposed project and are included as land planning policies in the Salinas River Area Plan.

Urban Reserve Lines and Urban Service Lines. The LUE established boundaries between urban and nonurban areas and levels of service for each through the urban reserve line (URL) and urban service line (USL). Table 6.A provides the descriptions of these boundary lines.

Table 6.A: Planning Policies and Ordinances Relevant to County Growth¹

Planning Document	Goal/Policy/Topic	REFERENCE
<p>COUNTY GENERAL PLAN LAND USE ELEMENT INLAND AREA FRAMEWORK FOR PLANNING (JANUARY 1, 2003)</p>	<p><i>Environment</i></p> <ol style="list-style-type: none"> 1. <i>Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.</i> 2. <i>Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.</i> <p><i>Population Growth</i></p> <ol style="list-style-type: none"> 6. <i>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.</i> <p><i>Distribution of Land Uses</i></p> <ol style="list-style-type: none"> 7. <i>Encourage an urban environment that is an orderly arrangement of building, structures and open space appropriate to the size and scale of development for each community.</i> 9. <i>Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.</i> 10. <i>Encourage the protection of agricultural land for the production of food, fiber and other agricultural commodities.</i> <p><i>Phasing of Urban Development</i></p> <ol style="list-style-type: none"> 11. <i>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.</i> 12. <i>Encourage the phasing of urban development in a compact manner, first using vacant or under-utilized "infill" parcels and lands next to existing development.</i> <p><i>Residential Land Uses</i></p> <ol style="list-style-type: none"> 13. <i>Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.</i> 	<p>CHAPTER 1, A. GENERAL GOALS</p>

Table 6.A: Planning Policies and Ordinances Relevant to County Growth¹

Planning Document	Goal/Policy/Topic	REFERENCE
	<p>Commercial and Industrial Land Uses</p> <p>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 uses.</p> <p>Public Services and Facilities</p> <p>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.</p> <p>URBAN RESERVE LINES</p> <p>The Urban Reserve Line (URL) is a boundary separating urban/suburban land uses and rural land uses. It is based upon both the needs of individual communities for areas of additional growth during the term of the LUE, which is a 20-year period. It relates to the capacities of community resources to support such growth. The urban reserve line defines growth areas around urban centers in which the county, or the county and affected city, will actively coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems and other matters related to the orderly development of urban areas.</p> <p>URBAN SERVICE LINES</p> <p>Within the urban reserve line of each community is the urban services line (USL). The USL encompasses areas where urban services are now provided or where such services are expected to be extended during the next 5 to 10 years, as the community expands toward the full development potential represented by the urban reserve line. Placement of the USL is based upon existing and planned (committed in capital improvement programs) service system capacities and upon community plans. The USL is reviewed every 5 years in the LUE update process, along with the growth projections and service capabilities on which it is based. Expansion of a USL is accomplished through an amendment of the Land Use Element, and should occur after LAFCO has amended the corresponding sphere of service line.</p>	<p>LUE, CHAPTER 4, SECTIONS D AND E</p> <p>LUE, CHAPTER 4, SECTIONS D AND E</p>

Table 6.A: Planning Policies and Ordinances Relevant to County Growth¹

Planning Document	Goal/Policy/Topic	REFERENCE
<p>SALINAS RIVER AREA PLAN (January 2007)</p>	<p><i>Area Plan Goals</i></p> <ol style="list-style-type: none"> 1. <i>Encourage a strong, integrated north county economy that will support community service and environmental demands.</i> 2. <i>Increase employment opportunities for all north county residents.</i> 3. <i>Encourage commercial and industrial development in communities that have the potential to provide a full range of infrastructure and services.</i> 4. <i>Encourage /land use that enhances individual community goals in a manner consistent with the heritage of the north county.</i> 5. <i>Encourage agriculture as an economic entity for its secondary benefit of maintenance of rural character.</i> 6. <i>Encourage the retention of historical character and heritage.</i> 11. <i>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 cooperative decisions among the County and various cities.</i> 12. <i>Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation and important wildlife corridors.</i> 13. <i>Recognize the importance of the Salinas River as a natural and multiuse resource, and permit development that will minimize or avoid impacts to this resource.</i> <p>The town of San Miguel has enough land to double its population, and to add six times its business development. According to the Salinas River Area Plan, Figure 4.2, in 1994, potential available development capacity for residential single-family and residential multi-family were 239 and 470 units, respectively. Vacant (available) land for commercial retail, commercial service, office professional and industrial uses included 65 acres, 23 of which are for industrial uses.</p> <p>The primary issue related to growth concerning the residents and property owners in San Miguel is to:</p> <ul style="list-style-type: none"> • <i>Direct growth in to the existing community in order to encourage agriculture and rural</i> 	<p>AREA PLAN, CHAPTER 4, LAND USE, SECTION VI</p>

Table 6.A: Planning Policies and Ordinances Relevant to County Growth¹

Planning Document	Goal/Policy/Topic	REFERENCE										
	<p><i>character around San Miguel</i> (Salinas River Area Plan, Chapter 4 Land Use, Section VI).</p> <p>Per community input, the method to address this concern is to:</p> <ul style="list-style-type: none"> • <i>Maintain the urban reserve line to encourage more development within town toward its build-out capacity, without increasing growth significantly in the surrounding rural area.</i> 											
<p>COUNTY GENERAL PLAN HOUSING ELEMENT (JULY 20, 2004)</p>	<p>Overall Housing Element Goal. The Housing Element has a single goal, which is to “achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.”</p> <p>Housing Element Objective 1 (HE 1). <i>The County will facilitate development of 3,554 new housing units during the five-year time period beginning January 1, 2004, broken down by income category as follows:</i></p> <table data-bbox="674 816 1566 971"> <tr> <td><i>Very Low Income (50 percent of median income)</i></td> <td><i>533 units</i></td> </tr> <tr> <td><i>Other Low Income (50 percent-80 percent of median income)</i></td> <td><i>391 units</i></td> </tr> <tr> <td><i>Moderate Income (80 percent-120 percent of median income)</i></td> <td><i>462 units</i></td> </tr> <tr> <td><i>Above Moderate Income (over 120 percent of median income)</i></td> <td><i>2,168 units</i></td> </tr> <tr> <td><i>Total New Housing Units</i></td> <td><i>3,554 units</i></td> </tr> </table> <p><i>The total housing need identified in the adopted RHNP exceeds the available resources and the County’s ability to satisfy those needs. Thus, the County has established the quantified objectives shown above as the maximum number of housing units, which can be provided, given known constraints and recent market trends. The percentages of housing units by income category established as the County’s objectives are the same as those established in the RHNP.</i></p> <ol style="list-style-type: none"> <i>1. The County will designate a sufficient supply of land for new housing, including a variety of housing types, tenure, price and neighborhood character.</i> <i>2. The County will designate land for new housing near locations of employment, shopping, schools, parks and transportation systems.</i> <i>3. The County will distribute land for housing to facilitate balanced communities in terms of housing types and prices.</i> 	<i>Very Low Income (50 percent of median income)</i>	<i>533 units</i>	<i>Other Low Income (50 percent-80 percent of median income)</i>	<i>391 units</i>	<i>Moderate Income (80 percent-120 percent of median income)</i>	<i>462 units</i>	<i>Above Moderate Income (over 120 percent of median income)</i>	<i>2,168 units</i>	<i>Total New Housing Units</i>	<i>3,554 units</i>	<p>CHAPTER 4, GOALS, POLICIES, OBJECTIVES AND PROGRAMS</p>
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Table 6.A: Planning Policies and Ordinances Relevant to County Growth¹

Planning Document	Goal/Policy/Topic	REFERENCE
	<ol style="list-style-type: none"> 4. <i>The County will use available federal and state financing to assist development of housing affordable to very low income, low income and moderate income households.</i> 5. <i>The County will offer incentives to encourage development of housing affordable to very low income and moderate income households.</i> 6. <i>The County will identify and eliminate or reduce regulatory barriers to housing to all income levels.</i> 7. <i>The County will continue to plan for future housing needs beyond the State-required planning period for this Housing Element.</i> 8. <i>The County will promote housing opportunities regardless of race, religion, sex, marital status, ancestry or national origin</i> 	
<p>COUNTY GENERAL PLAN AGRICULTURE AND OPENSOURCE ELEMENT (DECEMBER 15, 1998)</p>	<p>AGP17: Agricultural Buffers</p> <ol style="list-style-type: none"> a. <i>Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisor.</i> <p>AGP24: Conversion of Agricultural Land</p> <ol style="list-style-type: none"> a. <i>Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:</i> <ol style="list-style-type: none"> 1. <i>Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agricultural at the urban fringe.</i> 2. <i>Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.</i> 3. <i>Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.</i> 4. <i>Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and</i> 	<p>CHAPTER 2, SECTION C</p>

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Planning Document	Goal/Policy/Topic	REFERENCE
	<p><i>village reserve lines.</i></p> <p>OSG3: Prevent Urban Sprawl</p> <p>a. <i>Prevent urban sprawl by maintaining a well-defined boundary between urban/village boundaries and surrounding rural areas.</i></p> <p>b. <i>Maintain permanent separations between communities in order to retain the rural character of the county.</i></p> <p>c. <i>Protect rural and open space lands from inappropriate conversion to suburban and urban uses by establishing criteria to determine if a proposed conversion should be approved.</i></p> <p>OSP3: Conservation and Protection by Private Landowners</p> <p>a. <i>Encourage private landowners to protect and maintain open space resources on their properties.</i></p> <p>b. <i>Educate private landowners about the importance of protecting and maintaining environmentally sensitive resources and productive ecosystems.</i></p>	
<p>COUNTY CODE TITLE 21, REAL PROPERTY DIVISION ORDINANCE (JUNE 24, 2006)</p>	<p>(b) <i>Except as provided in subsection (a) or (c) of this section, each of the following divisions of land, regardless of the number of parcels created, shall be preceded by the filing of a tentative and parcel map pursuant to this title:</i></p> <p>(1) <i>Where the land before division contains less than five acres, each proposed parcel abuts upon a maintained public street or highway, and no dedications or improvements are required by the subdivision review board.</i></p> <p>(2) <i>Where each proposed parcel created by the division has a gross area of twenty acres or more and has an approved access to a maintained public street or highway...</i></p> <p>(4) <i>Where each proposed parcel has a gross area of forty acres or more, or each of which is a quarter-quarter section or larger.</i></p>	<p>CHAPTER 2, SECTION 21.02.010</p>
<p>COUNTY CODE TITLE 22, LAND USE ORDINANCE (JANUARY 13, 2005)</p>	<p>Residential – Secondary Dwellings</p> <p><i>A second permanent dwelling may be allowed in compliance with the Section in addition to the first dwelling on a site allowed by Section 22.10.130 (Residential Density), provided the site and the existing primary dwelling comply with all other applicable provisions of this Title. (A</i></p>	<p>LAND USE ORDINANCE CHAPTER 30 and 22, SECTION 22.30.470</p>

