

**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF PASO ROBLES AND
THE COUNTY OF SAN LUIS OBISPO
REGARDING THE CITY'S SPHERE OF INFLUENCE**

This Agreement between the City of Paso Robles (hereafter "City") and the County San Luis Obispo County (hereafter "County") is entered into by the City on this _____ day of _____, 2004, and by the County on this _____ day of _____, 2004.

WITNESSETH

WHEREAS, the Cortese/Knox/Hertzberg Act of 2000 ("the Act") requires the Local Agency Formation Commission (LAFCO) to update the Spheres of Influence for all applicable jurisdictions in the County every five years; and

WHEREAS, a Sphere of Influence is defined by the California Government Code 56076 as a plan for the probable physical boundaries and service area of a local agency; and

WHEREAS, pursuant to Government Code 56425 the Sphere of Influence has been identified by the County of San Luis Obispo and the City of Paso Robles as shown in Exhibit A; and

WHEREAS, the Act further requires that a Municipal Service Review be completed prior to or, in conjunction with, the update of a Sphere of Influence in accordance with Section 56430 of the California Government Code as a means of identifying and evaluating public services provided by the City of Paso Robles and changes to the City's Sphere of Influence; and

WHEREAS, a Municipal Service Review as stated above has been completed and shall be considered by LAFCO when establishing the City's Sphere of Influence; and

WHEREAS, the City and County have reached agreement regarding the boundaries (Exhibit A), development standards, and zoning requirements (Exhibit B) of the Sphere of Influence to ensure the orderly and logical development of these areas; and

WHEREAS, the City's General Plan provides a clear policy base for growth and development in the Sphere of Influence areas and defines policies and programs that the City will implement to ensure the preservation of the agricultural land, open space and the rural

character of Paso Robles; and

WHEREAS, the County's General Plan goals in Framework for Planning and the Salinas River Area Plan call for Community Separators to provide for a community's distinctive identity and preserve the rural character of the areas between and on the fringes of communities and cities; and

WHEREAS, LAFCO is required by Government Code 56425 (b) to give great weight to this agreement in making its final determination of the City's Sphere of Influence.

NOW, THEREFORE, be it resolved that the parties agree as follows:

1. The Sphere of Influence boundary contained in Exhibit A provides for the orderly and logical growth for the City of Paso Robles and represents an appropriate 20-year growth boundary based on existing information.
2. The development standards and zoning requirements contained in Exhibit B provide a framework for completing updates to the General Plans of both the City and the County for the areas in the Sphere of Influence.
3. The development standards and zoning requirements contained in Exhibit B are intended to provide the City and the County with the basis for developing specific land use policies and standards for the areas in the City of Paso Robles Sphere of Influence and do not supersede or limit the planning or environmental review process of either jurisdiction.
4. The City's and County's General Plan policies found in Exhibits C and D shall be used to guide the logical and orderly development of these Sphere Areas while preserving the agricultural and open space lands.

Mayor, City Council
City of Paso Robles

APPROVED AS TO FORM AND LEGAL EFFECT:

City Counsel

Dated:_____

ATTEST:

City Clerk

Dated:_____

Chairman, Board of Supervisors
County of San Luis Obispo

APPROVED AS TO FORM AND LEGAL EFFECT:

County Counsel

Dated:_____

ATTEST:

