

**COUNTY OF SAN LUIS OBISPO
IMPARTIAL ANALYSIS OF MEASURE J-06**

This measure will determine whether the San Luis Obispo County General Plan, Title 22, of the County Code, and the Official Maps shall be amended to allow for development of the Dalidio Ranch property ("the property").

If the measure passes, the General Plan will be amended, adding "The Dalidio Ranch Land Use Category," which will apply only to the property. The measure adds provisions to Title 22, creating a specific zoning area, intended to conform to and be consistent with the proposed "Dalidio Ranch Land Use Category." The measure mandates ministerial grants of applications for development within the zoning area, removing almost all discretionary decision-making from the County over the use and development of the property.

The measure provides for development of the property to permit the following: (1) construction of approximately 530,000 square feet of commercial or retail space, 30,000 square feet of outdoor sales space, and a 150-room, 4-story, hotel; (2) provision of up to two soccer fields, a family-oriented recreational area, a farmer's market and incidental facilities, pedestrian/bicycle trails, and relocation of the Victorian House and Barn from its present location to a separate setting on the property; (3) construction of up to 60 residential units and 198,000 square feet of office space. The measure provides for conservation of open space for part of the property, and for service of the proposed uses through private on-site water supply and sewage disposal systems.

The proponents of the measure have created numerous development features called "conditions of approval," including a \$4 million conditional deposit that could be applied toward design and construction of a Highway 101 overpass at Prado Road.

If the measure passes, the Dalidio Ranch Land Use Category will be exempt from all other existing County regulations, guidelines, ordinances, and code provisions that regulate land use and development, including Title 22 and Title 26 (the Growth Management Ordinance). The California Environmental Quality Act (CEQA) will not require a study of the General Plan amendment, the new Dalidio Ranch provisions of Title 22 or subsequent ministerial development approvals. CEQA will apply to any needed state agency approvals, and any needed approvals under the Subdivision Map Act.

If the measure passes, it may be legally challenged on the grounds that it is beyond the power of the electorate to enact because: (1) it attempts to mandate administrative acts rather than just legislative acts, and (2) it deals with an issue of statewide concern (the amendment of the General Plan within the jurisdiction of the Airport Land Use Commission).

A yes vote on this measure is a vote in favor of amending the General Plan and Title 22 to allow for ministerially approved development of mixed uses on the Dalidio Ranch Property, as provided in the measure.

A no vote on this measure is a vote against amending the General Plan and Title 22 to allow for ministerially approved development of mixed uses on the Dalidio Ranch Property, as provided in the measure.

s/ JAMES B. LINDHOLM, JR.
County Counsel

The above is an impartial analysis of Measure J-06. If you desire a copy of the measure, please contact the elections official's office at 781-5228 and a copy will be mailed at no cost to you. You may also access the full text of the measure on the county Web site at <http://www.slocounty.ca.gov/clerk>

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