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	<p><i>caretaker residence is subject to Section 22.30.430, farm support quarters are subject to Section 22.30.480).</i></p> <p>A. Authority. <i>Secondary dwellings are authorized in compliance with the authority established by Government Code Sections 65852.2 et seq.</i></p> <p>B. Limitations on use.</p> <ol style="list-style-type: none"> 1. Accessory unit only. <i>A secondary dwelling shall be accessory to a primary dwelling and shall not be established on any site containing a guesthouse (Section 22.30.410) or more than one dwelling unit, except where a guesthouse is proposed to be converted to a secondary unit in compliance with this Section.</i> 2. Occupancy of primary and secondary units restricted. <i>No secondary dwelling shall be approved in compliance with this Section unless an owner of the site agrees to occupy one unit on the site as his or her primary residence. Prior to final building inspection, the applicant for a second unit shall record a notice against the property notifying any subsequent purchase that failure to meet this requirement will subject the second unit to abatement by the County in compliance with Chapter 22.10.</i> <p>E. Minimum site area. <i>A secondary dwelling may be allowed only on sites with the following minimum areas:</i></p> <ol style="list-style-type: none"> <i>1. 6,000 square feet for sites served by community water and sewer facilities;</i> <i>2. One acre (net) where on-site water supply and sewage disposal systems are proposed on an existing parcel, provided that all applicable requirements for separation between the existing septic system, new septic system for the secondary dwelling and any on-site and off-site water wells are satisfied, as well as all other applicable provisions of Title 19 of the Code for septic system design and performance; or.</i> <i>3. One acre (gross) where community water and on-site sewage disposal are proposed on an existing parcel, provided that all applicable provisions of Title 19 of this Code for septic system design and performance are satisfied.</i> <p><i>Except that where a larger minimum site area requirement is established by planning area standards (Article 9), the larger area shall be required.</i></p>	

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	<p>F. Design standards.</p> <p>1. Within the Residential Single-Family category.</p> <p>a. The maximum floor area of a secondary dwelling shall be 640 square feet, except that such area may be increased to a maximum of 800 square feet (exclusive of any garage) where the site satisfies the requirements of Subsection F.1.b.</p> <p>2. Other allowed land use categories.</p> <p>a. The maximum floor area of a secondary dwelling shall be 800 square feet, except that such area may be increased to a maximum of 1,200 square feet (exclusive of any garage) where the site satisfies the requirements of Subsection F.2.b.</p> <p>G. Parking. A secondary dwelling shall be provided one off-street parking space in addition to those required for the primary residence by Chapter 22.18 (Required Parking Spaces – Residential Uses). The parking space shall be located, designed and constructed in compliance with Chapter 22.18..</p> <p>Subdivision Design Standards</p> <p>Residential Rural Category: The minimum parcel size for new lots in the Residential Rural category is based upon the features including: Remoteness, fire hazard, fire response time, access and slope.</p> <p><u>Remoteness test:</u> Minimum parcel size based on distance of the parcel proposed for division from the nearest urban or village reserve line, measured on the shortest public road route between the reserve line and the site.</p> <p><u>Distance from Urban Reserve Line/Minimum Parcel Size</u> 10 mi/20 ac</p>	<p>SECTION 22.22.060</p>

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Planning Document	Goal/Policy/Topic	REFERENCE
	<p>5 to 10 mi/10 ac 0 to 5 mi/5 ac</p> <p><u>Fire Hazard/Response Time test:</u> The minimum parcel size shall be based on the degree of fire hazard in the site vicinity, and the response time for a fire protection agency to receive the call, prepare personnel and equipment, deliver personnel and equipment to each proposed parcel from the nearest non-seasonal fire station.</p> <p><u>Response Time/Minimum Parcel Size</u> 15 min or less/5 ac (for either moderate or high fire hazard) More than 15 min/10 ac-20 acres (for moderate or high fire hazard, respectively)</p> <p><u>Access test:</u> The minimum parcel size is based on the type of road access to the parcel proposed for division, provided that the proposed parcels will use the road considered in this test for access. Section 22.22.060 C.4 of the ordinance provides minimum access standards for right of way, surfacing and maintenance, for 20, 10 and 5-acre parcels.</p> <p><u>Slope test:</u> Section D of 22.22.060 identifies minimum parcel sizes (5 to 20 ac) for slopes averaging over 30 percent, 16 to 30 percent and 0 to 15 percent, pending whether the parcel is outside or inside a Geologic Study Area (GSA) combining designation</p> <p>Residential Suburban Category: the minimum size of parcels in the Residential Suburban category is based on the terrain of the proposed lots and the type of water and sewer service disposal facilities to be used.</p> <p><u>Slope test:</u> Minimum parcel sizes range from 1 to 5 acres depending on the slope categories listed above and whether or not the parcel to be divided is within a GSA combining designation.</p> <p><u>Water and Sewer test:</u> Individual well: minimum parcel size = 2.5 ac without community sewer and 1 ac with community sewer; Community water: minimum parcel size = 1 acre without community sewer and 1 acre with community sewer.</p> <p>Residential Single-Family category: the minimum parcel size is based on the type of public road serving the property proposed for division, terrain features (slope), and the type of sewage disposal facilities for the newly created parcels.</p> <p><u>Lot Access test:</u> street access to parcels to be divided:</p>	<p>SECTION 22.22.070</p> <p>SECTION 22.22.080</p>

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	<p><i>number of dwelling units, unless otherwise specified below. The number of new dwelling units to be allowed shall be based on the number of existing county unincorporated housing units, as defined by the most recent estimate provided by the State Department of Finance.</i></p> <p><i>c. Distribution of annual allotments. After the allowed number of new dwelling units is determined by the Board of Supervisors through the process described in subsections a and b of this section, the allotment shall be distributed countywide, based on the availability of resources needed to support the new development as defined by the RMS.</i></p> <p><i>(1) Diversity of dwelling unit types. In order to allow opportunities for (sic) development of individual dwelling unit types, the Maximum Annual Allotment of new dwelling units will be distributed as follows:</i></p> <p><i>(a) Category 1: Thirty-five (35) percent of the Maximum Annual Allotment shall be reserved for developers of (sic) multi-family dwellings and dwelling units in phased projects approved as Planned Developments or through adoption of a Specific Plan. No single applicant shall be eligible in any one year for more than five (5) percent of the Maximum Annual Allotment. Dwelling units to be developed in such projects may be carried over for one year upon written request of the applicant with the 180 days specified in subsection “g” of this section. If there are not enough applications for dwelling units to use up the 35 percent reservation in this category, those unused allotments shall be made in Category 2.[Amended 1995, Ord. No.2743; 2006, Ord. No. 3091]</i></p> <p><i>(b) Category 2: The remaining Sixty-five (65) percent of the Maximum Annual Allotment shall be available for all other applicants for new dwelling units. However, no single applicant shall receive more than five (5) percent of the annual allocations and/or allotments. If there are not enough applications for dwelling units in Category 2 in the fiscal year allotment, those unused allotments shall be available for use in Category 1. [Amended 2003, Ord. No. 3005; 2006, Ord. No. 3091].</i></p>	
<p>SMART GROWTH PRINCIPLES (ENDORSED BY BOARD OF SUPERVISORS JUNE 7, 2005)</p>	<ol style="list-style-type: none"> <i>1. Foster distinctive, attractive communities with a strong sense of place</i> <i>2. Create a range of housing opportunities and choices</i> <i>3. Provide a variety of transportation and land use choices</i> <i>4. Create walkable neighborhoods and towns</i> 	

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Planning Document	Goal/Policy/Topic	REFERENCE
	5. <i>Mix land uses</i> 6. <i>Strengthen and direct development towards existing communities</i> 7. <i>Take advantage of compact building design</i> 8. <i>Preserve open space, farmland, natural beauty and critical environmental areas</i> 9. <i>Make development decisions predictable, fair and cost effective</i> 10. <i>Encourage community and stakeholder collaboration</i> 11. <i>Strengthen regional cooperation.</i>	

This collection of planning policy information is intended to be representative, but not necessarily all-inclusive, as to policies and regulations relevant to economic and population growth in the County.

6.3.2 Salinas River Area Plan

The Development project site and off-site infrastructure areas are within the boundaries covered by the Salinas River Area Plan of the County General Plan (Salinas River Area Plan, January 2007).

According to the Salinas River Area Plan, the Salinas River planning area is experiencing diverse economic growth in all sectors, including agriculture, which traditionally has been the principal industry and the foundation of the rural lifestyle and image of north county. Much of the new development is increasingly oriented to commuter and retirement living, light industry, service businesses and tourism.

The cities of Atascadero and El Paso de Robles generate growth in these sectors as the two regional population centers with full urban services. The unincorporated towns of San Miguel, Templeton and Santa Margarita serve local residents with convenient services and some specialized regional facilities, such as the Twin Cities Hospital in Templeton. The planning area has been influenced economically by the City of San Luis Obispo in terms of regional shopping and employment, as well as a housing shortage that “spills over” into North County.

The climate and ambiance of the north county is unique and very positive for attracting a broad range of housing and employment. Opportunities exist to plan for long-range additional development within this setting, primarily to provide local employment and to attract a broad range of income levels and professions (Salinas River Area Plan, Chapter 1, Current Conditions).

In addition to the Countywide goals from the LUE Inland Area Framework for Planning, applicable selected goals from the Salinas River Area Plan are provided in Table 6.A.

Area Economy and Economic Goals. In accordance with the Salinas River Area Plan, job growth in the North County has lagged behind population growth, as housing in the planning area is overall more affordable than housing in San Luis Obispo, creating what is termed a “jobs/housing imbalance.” The Area Plan maintains that “the economic vitality of the Salinas River planning area depends on continued agricultural production, industrial and commercial expansion, and the presence of major State government facilities. Shopping and industrial areas should be located within the traditional urban centers to enhance the future commercial growth of business districts within communities” (Salinas River Area Plan, Chapter 2, Economy).

The economic goals of the Salinas River Area Plan are intended to reduce the number of residents commuting to San Luis Obispo for employment and shopping and to increase revenues to public services and facilities to offset the potential impacts of increased population growth through encouraging strong and balanced growth.

According to the Salinas River Area Plan, the Salinas River planning area provides more than enough land to meet overall projected economic and population growth needs until at least 2015. Some areas may build out sooner than others, however, depending partly on the availability of resources and services (Area Plan, page 4-4).

6.3.3 County General Plan Housing Element

The County of San Luis Obispo General Plan Housing Element (July 20, 2004) addresses the State-mandated requirement to designate sufficient land to accommodate the County's assigned share of housing need (California Government Code Section 65583). "Assigned share" is the share of regional housing need assigned to a city or county under a Regional Housing Needs Plan (RHNP) adopted by the local Council of Governments. The RHNP prepared by SLOCOG identified a total projected need for 18,035 new housing units divided between seven cities and unincorporated County areas and broken down by income group, including very low, low, moderate, and above moderate income (Housing Element, Chapter 3, Sites Analysis). The County portion of this projected need is 7,020 new units (see also Table 4.11.E in the Population and Housing section of this EIR).