County Clerk

Dated:_____

EXHIBIT A
SPHERE OF INFLUENCE BOUNDARY MAP

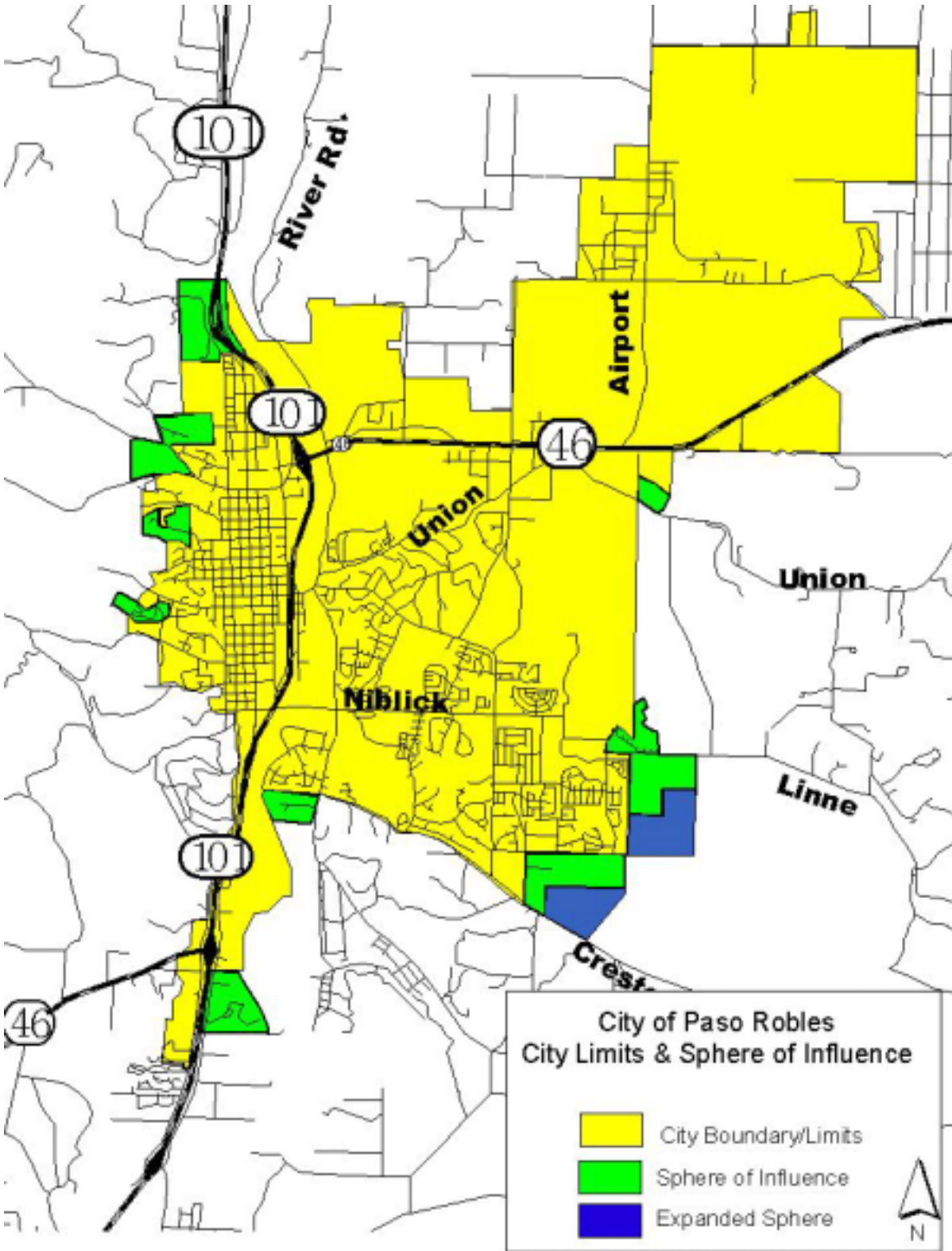


EXHIBIT B
DEVELOPMENT STANDARDS AND ZONING REQUIREMENTS

The following development standards and zoning requirements are agreed to and shall be used by the City of Paso Robles and the County of San Luis Obispo to guide development within the proposed Sphere of Influence as shown in Exhibit A and to update their General Plans.

1. **Intent.** It is the intent of the County and the City to work cooperatively towards the goal of developing the agreed upon Sphere of Influence (as shown in Exhibit A) in an orderly and logical manner consistent with the Cortese/Knox/Hertzberg Act, the City and County General Plans, the California Environmental Quality Act and any other applicable laws and regulations.

2. **Interagency Cooperation.** The City and the County shall work cooperatively to plan for future land uses, improve area circulation connections, and preserve agricultural land and open space. Discretionary development projects and General Plan Amendments within each agency's jurisdiction shall be referred to the other for review and comment prior to action on a development proposal. The County shall seek the City's comments regarding projects in the referral area defined in the County General Plan. The City shall seek the County's comments regarding projects that affect unincorporated areas surrounding the fringe area of the city as defined in the City's General Plan. When a discretionary project application is accepted for processing, it shall be referred immediately to the following contact person(s) for early review and comment:

Principal Planner, Long Range Planning
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93401

Community Development Director
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

This provision shall not supersede other methods of commenting or providing feedback regarding a proposal or project.