For San Miguel, the Housing Element also identifies potential housing units possible on vacant residential multi-family parcels to be 494 new dwellings on 20.6 acres (ac) (Housing Element, Table 3.3).

Overall Housing Element Goal. The Housing Element has a single goal, which is to "achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County."

Two objectives have been established in order to achieve the overall goal. The first objective, Housing Element Objective 1 (HE 1), addresses the need for new housing. The second objective, Housing Element Objective 2 (HE 2), addresses the existing housing stock. Housing Element Objective 1, included on Table 6.A, specifies quantities of dwelling units by income category.

Table 4.11.F in the Population and Housing section of this EIR provides the housing need distributed by income as identified in the Housing Element for the unincorporated County of San Luis Obispo, which includes the Development project site and the remaining housing need as of 2003 (4,581 units).

Housing Element Policies. Policies are included in the Housing Element to guide future decisions by the County as it implements the more specific Housing Element Programs to achieve the Overall Housing Element Goal. Table 6.A includes selected applicable policies.

Community profile information for San Miguel population and development in the Housing Element has the following recommendations:

The County should encourage well-designed multi-family projects on available vacant land. The County should also encourage mixed-use projects in San Miguel that would bring in both residential and commercial developments. Increased commercial activities would allow existing San Miguel residents to work in the community where they live.

Secondary Dwellings. As specified in the County Land Use Ordinance, Title 22 of the County Code, secondary dwellings are allowed on lots of 6,000 square feet (sf) or greater. The Housing Element includes this type of unit as typically affordable for low- and very-low-income households because

they do not require acquisition of added vacant land, and County regulations limit their size to 1,200 sf or less.

6.3.4 County General Plan Agriculture and Open Space Element

The Agriculture and Open Space Element of the County General Plan includes several policies that address preservation of these resources in relation to County growth and land use changes. Policies relevant to the proposed project in terms of conversion of designated agricultural lands, buffers between nonagricultural and agricultural uses, and prevention of urban sprawl are stated on Table 6.A.

6.3.5 Land Use Ordinance (Title 22, County Code)

The County's Land Use Ordinance establishes development and performance standards for new or expanded development. Table 6.A provides specific excerpts from the ordinance related to secondary dwelling units and subdivision of property.

Article 9, Chapter 22.104, Section 22.104.070 of the County Land Use Ordinance provides for community development standards for the development within noncoastal areas of the County, including the URL of San Miguel. If the proposed project is approved, one of the discretionary actions would include expansion of the URL to include the Development project site and appurtenant off-site infrastructure. Site Development Standards as specified in Article 5 of the Land Use Ordinance would also apply to the proposed development; Article 5 includes site development standards pertaining to grading, drainage, fire safety, street and frontage improvements, and tree preservation.

6.3.6 County Growth Management Ordinance (Title 26, County Code)

The County Growth Management Ordinance, Title 26 of the County Code, was established to develop regulations to protect and promote public health, safety, and welfare. The ordinance established parameters for a Maximum Annual Allotment for growth for the entire County (unincorporated areas), set at 2.3 percent per year. Table 6.A states the objectives of the ordinance and procedures for dwelling unit allotments (in part).

The provisions of the Growth Management Ordinance apply to the issuance of all construction permits for new dwelling units¹ within the unincorporated areas of the County (Section 26.01.030, Growth Management Ordinance). New dwelling units must be determined to be in compliance with the provisions of the Ordinance. The Growth Management Ordinance also specifies the general procedures for determining the number of dwelling unit construction permit applications to be processed by the County per year (Section 26.01.070).

¹ Secondary dwelling units are excluded from the provisions of Title 26 as long as they are in conformance with the Land Use Ordinance (Section 26.01.034a).

6.3.7 Real Property Division Ordinance (Title 21, County Code)

The Real Property Division Ordinance, Title 21 of the County Code, contains the technical regulations and procedures for divisions of land. The ordinance regulates divisions of land to promote the orderly development of real property; protects purchasers and surrounding landowners; prevents circumvention of existing real property division and zoning and building ordinances and regulations; and ensures adequate services. This title of the County Code adopted subdivision regulations pursuant to the Subdivision Map Act.

Table 6.A provides information from the ordinance Sections 22.22.060 through 22.22.080 regarding minimum parcel sizes for division of residential property (RR, RS, RSF categories) based on site-specific criteria.

6.3.8 Smart Growth Principles

The County of San Luis Obispo Board of Supervisors endorsed the Smart Growth Principles as “Guiding Principles” (June 7, 2005) to encourage communities to incorporate smart growth design techniques in land use, transportation, and public safety. The Smart Growth Principles are listed in Table 6.A.

6.4 EXISTING CONDITIONS

Historic population trend information for San Miguel is provided in Table 6.B.

Table 6.B: U.S. Census Population Estimates 1950–2000 San Luis Obispo County

Community	1950	1960	1970	1980	1990	2000
San Miguel	572	910	808	803	1,123	1,497

Source: County of San Luis Obispo Housing Element, Housing Needs, Table 5.1, (July 2004).

Countywide annual growth rates for the years 1970 to 1988 ranged from 2.0 to 5.3 percent, for an average growth rate of 3.6 percent. For comparison, the State of California’s growth rate for the same period was 1.88 percent (Inland Area Framework for Planning, LUE, January 2003).

According to the County Housing Element, Chapter 5: Housing Needs (July 2004), between 1990 and 2000, San Miguel had an average growth rate of approximately 3.4 percent.

SLOCOG 2000 census data shows San Miguel with 527 housing units, including the unit types of single unit detached, single unit attached, two units, three or four units, five to nine units, and mobile home or trailer units.¹

Acreage of existing lands within designated land use categories in the URL, USL, and CSD jurisdiction in San Miguel are shown in Table 6.C.

¹ Source: SLOCOG 2000 Census of Population and Housing, www.slocog.org.

Table 6.C: Existing Land Uses in San Miguel URL, USL, and CSD

Existing Land Use Designations/Zoning	Acreage within Existing URL	Acreage within Existing USL	Acreage within CSD Boundary
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
Total Area	599.49	575.33	1,684.51

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.

6.5 FORECAST GROWTH

Projected growth for the County for 2005 to 2010 is 1.8 percent¹ compared to 1 percent for the State.²

San Miguel has vacant parcels that could be developed with residential units on RMF zoned parcels: as of 2004, when the Housing Element was last updated, 20.6 ac were available. Using an assumed density of 24 units per acre, these vacant parcels could yield 494 new multi-family dwellings (Housing Element, Table 3.3). This acreage is within San Miguel's URL. Other underdeveloped RMF property is also available.

Specific applications for development currently in the project study area combine with existing development and development under construction to represent the cumulative project envelope. Applications are currently pending for approximately 34 new developments within the San Miguel Urban Area, properties approximately 3 miles (mi) to the south adjacent to US 101, one project approximately 3 mi east of San Miguel, and one project almost 2 mi to the north of the town. The applications include warehouse, office, commercial, subdivision of lots for residential uses, sand and gravel mines (two locations), winery uses, and mixed-use buildings. Table 4.1.D presents the listing and locations of these potential cumulative developments.

¹ Forecast data does not include residential development on the Development project site (currently zoned Agriculture).

² Source: California State Department of Finance, and County LUE, Inland Area Framework for Planning, January 2003.

Table 6.D provides the projected population growth for the San Miguel Urban Area, unincorporated area, and the County from 2005 to 2030.

Table 6.D: Projected Household Population Growth from 2005 to 2030

	2005	2010	2015	2020	2025	2030
San Miguel	1,608	2,151	2,720	3,309	4,026	4,898
Unincorporated	101,629	112,082	123,637	135,474	148,391	162,654
San Luis Obispo County	262,897	282,515	302,893	323,604	345,906	370,092

Source: County of San Luis Obispo (2004). Housing Element Appendix G: Population Projections. Bold/italic data indicates population growth that would require an amendment to the General Plan.

By comparison, SLOCOG’s Regional Transportation Plan (RTP) projects an increase in population for San Miguel to 5,246 residents by 2025, a 241 percent increase from the population in 2004. This projected increase includes 3,708 additional residents, which would represent 5 percent of the region’s growth.

As shown previously in Table 4.11.F in the Population and Housing section of this EIR, the County General Plan Housing Element identifies the need for 4,581 new dwelling units in unincorporated areas of the County. This quantity includes income categories from “Very Low” to “Above Moderate” (Housing Element 2004).

Table 6.E provides data showing projections of dwelling units and population for San Miguel at area build out.

Table 6.E: Estimated Build-Out Capacity and Projected Build-Out Dates for San Miguel

Area/Community¹	Build-Out Dwellings	Build-Out Population²	Projected Build-Out Date³
San Miguel	1,333	3,599	2020+

Source: Table A-2: Build-Out Capacity (Salinas River Area Plan, January 2003).

¹ Community listings (San Miguel) include all land within urban reserve lines.

² The build-out population represents the likely ultimate population that can be expected within land use categories in this plan, including any limitations on density imposed by area plan or Land Use Ordinance Standards. It is noted that the population projection for 2020 for San Miguel varies slightly from the data contained in the Housing Element (see Table 6.D).

³ Projected build-out dates are estimates rounded to the nearest five-year interval using population projections in Table A-1 in the Salinas River Area Plan.

Build out year estimates used by the San Miguel CSD for service area demands anticipate build out as late as 2034 with population projections of 4,554.¹

¹ San Miguel CSD, Wastewater Master Plan, 2005.

6.6 ASSESSMENT OF POTENTIAL GROWTH INDUCING IMPACTS

6.6.1 Economic Growth

The proposed commercial retail and office components of the project would generate approximately 63 new jobs and commensurate economic activity in the San Miguel Urban Area. Approximately \$13.2 million per year in potential retail sales support is estimated for the 1,180 new residents that the proposed project could generate. Comparatively, the existing population base of 2,630 in the economic trade area around the Development project site (5 mi radius) accounts for approximately \$22.8 million of overall retail support.¹ The proposed retail commercial and office uses would primarily provide jobs for the local San Miguel and North County area. However, the proposed employment generated would not contribute substantially to improvement of the jobs/housing imbalance (jobs deficit) in the area.

The proposed project would add approximately 1,179 new residents over a seven-year period in San Miguel, and possibly additional residents if any secondary dwelling units were to be applied for by homeowners and approved by the County on the Development Project site. The new residents would increase economic activity in nearby retail establishments, including those on the Development project site, and other North County communities (Paso Robles, Atascadero, others). The increase in economic activity generated by the new residents on the Development project site would increase the demand for services such as restaurants, gasoline stations, landscaping/gardening, home maintenance, and other domestic services. A 24 to 36 percent increase in residents to the San Miguel Urban Area between 2020 and 2030 from development of the proposed project would be a significant increase in growth of the forecast population (see further discussion and Table 6.F below in “Population Growth”), which is forecast to be 3,309 in 2020 and 4,898 in 2030 (see Table 6.D). As a result, the proposed project’s new residents may induce new service providers to relocate to the area, and physical environmental effects may result from economic growth generated by the proposed San Miguel Ranch project.

6.6.2 Population Growth

Residents and Employees Generated by the Proposed Project. As discussed in Section 4.11, Population and Housing, the proposed project has the potential to increase population, housing, and employment in the project area through the establishment and development of 389 residential units, 2,500 to 3,000 sf of highway commercial, and 15,000 sf of neighborhood office/retail uses; and supporting infrastructural components for utilities and public services. The proposed project would increase the population by approximately 1,179² net new residents, 63 employees,³ and would increase the amount of housing in the San Miguel Urban Area by 389 dwelling units not previously assumed in the General Plan.

The proposed project is planned to be built out in four phases of construction and completed seven years from the start of Phase I. Build out of the project is anticipated to occur in 2017. As stated

¹ San Miguel Ranch Retail Impact Study, Alfred Gobar Associates, 2008.

² Calculation reached assuming 3.03 new residents per each of 389 households; Source: U.S. Census Bureau, Census 2000, San Miguel Census Designated Place.

³ Calculation reached .using factors in County’s Public Facilities Financing Plan: 3.33 employees per 1,000 sf office space, and 2.0 employees per 1,000 sf retail space.

earlier in this section, projected population statistics for the community of San Miguel at build out of the area (2020) include 3,599 residents¹ or 3,309 per the Housing Element (2004).

The proposed project would increase the San Miguel area’s population by an estimated 1,179 residents, a 79 percent increase in the existing community residential population of 1,497 in 2000, a 73 percent increase in the 2005 population of 1,608, and an additional 36 percent increase in population over the County’s projected population of 3,309 residents for San Miguel by 2020² for a total population (including the proposed project) of 4,488 residents. Table 6.F illustrates the projected population growth in the San Miguel Urban Area without the proposed project (County forecasts), with the proposed project (by phase and after build out), and the corresponding cumulative percentage increases the project would contribute to the San Miguel population.

Table 6.F: Population Growth with Proposed Project San Miguel Urban Area

	2005 ¹	2010 ¹	2011	2013	2015	2017	2020	2025 ²	2030 ²
Population without Project	1,608	2,151	2,300	2,500 ³	2,720	3,000 ³	3,309	4,026	4,898
Project Population Generation ⁴			627	121	291	140			
Forecast Population plus Project		2,151	2,927	2,621	3,011	3,140	4,488 ⁴	5,205 ⁴	6,077 ⁴
Percent Increase ⁵ (Cumulative)			27.3	29.9	38.2	39.3	35.6	29.3	24.1

¹ County Housing Element, Appendix G: Population Projections.

² As noted in the County Housing Element, Appendix G, these projections for 2025 and 2030 would include amendments to the General Plan.

³ Prorated estimate, no documented source.

⁴ Based on Proposed Phasing Plan, Section 3.6 in the Project Description Chapter and Figure 3.21; 1,179 total residents generated by the project.

⁵ Cumulative project residents after each phase and after proposed build out in 2017.

The proposed project would require a General Plan Amendment since the existing land use designation and zoning for the Development project site is AG (Agriculture) and the proposed uses would require redesignation and rezoning of the property to RR, RS, RSF, RMF, CR, REC, and OS. As such, the proposed project was not included in the County’s General Plan LUE for the Salinas River planning area, and the Development project site, at least in portions, was anticipated to remain in active agricultural production and/or available for future agricultural uses. The population projections for San Miguel for the build-out year of the proposed project (2017) and beyond do not include an additional 1,179 residents above the 3,309 residents forecasted for 2020 and 4,898 residents by 2030. The additional population would require increased consumption of area public services and utilities and use of community facilities. Direct and indirect impacts to natural resources in the project area could also result from the additional population.

¹ Source: Salinas River Area Plan, 2003.

² County Housing Element, using a more conservative number for analysis purposes.

Secondary Dwelling Units. Although secondary dwellings are not specifically proposed by the project applicant to be developed as part of the proposed subdivision and General Plan Amendment, secondary dwelling units are allowed to be built on lots of minimum size requirements within lots designated as Residential Rural (RR), Residential Suburban (RS), and Residential Single-Family (RSF) in accordance with the parameters set forth in County Land Use Ordinance Section 22.30.470. In addition to the 389 residential units proposed with the project subdivision, the applicant has specifically identified 11 residential lots of 5 ac or greater as having the potential for having future secondary dwellings. Therefore, for purposes of evaluating the potential growth-inducing impacts of the proposed project, additional residents over and above the 1,179 estimated for the 389 residential lots are considered herein.

Based on the U.S Census data of 3.03 persons per dwelling in San Miguel (2000 Census), an estimate of 33 (or rounding up, 35) residents could potentially reside in secondary units on the Development project site should applications for those units be submitted and approved.¹ This estimate is based on the enforcement of the applicant-proposed restriction to 11, 5 ac or greater lots on the project subdivision, which would be implemented through the provision of a deed restriction. Therefore, based on the proposed restrictions to 11 of the project lots, secondary dwelling units, if permitted, would add an incremental number of residents to the San Miguel Urban Area population. The incremental additional population would, in turn, contribute incremental direct and indirect effects upon natural resources and public services in the project vicinity.

However, if the proposed deed restrictions are not enforced, additional secondary units (i.e., more than 11) could be developed based on the parameters of Land Use Ordinance Section 22.30.470. Please refer to Section 6.6.5 of this chapter for a full qualitative analysis of the potential for future secondary dwelling units.

Resource Consumption and Impacts. The additional growth caused by the proposed project resulting from 1,179 additional residents and 63 employees on the site and in the expanded San Miguel Urban Area would consume, and therefore affect, limited resources, including potable water, agricultural lands, and natural biotic and wildlife habitat and movement corridor areas. Consumption of these resources were not anticipated in the County's land use, housing, agriculture, or open space policies, or the regional transportation plan for the North County area, as the Development project site is designated for agricultural use. As addressed in Chapter 4.0 of this EIR, the proposed development and infrastructural expansions would contribute to cumulative environmental impacts in the project study area.

6.6.3 Removal of Obstacles to Growth

The proposed project would include expansion of the capacity of the existing Wastewater Treatment Plant, provision of a one-million-gallon water tank on site, new potable water and wastewater lines connecting the Development project site to the San Miguel CSD Wastewater Treatment Plant and water zone, use of water from the on-site North water well (North Well), an additional roadway

¹ This factor of 3.03 persons per unit may be conservative given that secondary units are limited to no more than 1,200 sf, and possibly smaller; however, if the units are used as intended by the County for low- or very-low-income households, the estimate is considered reasonable.

connection to Tenth Street, minor improvement of the Mission Street/US 101 interchange (Camp Roberts Over Head), provision of gas and electric lines to connect with existing off-site lines, and a site for a future fire station.

Wastewater Treatment Plant Expansion. The new water tank and Wastewater Treatment Plant expansion would provide additional capacity beyond what would be needed for the proposed project development as further explained below. The San Miguel CSD's Capital Improvement Plan recommended in the Wastewater Master Plan¹ prescribed improvements to existing treatment facilities. As part of that plan, growth projections for San Miguel indicated that the existing plant would reach capacity in 2015. The CSD plans to expand the treatment plant and double the capacity (200,000 gallons per day [gpd] currently; 400,000 gpd with the expansion) in order to serve both the proposed project and future development in the area. The San Miguel CSD is the lead agency for the treatment plant expansion with decision-making authority for the expansion. The project applicant would pay connection and impact fees to the CSD, but would not fund the plant expansion itself. The project applicant owns the 6 ac property north of and adjacent to the existing treatment plant pond site, which is proposed for the location of additional treatment ponds, expanding the existing plant ponds (see Figure 3.3 in the Project Description chapter). As such, the proposed project would facilitate expansion of the Wastewater Treatment Plant site by virtue of potentially providing a site for the expansion, and expansion of the plant would facilitate the proposed project and the additional growth of the San Miguel area with up to 389 residential units, the potential for 11 secondary dwelling units, and 3.2 ac (up to 21,000 sf) of retail uses. The plant expansion would also allow the CSD to accommodate additional growth in the community other than the proposed project.

On-Site Water Tank. The proposed project would provide a one-million-gallon water storage tank at the southern end of the Development project site. The tank would store water for operational, fire, and other emergency uses. The capacity needed for the proposed project would be 850,000 gallons; the remaining 150,000-gallon capacity of the tank would be the financial responsibility of the CSD. The extra amount of capacity in the tank would be utilized by the CSD for other future development in the service area. Similar to the provision of a site for expansion of the Wastewater Treatment Plant, the proposed project would facilitate growth through accommodation of the proposed project's water storage needs and for an additional 250,000 gallons of water storage capacity for other future development.

Additional development projects that could be accommodated by the excess capacity of the water tank on the Development project site and the expansion of the Wastewater Treatment Plant would be required to undergo individual environmental analysis and review as to their potential effects on the environment and services prior to determination of approval. However, the proposed project could facilitate their development.

Water and Wastewater Line Connections. In addition to on-site water and wastewater infrastructure, the applicant proposes to add new off-site water and wastewater line connections from the Development project site to the San Miguel CSD facilities on the east side of US 101. As

¹ San Miguel CSD, 2005.

described in Section 3.5.3 in the Project Description chapter and shown on Figure 3.18, a new water connection line is proposed to extend from the Development project site underneath the freeway, parallel 20th Street, then travel south on Mission Street to a connection point near 19th Street, where the line would connect to the existing San Miguel water zone. An additional new water line connection is proposed that would extend south of the Development project site to Tenth Street, and from that intersection go under the freeway where it would connect to the existing San Miguel water zone. Proposed off-site wastewater connections include a force main extending from the Development project site across the US 101 via an existing underpass at the northern end of the project site, then south along Mission Street to the Wastewater Treatment Plant and proposed plant expansion area on the east side of US 101.

The proposed water and wastewater connection lines are not on the same routes to the CSD facilities and proposed expansion area (see Figure 3.18); however, they would be located adjacent to properties not currently developed and most of which are designated AG for agricultural uses, as discussed in Sections 4.1 and 4.4 (See Figures 3.4 and 4.1.2). The proposed project's provision of new water and wastewater lines through areas that currently do not have any lines would provide opportunity for future development along those areas for water supply and wastewater distribution. The AG-designated properties along the proposed line routes could be subject to conversion to development uses with the additional infrastructure connections (additional discussion of this issue is provided subsequently in this chapter under Indirect Effects of the Proposed Project on Growth).

In addition to AG-designated properties, the proposed water line extensions along the proposed new roadway to Tenth Street and the undercrossing to 20th Street to the north would potentially facilitate development of property designated Residential Rural between US 101 and the Development project site (refer to Figures 3.4 or 4.1.2).

As shown on Figure 4.1.2, both the agriculturally zoned properties along the proposed wastewater line along Mission Street and the Residential Rural-designated property west of US 101 are within the current CSD service area. Therefore, with implementation of the proposed water and wastewater connection lines in areas of San Miguel that currently do not have such lines, future growth could be facilitated on residentially designated property, and properties designated for agricultural uses could be prone to conversion to development.