3. **Interim Development.** The County shall, to the extent legally possible, limit the development within the Sphere of Influence (SOI) area to that which is allowed by the current land use designations.

Any project proposed in the County and within the proposed SOI area that is subject to an Initial Study under CEQA, shall cause the City and County representatives to call for a conference to discuss the proposed project, prior to completion of the Initial Study. The purpose of the conference would be to discuss the City's and County's General Plan policies with regard to the project and to identify any key issues that may need special attention.

4. **City/County Cooperation.** For any project proposed prior to annexation, the County and City will evaluate the creation and implementation of various assessment and financing mechanisms for the construction and maintenance of public improvements, such as roads, utilities, recreation and trail improvements, parks and open space, and similar improvements that could serve visitors and residents of the City and the County.
5. **Agriculture and Open Space.** Prior to annexation of the areas identified in provision number 7 below, the City and the County shall work together to preserve the agricultural and open space resources in the SOI area. The criteria contained in Agricultural Policies 17 and 24 of the County's Agriculture and Open Space Element (Exhibit C) and Policy LU-2E of the City's Land Use Element (Exhibit D) shall be addressed in the preparation of any Specific Plans and Environmental Impact Reports.
6. **General Plan Amendment.** The City intends to complete pre-zoning, pre-annexation, and any necessary pre-general plan amendment activities prior to or concurrent with an annexation proposal being processed by LAFCO. The County intends to complete any necessary amendments to its General Plan in the Salinas River Area Plan to reflect the annexation of territory to the City of Paso Robles.
7. **Zoning Requirements/Specific Plan.** For the 511 acre area to the east and southeast of the City, a Specific Plan, which identifies land uses within the Sphere of Influence areas, shall be prepared and adopted by the City consistent with their General Plan Policies after the annexation is complete. Prior to annexation, rezoning, consistent with its General Plan/Land Use Element, shall be completed by the City. The following language is from the Land Use Element of the City's General Plan and describes the proposed land uses for the expansion areas:

Expansion Area Specific Plan #1. A specific plan would be required that includes areas outside the 2003 City limits, encompassing Areas S2 and E3, which are generally east of the future extension of Airport Road, and south of Linne Road. This area includes about 241 acres, 18 of which are within a PG and E right of way. The plan would envision up to 673 dwelling units, with 398 dwellings in Area S2, and 275 units in Areas E3. Within Area S2, up to 303 single-family units would be at an average of 3 units per acre, while the remaining 95 multi-family units would be consistent with the RMF-20 designation. Within Area E3, all 275 single-family units would be consistent with an average density of 3 units per acre. The specific plan process will be used to determine the actual distribution of land uses and parcel sizes.

Expansion Area Specific Plan #2. A specific plan would be required that includes areas outside the 2003 City limits, encompassing Areas S1, E1 and E2, which are generally west of the future extension of Airport Road, north of Creston Road, east of Beechwood Drive, and south of Meadowlark Road. This area includes about 236 acres, 24 of which are within a P G and E right of way. The plan would envision up to 674 dwelling units, 474 of which are to be planned at an average density of 3 dwellings per acre, with an additional 200 multi-family dwelling units consistent with the RMF-20 designation. The distribution and location of these additional 200 units will be determined through the Specific Plan process.

CEQA review of the Specific Plan shall include analysis of issues, including but not limited to the following; a reliable and adequate water supply (a water assessment per SB 221 and/or 610), sewer capacity, public services, cumulative traffic circulation, agricultural buffers, and affordable housing. The Specific Plan for the Sphere of Influence area shall be prepared consistent with Policy LU-2G (Exhibit D) of the City's General Plan.

8. **Early Consultation.** In order to facilitate early consultation described in CEQA guideline 15083, the City and County shall meet and discuss these issues prior to the preparation of the Specific Plan and CEQA documents.