North Well Water Use. Water supply for the nonagricultural uses of the proposed development would be obtained from an existing well on the Development project site, referred to as the North Well. As discussed in the technical report prepared by Fugro West, Inc. for the EIR analysis (Water Resources Evaluation, Proposed San Miguel Ranch Development), contained in Appendix L, build out of the proposed San Miguel Ranch development is estimated to be in 2014, and build out of the San Miguel CSD service area is estimated to be in 2028. The water analysis concludes that pumping in the San Miguel Ranch before and after project build out would not significantly decrease the groundwater levels in existing wells surrounding the development site in the Paso Robles Formation (Section 6.4.1, Fugro West, Inc., Water Resources Evaluation).

According to pump test data collected from the North Well in 2005 and 2006 by Cleath and Associates, (Fugro West, Inc., Water Resources Evaluation, Section 3.2, and Study, Appendix C), the North Well was successfully pumped at a sustained rate of 1,000 gallons per minutes (gpm). Pumping

at 1,000 gpm continuously would amount to 1,613 acre-feet/year (afy). A reasonable operational rate for a municipal well is approximately 75 percent of its maximum pumping rate. Due to seasonal fluctuations in demand and the need to take wells off line periodically, one could assume that the well is pumped at its maximum rate for 75 percent of the year. A 75 percent operational rate translates to approximately 1,210 afy. The build-out demand of the San Miguel Ranch is calculated to be 199 afy, and the higher build-out demand of the rest of the CSD is 677 afy (under Scenario A, as evaluated in Fugro West's report). The demand of the proposed project at build out plus the demand of the build out of the CSD service area results in a total of 876 afy ($199+677=876$). Therefore, the North Well appears to have additional capacity given the 1,000 gpm pumping rate and the 75 percent operational rate assumption. It should be noted that Fugro West did not perform a specific analysis of the pumping capacity of the North Well for the Water Resources Evaluation, and the above estimates are preliminary based on two pump test occasions.

If the proposed project is approved, the North Well would become part of the San Miguel CSD water infrastructure, as the Development project site would be annexed into the CSD's service area. The North Well would be used to pump water for the proposed development site's use, and if there were to be an excess amount of pumping capacity from the well as estimated, the CSD would be able to utilize the additional water for other demand in its service area. As such, the availability of the North Well for CSD use beyond the proposed project's water demand would potentially facilitate growth within the San Miguel CSD area. The San Miguel CSD has not indicated specific quantities of water anticipated to be used from the North Well for future demand other than that of the proposed San Miguel Ranch development; the CSD, however, would likely use any available water supply for nonagricultural uses within its system.

Camp Roberts Over Head Interchange Improvements. The improvements to area roadways as included with the proposed project include minor modifications to the Camp Roberts Over Head interchange (Mission Street) at US 101 to allow for full truck-turning movements, roadway access to the site from the north through the Bruinsma property on an existing utility easement, and a southern connection to the site from an improved link to Tenth Street via an easement on the James property. These proposed road and interchange improvements may facilitate further development among the private property surrounding the Development project site on the north, west, and south, should those respective property owners elect to further develop their land; however, like the Development project site, those parcels are also zoned AG and would also be required to obtain approval of a General Plan Amendment for development other than what is allowed under the AG zoning and land use designation. The properties adjacent to the proposed Tenth Street connection road from the Development project site, in particular, could be provided additional access to US 101, thereby facilitating conversion to future development.

The majority of the land surrounding the Development project site west of US 101 is government (Camp Roberts), and the minor improvements at the Camp Roberts interchange would not affect any future expansion of uses at the Camp. In addition, the southern gate of the Camp accessed by this interchange is not the main gate.

Future Fire Station Site. A 1 ac site is proposed to be reserved adjacent to the proposed Community Park (refer to Figure 3.6) for a future fire station that would be operated by the San Miguel CSD. The

fire station would not be constructed as part of the proposed project and is not required for serving the Development project site with fire and paramedic services. As such, the proposed site for a future fire station would not directly induce substantial growth to the area; however, it would facilitate the CSD's service capabilities in the future as the area builds out, potentially removing an obstacle to growth.

As discussed in Section 4.4, Agricultural Resources, the proposed project would convert existing agricultural production land to developed uses. Annexation of the Development project site into the URL and development on site would isolate a parcel of agricultural land (Assessor's Parcel Number [APN] 027-061-019) of 32.5 ac, as it would be surrounded by properties with residential land use designations. The conversion to development of the Development project site could hasten the development of this agricultural "island" property.

6.6.4 Potential Future Subdivision of Residential Lots

The County Code in Title 22, Land Use Ordinance, provides specifications for the subdivision of residentially zoned parcels, based on specific criteria such as circulation access, geologic study area combining designations, water and sewer facilities, slope/terrain, and fire protection access. Title 21, Real Property Division Ordinance, provides specifications for when a parcel map or tract map is required. Table 6.A. provides excerpted information pertaining to minimum parcel size per these types of criteria relevant to property to be divided.

The proposed site development plan (see Figure 3.6 in the Project Description chapter) includes subdivision of the 550 ac Development project site into 361 parcels, 345 of which would be single-family residential lots, zoned either RR, RS, or RSF. The proposed lot sizes in these use categories range from less than 1 ac to 20 ac. If the proposed Vesting Tentative Tract Map for San Miguel Ranch is approved, subsequent property owners could apply to further subdivide their parcels, if desired, as long as the proposed subdivision was consistent with the specifications and conditions prescribed in the County's Land Use Ordinance and Real Property Division Ordinance.

As discussed in the Project Description, Chapter 3.0, Section 3.5.1.3, certain conditions and methods are proposed to be placed on the project such that future resubdivision of the Residential lots would be prohibited. These conditions include:

- Planning Area Standards would be added to the Salinas River Area Plan to restrict further subdivision of lots on the Development project site
- Private Covenants and Deed Restrictions (referred to as CC&Rs) would be recorded with the final map that prevents resubdivision; a deed restriction would also be placed on the final map to prevent resubdivision
- Specific Map Conditions would be able to be placed on the final map by the County that prevent resubdivision
- Conditions of Approval would also be able to be added by the County to the Use Permit to prevent resubdivision of the residential lots

Additional development restrictions incorporated in the proposed subdivision include:

- Setbacks from ravines (minimum of 25 ft from centerline of the ravine)
- Agricultural buffers (200 ft development buffer on all lots adjacent to existing agricultural uses)
- Setbacks from oak trees (1.5 times the distance from the trunk of the tree to the dripline measured from the tree trunk)
- Open space areas would have no development other than the Homeowners Association facility
- 1 ac limit for building envelopes on all lots greater than 1 ac

Although the County's development approval procedures specify review of proposed subdivision maps in accordance with applicable ordinances and planning area standards, it is possible and has occurred that planning area standards, deed restrictions, and other standards placed on maps are overturned through the General Plan Amendment process. A General Plan Amendment can be applied for by a property owner at any time. In recent years, many of the requested General Plan Amendments to remove or modify planning area standards have been approved. As such, the development controls as proposed by the project applicant and included in the project description could be changed because land use and zoning controls can be amended to be removed or made less restrictive.

If a General Plan Amendment was requested to remove or modify the proposed planning area standards and deed restrictions, it would require an additional CEQA determination and planning review beyond what is being performed for the proposed project. As such, for the purpose and intent of disclosure as directed by CEQA, this section of the Growth-Inducing Impacts discussion qualitatively evaluates the potential for environmental effects if there were to be future re-subdivision of lots on the Development project site (after approval of the vesting tentative tract map) in accordance with the allowances of the applicable County ordinances. A quantitative analysis is not provided herein as there are many variables and conditions that could be applicable to potential future subdivision requests, and the applicant is not proposing more than the 345 lots in the RR, RS, and RSF Residential categories.

Each of the 345 proposed lots designated RR, RS, and RSF within the project Vesting Tentative Map could be further subdivided into additional lots, with minimum parcel sizes in accordance with the Land Use Ordinance. In the maximum, worst-case scenario, the potential number of resubdivisions could total 1,095 lots. Although it is unlikely that all of these theoretically permissible subdivisions would be requested and approved, this discussion includes the potential for these future subdivisions as a maximum, or worst-case, scenario for consideration. Maximum resubdivision of the proposed RR, RS, and RSF lots on the applicant's Vesting Tentative Map could create substantially higher numbers of lots, and thus residential units, than the 345 residential single-family or lower densities on the Development project site. This assessment is based on factors allowed in the Land Use Ordinance, Section 22.22, including 5 ac minimum parcels for RR, 1 ac minimum parcels for RS, and 6,000 sf minimum parcels for RSF zoned lots potentially further divided. For this scenario, it is assumed that the County would require setbacks from ravines, oak woodland areas, and other sensitive resources within the lots proposed for further division, which would reduce the number of potential new lots in accordance with the physical resources thereon. It is also assumed that the boundaries of the residential lots as proposed on the Vesting Tentative Map for the San Miguel Ranch would not be modified (e.g., open space lots would remain as shown and not affected).

Additional dwellings and residents generated by potential further subdivision of the proposed project lots, if approved in the future, would cause additional environmental impacts beyond those identified for the proposed project upon the resources and issue areas addressed in this EIR and are further discussed below. In addition, the potential additional lots and dwellings generated by further subdivision may be inconsistent with or usurp more than allowed out of the County's Maximum Annual Allocation of dwellings for the unincorporated areas of the County (refer to the County Growth Management Ordinance, County Code, Title 26).

Agricultural Resources. Further subdivision of project lots could have additional inconsistency with Agricultural Policy 17 (Agricultural Buffers) and could cause increased impacts to adjacent agricultural lands through increased development on the Development project site. Consumption of the groundwater supply for adjacent agricultural uses could incrementally increase. Additional subdivision of lots would not cause any further impacts to conversion of prime farmland and Policy 24, as the conversion of the site would have occurred with tentative map approval.

Biological Resources. Further subdivision of the proposed lots for RR, RS, and RSF uses on the Development project site would substantially increase the number of single-family dwelling units within the build areas of the current tentative map. It is assumed that no parcel boundaries would change with further subdivision (e.g., increased in size) and therefore, the open space lots proposed with the current proposed map would remain. A substantially increased number of residential units would cause increased indirect effects on biological resources, including wildlife that inhabit the site and adjacent areas, such as increased noise, fumes, and movement from additional vehicular traffic on roadways both on and off site, increased human activity on and around the site, increased night lighting, and increased use of pesticides and other manmade products that could be harmful. It is possible that additional impacts to oak trees and other sensitive plants in the areas within the proposed lots could be impacted by further division of the property, beyond the impacts caused by the proposed subdivision, should any such vegetative resources occur outside the protected buffer areas of each parcel. Other indirect effects of additional lots, dwellings, and population on biological resources could include further water quality degradation in area drainages used by wildlife.