EXHIBIT C
COUNTY'S AGRICULTURAL-OPEN SPACE ELEMENT

Policy #17: Agricultural Buffers
Policy #24: Conversion of Agricultural Land

EXHIBIT D
CITY OF PASO ROBLES GENERAL PLAN POLICIES

Policy LU-2E: “Purple Belt”
Policy LU-2G: Specific Plans

POLICY LU- 2E: “Purple Belt”(Open Space/Conservation Areas Around the City). Create a distinct “Purple Belt” surrounding the City by taking actions to retain the rural, open space, and agricultural areas.

Action Item 1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a “purple-belt” that buffers the eventual edge of the City through the preservation of existing, and encouragement of future agriculture and open space.

Action Item 2. As feasible, acquire development rights/easements within the designated purple belt area. Use these development rights/easements to limit land uses within the designated purple belt to agricultural and/or open space.

Action Item 3. Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. Oppose the creation of new parcels within the County.

Action Item 4. Implement strategies that help preserve or protect agriculture beyond the City limits, including:

- Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.
- Implement the City’s adopted “right-to-farm” ordinance.
- Participation in the Williamson Act and other farmland preservation programs.

Action Item 5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. Such disclosure agreements should describe potential nuisances (e.g., dust, noise, pesticide spraying, etc.) associated with normal agricultural operations.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea “D” (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
 - Olsen Ranch Specific Plan (Areas S2 and E3)
 - Beechwood Area Specific Plan (Areas S1, E1 and E2)
 - Chandler Ranch Area Specific Plan (Areas C1 and S3)
 - Oak Park Area Specific Plan
 - Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan.

1. The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:
 - *Chandler Ranch Area Specific Plan (Areas C1 and S3): 1,439 dwellings*
 - *Olsen Ranch Specific Plan (Areas S2 and E3): 673 dwellings*
 - *Beechwood Area Specific Plan (Areas S1, E1 and E2): 674 dwellings*
2. At no time shall the collective buildout potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of **2,370** dwelling units (exclusive of second dwellings), or some other number determined to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

Provide flexibility in terms of:

- Distribution of densities within the geographic area covered
- Parcel sizes and location (including clustering to retain unique site features)
- Development Standards and other Zoning Ordinance requirements
- Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration

Address community-wide issues on a comprehensive basis, including:

- Fiscal impacts
- Infrastructure phasing and financing
- Parks and Trails
- Project Amenities
- Coordinated Architecture

Action Item 1. Encourage establishment of Specific Plans for other areas where it would be appropriate to:

- a) Retain unique site features.
- b) Insure a cohesive development pattern for the area (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area).
- c) Lend themselves to long-term development and infrastructure phasing;
- d) Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.

Action Item 2. As part of the environmental review of new Specific Plans, require preparation of fire station analysis identifying staffing requirements, station location, and response times.

EXHIBIT A
SPHERE OF INFLUENCE BOUNDARY MAP

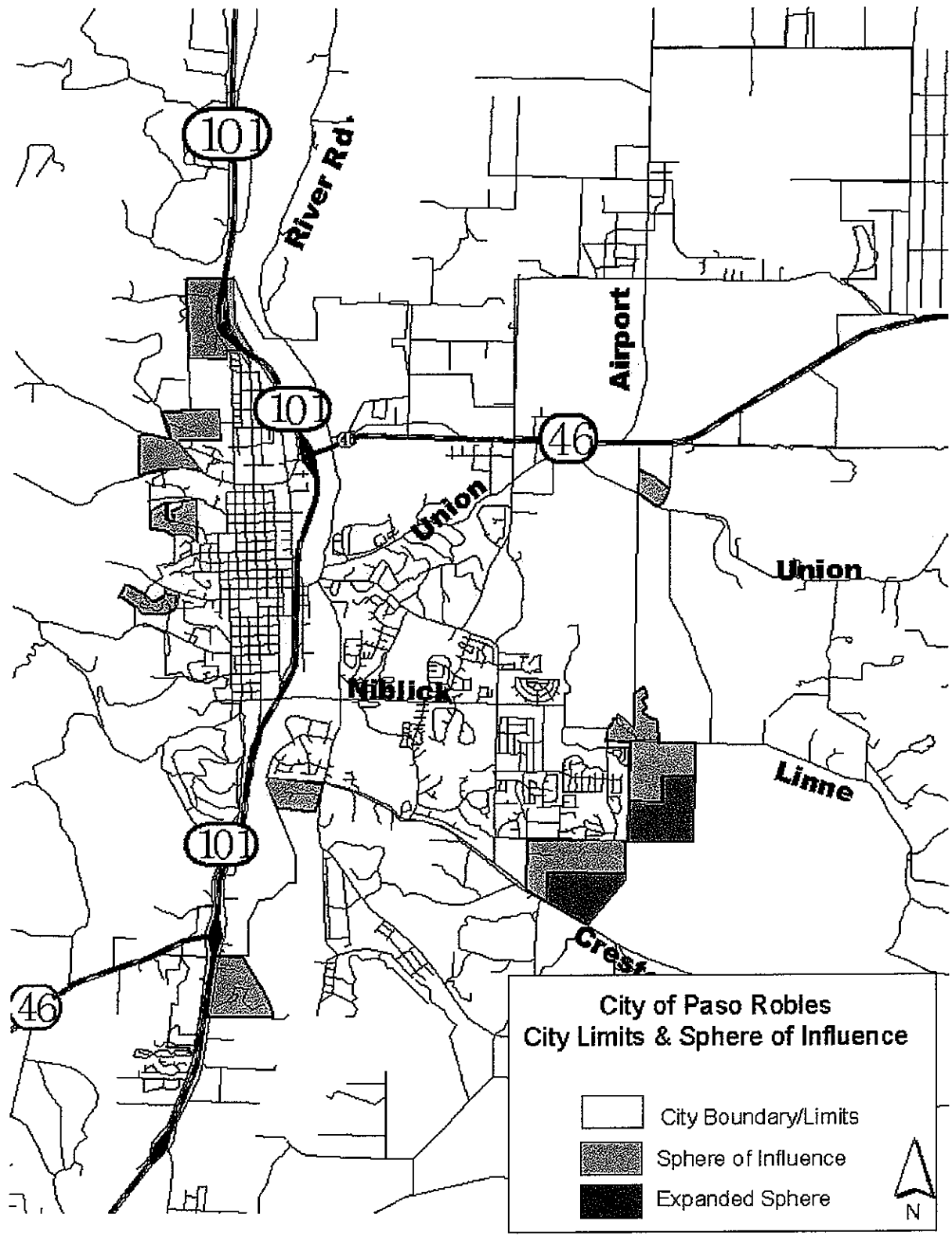


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1. **Intent.** It is the intent of the County and the City to work cooperatively towards the goal of developing the agreed upon Sphere of Influence (as shown in Exhibit A) in an orderly and logical manner consistent with the Cortese/Knox/Hertzberg Act, the City and County General Plans, the California Environmental Quality Act and any other applicable laws and regulations.

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EXHIBIT C
COUNTY'S AGRICULTURAL-OPEN SPACE ELEMENT

Policy #17: Agricultural Buffers
Policy #24: Conversion of Agricultural Land

Long-term Conservation Lease. Where agricultural lands also contain open space resources that are worthy of protection, such as riparian habitat, scenic qualities, etc., but the land owner is not interested in selling the property or the development rights, an alternate approach may be to enter into long-term conservation leases. Similar to the provisions of a Williamson Act contract, such a lease could offer protection of the resources for an extended period of time, while also offering the property owner a revenue stream that will enable maintenance of the agricultural activities. The lease could be held by a conservation organization, with the term of the lease automatically renewed annually for another year similar to a Williamson Act contract. This, and other creative methods of resource conservation, should be explored more fully.

Implementation:

1. The Department of Planning and Building, in cooperation with the county Agriculture Department and U.C. Cooperative Extension, should assist agricultural and conservation organizations in developing and implementing programs to conserve agricultural land. The agencies should prepare a public information brochure for distribution to the agricultural community making them aware of the advantages of participating in such programs.

Timeframe: 12 months from plan adoption.

2. In cooperation and coordination with conservation organizations and other jurisdictions, the county should explore the possibility of establishing a program to protect agricultural lands by purchasing development rights and conservation easements from willing sellers, by offering long-term conservation easements, or through other innovative programs.