Water Consumption and Storage. Future subdivision of lots proposed under the project Vesting Tentative Map would increase potable water demand and storage needs for additional dwelling units. The amount of additional water needs would depend on the number of divided lots approved and units built; however, additional subdivision could cause adverse effects on groundwater drawdown for water supply to the Development project site. Additional groundwater drawdown would also incrementally affect neighboring agricultural production parcels as well as developed lots that rely on the basin. Additional withdrawal from the groundwater supply for development of the Development project site and maximum land division is not included in areawide service planning projections. The proposed water tank on site would have excess capacity that could serve future development on the Development project site or in the CSD's service area, depending on the number of additional dwellings created through future division of lots. It is possible that more dwellings could be allowed than could be served by the extra capacity of the project water tank as proposed.

Traffic and Circulation Capacities. Additional division of Development project site lots in the future could potentially generate a substantially greater number of dwelling units on site than is currently proposed in the San Miguel Ranch Plan. The additional dwelling units would incrementally increase the traffic on area roads, both on and off site, as well as on US 101, further reducing roadway capacity at peak hours and throughout the day. The proposed project would cause significant adverse traffic impacts at selected study area intersections and roadway segments (refer to Section 4.2). Levels of service at these and possibly other intersections and segments with substantially more dwelling units on the Development project site would worsen and potentially require additional mitigation measures such as road widening or intersection expansion to reduce circulation impacts. The physical actions required by mitigation measures can also have their own physical effects on the environment that would have to be specifically evaluated.

Regional Air Quality. The proposed project would generate significant adverse levels of dust and construction equipment emissions during construction phases and significant levels of carbon monoxide (CO), reactive organic gases (ROG), and nitrogen oxide (NO_x), emissions during project operations from vehicle traffic as well as stationary sources. It is possible that if project lots were further divided in the future and additional dwelling units were allowed, additional emissions from the increased number of construction equipment and vehicles during home construction (if more than 4 ac were being worked on simultaneously) and emissions from vehicles and stationary sources during the long term after construction would incrementally worsen the cumulative regional air quality condition for specific emissions.

Visual/Scenic Resources. Further division of the lots proposed with the San Miguel Ranch Vesting Tentative Map would enable development of additional single-family dwellings on the Development project site, within parcel boundaries, and additional dwelling units would exacerbate the significant adverse visual impact to scenic vistas of the site as addressed in Section 4.3, including development of the ridgetop, blocking of the Sensitive and Scenic Resource Areas and Highway Corridor Design Standard areas, and loss of open space. Further lot division and dwelling unit construction would also increase the amount of light and glare generated on site both during daylight and nighttime hours. Further subdivision and development would increase the overall development density on the Development project site and further degrade the existing visual character and quality of the site and its surroundings. Additional mitigation such as new landscaping and berms can have their own physical effects on the environment.

Community Noise. Additional lots and residential dwellings from future subdivisions would incrementally increase noise along area roadways and US 101 due to the additional vehicular trips generated. On-site ambient noise from daily residential activities would also increase.

Additional residents from re-subdivisions would be subjected to noise impacts from Camp Roberts aircraft flights over the Development project site, as well as blast noise from Camp artillery/mortar rounds, grenades, and explosives.

Public Services (Police, Fire/Emergency Services, Schools, Libraries, Roads, and Solid Waste).

Increased development on the Development project site over and above the dwelling units planned with the proposed project would further increase demands for public services, including fire/paramedic, police (County Sheriff offices), area schools, the San Miguel Library, road maintenance, and solid waste generation. Whether the additional demand for these services could be provided would depend on the quantity of new dwellings added from future subdivisions; however, expansion of school facilities and Sheriff and Fire personnel (CSD) and facilities could be necessary. Landfill capacity is available at Paso Robles and Chicago Grade landfills, and those facilities are likely to be able to accommodate additional solid waste generated by further subdivision and development on site; however, further subdivision and development would not have been included in landfill planning estimates for growth of the North County area.

Water Quality. Further division of lots on the Development project site would incrementally increase the amount of pollutants (grease, oils, chemicals, fertilizers, incidental trash, and/or other household products) entering the on-site drainages both in the existing condition of natural draws and in the postproject storm drain system.

Population and Housing. Additional dwelling units that could potentially be developed if lots on the project were further subdivided would contribute to the housing supply in the North County area and San Miguel Urban Area, consistent with Housing Element policies to provide sufficient dwelling unit for future population growth in the County. Additional units would also increase the population in San Miguel, above and beyond the forecast population for area build out (2030). No additional multifamily or affordable housing units would likely be developed as part of lot subdivisions, as these lots would remain as designated after development of the proposed project (RR, RS, and RSF).

Recreation. Future subdivision of project lots would add residents to the project area, potentially a significant amount; additional residents would incrementally increase the demand for regional and local recreational facilities. On-site recreational parks and trails are included as part of the proposed project, and these facilities would serve any additional residents generated by future lot division. Additional residents may increase pressure on existing off-site recreation facilities such as the San Miguel community swimming pool. However, additional park acreage would be required to accommodate more residents on site, in accordance with the County Code, than what the proposed project would require. The proposed park acreage would most likely accommodate the additional residents since 13.2 ac of park facilities are planned and 3.5 ac would be required to accommodate the proposed project.

Hazards and Hazardous Materials. Additional incremental amounts of hazardous materials could be generated if project lots were further subdivided and developed with single-family dwelling units. Generation of hazardous materials and emissions from construction and operation of additional single-family dwellings on the Development project site would be regulated, as the proposed project development would be, and similar mitigation measures and standard conditions of review and approval would be required prior to issuance of permits and construction.

Land Use and Policy Consistency. Approval of the proposed General Plan Amendment and Zone Change for the proposed project would revise the designation and zoning of the Development project site to the land uses described in the Project Description chapter (see Table 3.C). Future resubdivision of Residential lots zoned RR, RS, and RSF would be consistent with the changed zoning, Land Use Ordinance guidelines, and planning area standards. Further subdivision of project lots would divide an established community; however, each applicant would be existing property owners in the development, and the division would be for the same type of land use. Potential compatibility conflicts related to the properties' proximity to the Camp Roberts installation if project lots were further subdivided would be the same as with the proposed project, representing a significant unavoidable adverse impact that is not mitigable.

6.6.5 Potential Future Secondary Dwelling Units

The Land Use Ordinance, Title 22 of the County Code, indicates that secondary dwellings that meet the parameters set forth in Section 22.30.470 of the Ordinance are a permitted use on properties zoned either RR, RS, or RSF (Title 22, Article 2, Table 2-2). Secondary units could be allowed on lot sizes from 6,000 sf and greater in accordance with specific water and wastewater service requirements per size of lot (community system hook-ups, on-site wells, or septic facilities), as specified in the Land Use Ordinance (Title 22, Article 4, Section 22.30.470 E). Secondary units could range in size from a maximum of 640 sf within the RSF land use category up to a maximum of 1,200 sf within the RR or RS land use categories where the site satisfies the size, water, and wastewater requirements set forth in the Land Use Ordinance (Title 22, Article 4, Section 22.30.470, Subsections F.1.b and F.2.b). As described earlier in this EIR chapter, secondary dwellings would specifically be accessory to the primary dwelling, shall not be established on any site with a guest house, and the owners of the site (lot) would be required to live in either the primary or secondary unit on the property as their primary residence (Title 22, Article 4, Section 22.30.470 B1, B2). Table 6.A. provides excerpted specifications and limitations regarding secondary dwelling units.

Lot Nos. 291–295 and 343–348 on the Vesting Tentative Map for the proposed project are over 5 ac each and are proposed by the applicant as those to which potential secondary units could be limited (refer to Section 3.5.1.3 in Chapter 3.0 of this EIR). This applicant-proposed restriction would be implemented through the provision of a deed restriction included on the development's Covenants, Conditions, and Restrictions (CC&Rs) to be enforced by the Homeowner's Association or the County. As previously discussed, the development controls (in this case a deed restriction) as proposed by the project applicant and included in the project description could be changed because land use and zoning controls can be removed or made less restrictive through the General Plan Amendment process. If a General Plan Amendment was requested to remove or modify the proposed planning area deed restriction it would require an additional CEQA determination and planning review beyond which is being conducted for the proposed project.

Although secondary dwellings are not specifically proposed by the project applicant to be developed as part of the proposed subdivision and General Plan Amendment, for the purpose and intent of disclosure as directed by CEQA, this section of the Growth-Inducing Impacts discussion provides a qualitative evaluation of the potential environmental effects if there were to be future construction of secondary residential dwelling units on the Development project site (after approval of the vesting tentative tract map) on all project lots that meet the required specifications of the applicable County

ordinances. A quantitative analysis is not provided herein, as there are many variables and conditions that could be applicable to future applications for secondary dwelling units, and quantifying the analysis would be speculative. It would be even more speculative to assess the scenario of future secondary dwelling units on lots resulting from potential future resubdivision requests. Therefore, a qualitative assessment of secondary units on the tentative map as proposed is provided.

Of the 389 residential lots proposed with the project subdivision, 345 would meet the RR, RS, or RSF zoning allowance for a secondary dwelling unit. In addition, according to the Vesting Tentative Map, each of the 345 proposed lots within these three land use categories range in size from at least 6000 sf up to 20 ac, all of which would meet the minimum site requirement for the addition of a second permanent dwelling to the first dwelling on the site (lot). Therefore, in the maximum worst-case scenario, the potential number of future secondary dwelling units could total 345 units, which would almost double the number of residential single-family units proposed on the Development project site. Although the development density of the project site could potentially increase, it is assumed herein that the boundaries of the residential lots as proposed on the Vesting Tentative Map for the San Miguel Ranch would not be modified (e.g. open space lots would remain as shown).

The discussion below addresses additional environmental impacts to the resources and issue areas identified for the proposed project in this EIR that would be caused by additional dwellings and residents generated by potential approval of future secondary dwelling units on all qualified lots.

Agricultural Resources. The potential future construction of secondary dwelling units on the Development project site would not change any parcel boundaries or convert additional agricultural resources, as these resources would have already been converted through approval of the Vesting Tentative Map. Therefore, the addition of secondary dwelling units would not cause any further impacts to the conversion of prime farmland and inconsistency with Policy 24. However, the construction of secondary dwelling units would increase development and population on the Development project site and could therefore cause increased impacts to adjacent agricultural lands and have additional inconsistencies with Agricultural Policy 17 (Agricultural Buffers). Although limited to less than or equal to 1200 sf, secondary units would add additional residents on the Development project site who would consume additional water beyond the proposed development of 389 dwelling units. The additional water consumption would depend on the number of secondary units applied for, approved, and constructed; however, consumption of groundwater supply for adjacent agricultural uses could incrementally increase.