Timeframe: To be determined by Board of Supervisors after plan adoption.

3. The County should actively pursue grant funds under provisions of the Agricultural Land Stewardship Program Act of 1995, to assist with the implementation measures contained in this Agriculture and Open Space Element.

Timeframe: Ongoing after plan adoption.

AGP17: Agricultural Buffers.

- a. **Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisor (see Appendix D).**

Discussion: New residential and other non-agricultural uses that are proposed adjacent to agricultural land or uses may result in land use conflicts. Residential and other non-agricultural uses can be adversely affected by odors, noise, dust and pesticide use. Farmers and ranchers are affected by resident complaints and lawsuits, pilferage of vegetables and fruits, increased incidence of trespass, theft and vandalism, disturbance of livestock by dogs and people, introduction of plant and animal pests and diseases harmful to agricultural uses, increased potential for fire on dry farm and grazing lands, and competition for available water resources.

The LUO contains a number of location and setback standards to separate existing residential areas and uses from potentially incompatible agricultural uses such as feedlots, poultry ranches, or hog farms. In addition, the Board of Supervisors has adopted policies for establishing buffers between agricultural areas and non-agricultural development in order to minimize possible land use conflicts. A further modification to those policies should be considered that would include a provision for public disclosure that a buffer has been applied to a property as part of the county's approval of a discretionary land use permit. The disclosure would provide notice to prospective buyers and sellers that such a restriction applies.

Implementation:

1. The County Department of Agriculture shall review applications for land division, lot line adjustments, land use permits and proposed general plan amendments for consistency with the agricultural buffer policies adopted by the Board of Supervisors (see Appendix D).

Timeframe: Ongoing.

2. The Department of Planning and Building, the County Department of Agriculture, and agricultural industry groups should develop proposed amendments to the Agricultural Buffer Policy establishing a disclosure process (similar to that found in the Right-to-Farm Ordinance, Title 5 of the County Code) that would inform potential buyers and sellers of properties that, as part of the county's approval of a discretionary land use permit, an agricultural buffer has been applied to a property.

Timeframe: 24 months from plan adoption.

AGP24: Conversion of Agricultural Land.

- a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:
 1. Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.
 2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.
 3. Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.
 4. Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.

Discussion: The purpose of this policy is twofold: to protect agricultural land at the urban fringe by limiting the expansion of urban development; and to discourage urban/suburban sprawl by preventing "leapfrog" development into the agricultural areas of the county.

Agricultural land is often converted to other uses for a variety of reasons, including: urban growth pressures, rising land values and speculation, competition between urban and agricultural uses, the desirability of large-lot rural homesites, subdivision of agricultural properties into parcels too small to sustain agricultural uses, piecemeal LUE amendments to non-agricultural land use categories, and a lack of policies that clearly define under what circumstances agricultural lands should be converted to other uses and land use designations in the general plan. This conversion of agricultural land has the potential to seriously erode the long-term protection of agricultural resources.

Even with the strong Williamson Act program in the county, there has been pressure to convert agricultural lands to other non-agricultural uses. Since adoption of the LUE in 1980, over 3,000 acres of land have been rezoned from the Agriculture category to non-agricultural land use categories in the unincorporated areas of the county.

Statistics from the state Department of Conservation's farmland mapping program show that in the period between 1984 and 1995 (the last year for which statistics are available), there was an overall decrease in agricultural land of about 14,800 acres. There was a net

increase of Prime Farmland due to intensification (primarily irrigated vineyards); however, the net acreage of Farmland of Statewide Importance also declined by 783 acres.

The LUE contains a number of general goals that focus on the environment, distribution of land uses, phasing of urban development, and the provision of public services and facilities. Consistent with those goals, specific criteria should be developed for when it may be appropriate to convert agricultural lands to other uses. The criteria should include, but not necessarily be limited to, the following:

- ** Do not expand existing urban or village areas until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot otherwise be accommodated within the existing urban or village area.
- ** Urban or village expansion should occur only where contiguous to an existing urban/village reserve line, as shown in the concept diagram in Figure 2-5, or where an entirely new urban or village area is needed in order to direct development away from surrounding agricultural or open space resources.
- ** Where urban expansion is to occur, it shall be annexed to an incorporated city or an existing community services district/county service area. The annexation shall occur only where the clustered development from rural property is to be located adjacent to the urban area, or when higher density development is to occur and where such development is consistent with resource and service capabilities and orderly extension of urban services.
- ** Where agricultural land is proposed for conversion to urban/suburban uses, give consideration to the protection of agricultural lands in the following priority order: row crop terrain and soils, specialty crops and forage lands, dry farm lands, and rangelands for grazing.

EXHIBIT D
CITY OF PASO ROBLES GENERAL PLAN POLICIES

Policy LU-2E: "Purple Belt"
Policy LU-2G: Specific Plans

POLICY LU- 2E: "Purple Belt" (Open Space/Conservation Areas Around the City). Create a distinct "Purple Belt" surrounding the City by taking actions to retain the rural, open space, and agricultural areas.

Action Item 1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City through the preservation of existing, and encouragement of future agriculture and open space.

Action Item 2. As feasible, acquire development rights/easements within the designated purple belt area. Use these development rights/easements to limit land uses within the designated purple belt to agricultural and/or open space.

Action Item 3. Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. Oppose the creation of new parcels within the County.

Action Item 4. Implement strategies that help preserve or protect agriculture beyond the City limits, including:

- Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.
- Implement the City's adopted "right-to-farm" ordinance.
- Participation in the Williamson Act and other farmland preservation programs.

Action Item 5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. Such disclosure agreements should describe potential nuisances (e.g., dust, noise, pesticide spraying, etc.) associated with normal agricultural operations.

POLICY LU- 2F: Planning Impact Area (PIA): Maintain and periodically update a Planning Impact Area (PIA) to indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future (within the 2003-2025 planning period and beyond), or areas within which development patterns would have an immediate impact upon the City, and identify land use categories that would be assigned if unincorporated land were annexed.

Action Item 1: Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items (including the requirement that financing mechanisms or alternative measures be put into effect in order to ensure fiscal neutrality), as well as public infrastructure and service plans.

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea "D" (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Areas S1, E1 and E2
- Areas S2 and S3
- Chandler Ranch Area Specific Plan
- Oak Park Area Specific Plan
- Other areas as established by the City Council

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

Provide flexibility in terms of:

- Distribution of densities within the geographic area covered
- Parcel sizes and location (including clustering to retain unique site features)
- Development Standards and other Zoning Ordinance requirements
- Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration

Address community-wide issues on a comprehensive basis, including:

- Fiscal impacts
- Infrastructure phasing and financing
- Parks and Trails
- Project Amenities
- Coordinated Architecture

Action Item 1. Encourage establishment of Specific Plans for other areas where it would be appropriate to:

- a) Retain unique site features.
- b) Insure a cohesive development pattern for the area (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area).
- c) Lend themselves to long-term development and infrastructure phasing;
- d) Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.

Action Item 2. As part of the environmental review of new Specific Plans, require preparation of fire station analysis identifying staffing requirements, station location, and response times.

POLICY LU- 2H: Downtown. Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region.

Action Item 1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.

Action Item 2. Promote a vibrant Downtown using the following methods:

- Implement the City's Economic Development Strategy.
- Continue to support Main Street and Chamber of Commerce efforts to use media, publications and technology to encourage retailers and entrepreneurs to locate and build in downtown.
- Encourage Main Street to recruit specialty stores to the Downtown
- Promote special events in the downtown developed by the City, Farmer's Market, Main Street, Chamber of Commerce and other community groups.
- Accommodate and encourage special festivals and events, and public art in the Downtown area.

POLICY LU- 2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:

1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized;
2. Residential infill in/near established neighborhoods;
3. Increased densities on sites which can accommodate the increases without having an adverse effect on adjacent properties;
4. Targeted residential infill to help address the needs of Cuesta College students and employees, City and school district employees, seniors, lower income households and other special needs groups; and rehabilitation of older apartment complexes.

Action Item 1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations (near transit, multi-modal transportation facilities, commercial services, and/or employment centers).

Action Item 2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.