Biological Resources. Although the addition of secondary dwelling units would not change the footprint of the Development project site, the number of dwellings and residents could almost double depending on the quantity and size of the secondary units allowed. Increased indirect effects on biological resources and wildlife would be caused by the substantial increase in the number of single-family dwelling units. Such effects include increased noise, fumes, and movement from additional vehicular traffic on both on- and off-site roadways, increased use of pesticides and other potentially harmful manufactured products, increased human activity on and near the project site, as well as increased night lighting. It is also possible that additional impacts to oak trees and other sensitive plants could result from the construction of secondary dwelling units on the site. In addition, further water quality degradation in area drainages used by wildlife could occur as an indirect effect on

biological resources from the addition of secondary dwelling units and the associated increase in population. No additional direct habitat impacts would result, as the footprint of the proposed lots would not increase.

Water Consumption and Storage. Secondary dwelling units are only allowed on sites served by either community or on-site water and sewer facilities (Title 22, Article 4, E, and F). The increase in residents generated by the potential addition of secondary dwelling units on the Development project site would increase potable water demand and storage needs. Although the amount of additional water consumption would depend on the quantity of secondary units approved and constructed and the number of residents in the units, any additional water consumption could incrementally add to groundwater drawdown. The additional groundwater drawdown associated with the development of the Development project site, including any potential future secondary residential units, is not included in areawide service planning projections. As for water storage, the proposed water tank for the Development project site would have excess capacity that could serve potential future secondary units on site as well as other dwellings in the CSD service area. However, it is possible that more dwellings could be allowed than could be served by the extra capacity of the proposed project water tank.

Traffic and Circulation Capacities. The proposed project would cause significant adverse traffic impacts at selected study area intersections and roadway segments, as detailed in Section 4.2. The potential future addition of secondary residential dwelling units on the Development project site would incrementally increase traffic on area roads and US 101, further reducing levels of service at the identified and possibly other intersections and roadway segments, especially during peak hours throughout the day. The number of daily and peak-hour trips would depend on the number of secondary units built. The increased traffic and circulation impacts due to the potential construction of secondary units could possibly require additional or expanded mitigation measures such as road widening or intersection expansion to reduce those impacts. Mitigation measures may also have their own potential impacts, as the physical actions they require could also have physical effects on the environment that would have to be specifically evaluated. Section 22.30.470 of the County Land Use Ordinance further specifies that each secondary dwelling unit shall be provided at least one off-street parking space in addition to those required for the primary residence (Title 22, Article 4, G). Off-street parking would be able to be incorporated into the site plan for the secondary unit, to be reviewed by the County as part of the application package.

Regional Air Quality. As discussed previously in Section 4.5, Air Quality, the proposed project would generate significant adverse levels of dust and emissions during the construction phases as well as significant levels of carbon monoxide (CO), reactive organic gases (ROG), and nitrogen oxide (NO_x) emissions during the operational project phase from vehicular traffic and various stationary sources. If secondary dwelling units were approved and constructed (more than 4 ac under construction simultaneously), then it is possible that construction phase emissions from construction equipment and vehicles and long-term emissions from vehicles and stationary sources would incrementally worsen the cumulative regional air quality condition for specific emissions. Most likely, emissions and dust from construction of secondary dwelling units would be spread out over time depending on the quantity and frequency of application approval.

Visual/Scenic Resources. Depending on the quantity and location of units approved and constructed, the addition of secondary dwelling units on the Development project site may incrementally increase the already significantly adverse visual impact to scenic vistas of the site caused by the proposed project, including further development of the ridgetop, additional blocking of the Sensitive and Scenic Resource Areas and Highway Corridor Design Standard areas, and the loss of more open space views. Any additional residential units would also incrementally increase the amount of light and glare on the project site during both daylight and nighttime hours. Although the construction of secondary dwelling units would not change the development footprint of the proposed project site, the overall development density would increase, thus further degrading the existing visual character and quality of the site and surrounding area. Depending on the location of the secondary dwelling units on the lots (attached to or detached from the primary residence), additional mitigation measures such as new landscaping and berms could also potentially be required. These potential mitigation measures could have their own physical effects on the environment that would have to be specifically evaluated.

Community Noise. Secondary dwelling units on the Development project site would incrementally increase on-site ambient noise from daily residential activities. Noise along area roadways and US 101 due to the additional vehicular trips generated by the additional residents would also increase. Noise levels would depend on the number of secondary units and added vehicular trips.

Public Services (Police, Fire/Emergency Services, Schools, Libraries, Roads, and Solid Waste). Additional dwellings and residents generated by potential secondary residential units on the Development project site would further increase demands for public services, including police (County Sheriff offices), fire/paramedic services, area schools, the San Miguel Library, road maintenance, and solid waste management. The extent to which the additional demand for these services could be provided would depend directly on the number of secondary single-family dwelling units approved and constructed and the number of additional residents generated. Potentially, additional Sheriff (County) and fire personnel (CSD) and facilities as well as the expansion of school facilities could be necessary. The short-term significant impact from the proposed project to Sheriff personnel would be exacerbated by additional secondary dwelling residents. Library services would also be significantly impacted by the proposed project, and additional demand from secondary unit residents would exacerbate that significant impact. Although landfill capacity is available at Paso Robles and Chicago Grade Landfills and those facilities could likely handle the additional solid waste generated by the development of secondary single-family units on the Development project site, the additional dwellings would not have been included in areawide landfill service planning projections.

Water Quality. The amount of pollutants (grease, oils, chemicals, fertilizers, incidental trash, and/or other household products) entering the on-site drainages, both in the existing condition of natural draws and in the postproject storm drain system, would incrementally increase with the addition of permanent secondary residential dwellings on the Development project site.

Population and Housing. Construction of potential future secondary residential units on the Development project site would contribute to the housing supply in the North County area and San Miguel Urban Area, consistent with Housing Element policies to provide sufficient low- or very-low-income households for future population growth if the units are built as specified by the County Land Use Ordinance (secondary units are limited to no greater than 1,200 sf). Additional units would also increase the population in San Miguel, although the number of residents per unit would be limited due to the small size of the secondary residential dwellings. Regardless, any additional units and associated residents would be over and above those planned and forecasted for area build out (2030). Secondary dwelling units are single-family units; therefore, no multi-family units would be developed; secondary dwellings can only be constructed on lots designated as RR, RS, or RSF.

Recreation. Additional residents generated from the construction of secondary dwelling units on the Development project site would incrementally increase the demand for regional and local recreational facilities. On-site recreational facilities, including parks and trails, are included as part of the proposed project and would be able to serve any additional residents generated as a result of secondary residential dwelling units since 13.2 ac of park facilities are planned for the Development project site. However, only 3.5 ac would actually be required to accommodate the proposed project.

Hazards and Hazardous Materials. If project lots were further developed with secondary residential dwelling units, then additional incremental amounts of hazardous materials could be generated. Generation of hazardous materials and emissions from construction and operation of secondary dwellings on the Development project site would be regulated in a manner similar to the proposed project development. Also, similar mitigation measures and standard conditions of review and approval would be required prior to issuance of permits and construction.

Land Use and Policy Consistency. The future potential addition of secondary dwelling units on Development project site lots zoned RR, RS, or RSF would be consistent with zoning, Land Use Ordinance Guidelines, and planning area standards. Although the overall development density of the Development project site would increase, each applicant for secondary units would be an existing property owner and resident in the development, and the additional residential unit would not only be a permitted use but the same type of land use. Potential compatibility conflicts related to the secondary dwellings' proximity to the Camp Roberts installation would be same as with proposed project properties, representing a significant unavoidable adverse impact that is not mitigable.

6.6.6 Indirect Effects of the Proposed Project on Growth

Although the proposed project would not increase the overall County population by a substantial margin, it would substantially increase the existing San Miguel Urban Area population with essentially unplanned development (not accounted for in local and regional projections) in a rural, agriculturally zoned area west of US 101. Approval of the proposed General Plan Amendment and Zone Change, could, therefore, set a precedent for similar conversion of nearby agricultural properties to developed uses. Section 4.4, Agricultural Resources, addresses the potential for future development of AG-zoned properties immediately adjacent to and near the Development project site. Table 4.4.F

and Figure 4.4.5 list and show the properties that are subject to potential conversion (ranked 2 and 3) and that require mitigation to reduce that potential impact.

Other properties currently zoned for agricultural uses adjacent or near the proposed wastewater and water connection lines to the Development project site have characteristics that would make potential conversion too speculative. These parcels include APN 027-011-030, 027-011-018, 027-091-006, 027-091-010, and 027-111-043 and are shown on Figure 4.4.5 and Table 4.4.F in the Agricultural Resources section). These properties are located between the Development project site and US 101, north of the Residential Rural designated property, west and south of the proposed road extension to Tenth Street, and east and west of Mission Street along the Salinas River corridor, where the proposed wastewater line alignment would be adjacent to Mission Street. These parcels may be too small, not adjacent to the Urban Reserve Line, or would not be altered by the proposed project infrastructure, and therefore would not require mitigation to reduce potential for conversion. However, these agricultural properties could be subject to development pressure, particularly if the Development project site and properties ranked 2 and 3, or any portions thereof, were developed.

AG-designated properties west of the Development project site may also be prone to conversion, as the Development project site would have on-site water and sewer lines to serve the proposed development lots.

As such, project approval has the potential to indirectly induce growth in the nearby areas outside of the San Miguel Urban Area, URL, and USL. The potential environmental effects from other similar development on agriculturally zoned properties would depend on the specific development components and intensities, if proposed. If similar unplanned development were to occur on other properties in the vicinity, environmental issue and resource areas that could experience significant effects include loss of important farmlands, sensitive plant and wildlife species habitat, restriction of wildlife movement areas and loss of open space, visual and aesthetic impacts, traffic operations, and increased demand for public services and utilities and water consumption.

6.6.7 Consistency with County Planning Documents and Regulations

Land Use Element. The policies in the LUE of the General Plan prescribe that the capacity growth allowed by the LUE should be balanced with the sustained availability of resources (LUE, Environment, Policy 2) and that a sustainable rate of orderly development should be provided within the *planned* (emphasis added) capacities of resources and services and the financial ability to provide them (LUE, Population Growth, Policy 6, and Public Services and Facilities, Policy 16). The proposed project would provide infrastructure connections and expansions to San Miguel's services to serve the project development, including a site for the proposed additional Wastewater Treatment Plant expansion and facilities and connections to existing water and wastewater lines, an additional potable water tank for capacity exceeding the project's needs, and a location on the Development project site for a future fire station.

As the proposed project would change the Development project site from agricultural designation and production to residential and commercial development, and the site is located outside of the URL and USL for San Miguel, it would not be consistent with LUE Policy 10 (protection of agricultural land for production), Policy 12 (use of vacant or underutilized infill parcels first for development), and

Policy 13 (locate urban residential densities within urban or village reserve lines near employment areas).

Salinas River Area Plan. The Salinas River Area Plan calls for improvement of the jobs/housing imbalance in the planning area, with job growth lagging behind population (housing) growth. The proposed project would provide some commercial highway retail and office uses; however, the predominant portion of the proposed development is single-family residential dwellings. The Area Plan economic goals are intended to reduce the number of residents commuting to San Luis Obispo for employment and shopping. The proposed project would provide some new employment opportunities to local residents; however, the type of housing proposed would for the most part not serve the type of jobs created on site. Therefore, the jobs/housing imbalance would be exacerbated.

Other goals of the Area Plan include encouragement of agriculture as an economic entity and maintenance of rural character in the planning area, moderation of the pace of growth to maintain a high-quality environment, and to preserve or minimize impacts to important native habitats, including significant stands or oak woodlands, riparian vegetation, and important wildlife corridors. The proposed project is not consistent with these goals.

General Plan Housing Element. The proposed project would be consistent with Objective 1 of the Housing Element to provide additional dwelling units in the County, specifically in the Moderate to Above Moderate income categories. The proposed project does not specifically provide for units that meet the Very Low Income or Other Low Income categories and therefore would not meet that portion of the objective. The proposed project would not be consistent with the recommendation of the Housing Element to place multi-family residential development on available vacant land, as the Development project site is designated for agricultural uses. The proposed project would provide mixed-use residential and commercial developments to allow more local residents to work in the community; however, the development would not utilize available property zoned for residential and commercial uses in the San Miguel Urban Area.

General Plan Agriculture and Open Space Element. The proposed project includes agricultural buffer zones on the proposed lots on the Vesting Tentative Map that are adjacent to properties zoned Agriculture; the project is consistent with Policy AGP17. The proposed project is not consistent with Policy AGP24, which discourages conversion of agricultural lands to nonagricultural uses, nor is it consistent with Policy OSG3, which seeks to prevent urban sprawl.

Land Use Ordinance. The proposed project restricts development of future secondary dwellings by property owners to 11 of the tentative map lots, which are the lots that are 5 ac or greater. The County Planning and Building Development Department would determine whether the proposed project would be consistent with other specifications of the Land Use Ordinance as part of the discretionary review of the Vesting Tentative Map.

County Growth Management Ordinance. The annual growth rate for the San Miguel Urban Area for the forecasted years 2010 to 2017, the years during which the proposed project development phases would potentially be implemented, would increase from the rate anticipated in the General Plan Housing Element and SLOCOG for the area. This increase in the annual growth rate from that anticipated by the County for the area is because the Development project site is currently not zoned for development and therefore is not anticipated to generate new residents or jobs.

Real Property Division Ordinance. The project applicant has prepared a Vesting Tentative Map for subdivision of the existing seven parcels comprising 550 ac for the proposed 361 parcels or lots for various development and open space uses. As such, the proposed project meets the requirements in Title 21 for preparation of a tentative parcel map for property over 20 ac in size.

Smart Growth Policies. The proposed project would be inconsistent with the majority of the County's Smart Growth policies, specifically those to create walkable neighborhoods and towns; direct development toward existing communities; provide a mix of land uses; compact building design; preserve open space, farmland, natural beauty, and critical environmental areas; and provide a variety of transportation and land use choices. The proposed project would place new development on a site outside the San Miguel URL and USL, and would therefore require the expansion of these lines through discretionary approval by the County and San Miguel CSD. The proposed project design does include pedestrian and trail facilities; however, the site is not adjacent to the rest of the town of San Miguel, separated by US 101, and therefore, automobiles and other types of motorized transportation would be necessary for the new residents to access other services in San Miguel and the North County areas. The project design as proposed in the Vesting Tentative Map provides for development restrictions so as not to impact sensitive ravines and oak trees (in part) and provides for open space areas among the lots. The open space areas would not be useful as wildlife movement areas, however, as discussed in Section 4.6, Biological Resources. Farmland as used on the existing Development project site would not be preserved.

6.7 SUMMARY OF CONCLUSIONS

6.7.1 Economic Growth

The proposed project would generate a relatively small number of jobs (63 employees estimated) to serve the proposed commercial and office uses. These jobs are anticipated to be filled by employees from the local San Miguel and/or North County communities. Economic activity generated by the project residents is estimated at \$13.2 million in retail sales for nearby retail businesses in San Miguel and other North County destinations. The residential community created by the proposed project could induce new service providers to relocate to the project area, which in turn could result in physical environmental impacts from the generated economic growth. Although the proposed project would directly generate a small number of new jobs related to new retail and office uses on the Development project site, the proposed project is primarily residential, and therefore, it could exacerbate the jobs/housing imbalance in North County.

6.7.2 Population Growth

The residential component of the proposed project would generate an estimated 1,179 new residents in San Miguel from buildout of 389 dwelling units. These new residents and residences are not included in the County's General Plan since the Development project site is zoned for Agricultural uses. The potential increase in population from the project would be a significant increase over the existing and forecast populations for the San Miguel Urban Area, generating upwards of 79 percent more residents than the existing 2000 population and a 33 percent increase in the forecast 2020 population. The project-incurred population would cause increased consumption of area public services and utilities, the use of community facilities, and direct and indirect impacts to natural resources such as potable water (groundwater sources), removal of agricultural lands, reduction of wildlife movement areas, and modification of surface hydrology and water quality.

Secondary dwelling units could be applied for and developed on certain lots after residences are constructed as part of the phases of the Development project site. If approved by the County in accordance with the Land Use Ordinance and Real Property Ordinance, secondary units would generate additional residences and population on the Development project site beyond the number of residences proposed, with the Vesting Tentative Map representing the proposed subdivision. Secondary dwelling units are proposed by the applicant to only be allowed on proposed lots of 5 ac or larger, limiting them to 11 specific lots as a mechanism for limiting further development on the Development project site. The increased number of residents from construction of these potential secondary units would not be significant (35 or fewer new residents) if the number of secondary units is limited to those lots proposed by the applicant. However, additional residents and construction of more homes would cause incrementally increased impacts to resource consumption, daily and peak-hour vehicular traffic, and affiliated noise and air quality emissions on and off site.

The additional population growth induced by the proposed project and expansion of the San Miguel Urban Area to include the Development project site would generate consumption of limited resources, including potable water, agricultural lands, and natural biotic and wildlife habitat and movement areas. This additional consumption is not anticipated by current County and regional transportation planning policies and regulations, as the Development project site is not zoned for development.

6.7.3 Removal of Obstacles to Growth

The proposed project would removed obstacles to growth through provision of infrastructural improvements, including a 6 ac property for expansion (doubling in size) of the CSD's Wastewater Treatment Plant on the east side of US 101, provision of a water storage tank on the Development project site that would provide 250,000 gallons of excess capacity that could be used for other future area development, new water and wastewater connection lines from the Development project site to the CSD facilities and proposed Wastewater Treatment Plant expansion area on the east side of US 101, a new connector road from the Development project site to Tenth Street, electrical and natural gas line extensions to connect with existing off-site lines, and a site on the Development project site for a future fire station. The proposed project, if approved, would also include the existing North Well on the Development project site in the CSD's service area for water supply to other development within the service area in addition to the demands of the proposed project should the North Well provide excess water-pumping capacity. These infrastructural improvements could

facilitate future growth in San Miguel pending granting by the County of any additional amendments to the General Plan for properties not zoned for development. The provision of a site for a future fire station would not directly induce substantial growth, as it is not needed for the proposed project; however, it would facilitate future growth in San Miguel by enabling the CSD to provide adequate fire and paramedic services for future buildout of the San Miguel Urban Area.

6.7.4 Future Subdivision of Lots

The proposed subdivision of the Development project site as depicted on the applicant's Vesting Tentative Map could potentially be further subdivided by future property owners on the development, if applied for and approved by the County in accordance with the specifications in the County Code, Titles 21 and 22. Although development restrictions are included as part of the proposed project in the form of deed restrictions on all lots, applied planning area standards, map conditions, and conditions of approval on the Conditional Use Permit relative to prohibiting future subdivisions of the lots, the County has identified the potential for those mechanisms to not be sufficient to ensure no further subdivision on the property.

In accordance with the Land Use Ordinance, Title 21 of the County Code, proposed lots in the Vesting Tentative Map could be theoretically further divided, potentially generating additional residential dwelling units in the RR, RS, and RSF land use categories. Further subdivisions and generation of additional lots within the proposed development lots on the proposed Vesting Tentative Map could substantially increase the number of residential dwelling units and resident activity on the Development project site, causing increased impacts beyond those of the proposed project upon:

- Natural resources, including consumption of groundwater otherwise used for agricultural production and/or existing or new infill development within the existing URL
- Indirect impacts to wildlife activities and sensitive plant habitats
- Surface and groundwater quality through incremental generation of pollutant constituents and use of household hazardous materials
- Night lighting
- Traffic generation and congestion at study area intersections and roadway segments
- Air pollutant emissions
- Further visual blockage of designated scenic resource areas and loss of open space
- Community noise
- Demand for public services and utilities
- Use of off-site recreational facilities

6.7.5 Future Secondary Dwelling Units

As depicted on the applicant's Vesting Tentative Map, all of the lots with RR, RS, and RSL land use designations could potentially be further developed by future property owners on the development to include secondary dwelling units, if applied for and approved by the County in accordance with

specifications in the County Code, Title 22. Although secondary dwelling units are not included as part of the proposed development, the applicant has identified 11 specific lots that would have the potential for secondary dwelling applications. Although the applicant-proposed development restriction is included as part of the proposed project in the form of a deed restriction, the County has acknowledged that the mechanism may not be sufficient to ensure no further development on proposed lots in the form of secondary dwelling units.

In accordance with Title 22, Land Use Ordinance, of the County Code, any of the proposed lots on the Vesting Tentative Map with RR, RS, and RSL land use designations and site areas greater than 6,000 sf could theoretically be developed further with secondary dwelling units. This potential development scenario would generate additional single-family residential units and residents over and above those planned as part of the proposed subdivision. A substantial increase in the quantity of residential dwelling units and resident activity on the Development project site could cause increased impacts beyond those of the proposed project upon:

- Natural resources, including consumption of groundwater otherwise used for agricultural production and/or existing or new infill development within the existing URL
- Indirect impacts to wildlife activities and sensitive plant habitats
- Surface and groundwater quality through incremental generation of pollutant constituents and use of household hazardous materials
- Night lighting
- Traffic generation and congestion at study area intersections and roadway segments
- Air pollutant emissions
- Further visual blockage of designated scenic resource areas and loss of open space
- Community noise
- Demand for public services and utilities
- Use of off-site recreational facilities

6.7.6 Indirect Effects on Growth Inducement

Approval of the proposed General Plan Amendment and Zone Change could set a precedent for similar agricultural land conversion of nearby agricultural properties to development. In particular, AG-designated properties between the Development project site and US 101, west of the Development project site, as well as along the east and west sides of Mission Street would be prone to potential conversion to developed uses. The proposed project, therefore, has the potential to indirectly induce growth in the areas outside of the San Miguel Urban Area URL and USL boundaries. If similar unplanned development were to occur on other properties in the vicinity, environmental issue areas and resources could experience significant impacts from additional unplanned growth upon biological resources, loss of important farmlands, restrict wildlife movement across open space areas, visual and aesthetic impacts, traffic increases and operational congestion, increased demand for public services and utilities, and potable groundwater consumption.