

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE A-05

Pursuant to State law, the General Plan provides a comprehensive, long-term general plan for physical development within the City and neighboring lands related to the City's planning. The Land Use Element of the General Plan identifies the proposed distribution and intensity of uses for housing, business, industry, open space, natural resources, public facilities and other public and private uses. The General Plan Land Use Map shows land uses contemplated for different areas. Every development proposal must be consistent with the General Plan, Land Use Element and General Plan Land Use Map to be approved.

The 131-acre Dalidio property is adjacent to the SLO Promenade shopping center, southeast of Madonna Road and the Post Office, northeast of Prefumo Creek, and west of Highway 101. On July 7, 2004, the Council adopted Resolution No. 9590 amending the General Plan Land Use Map. The resolution was the subject of a referendum petition signed by more than 10% of registered voters that required the Council to either repeal the resolution or put it before the voters. On November 16, 2004, the Council directed this measure be placed before the voters.

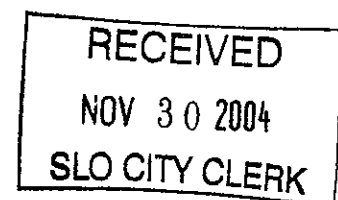
The 1994 General Plan Land Use Map, in effect until the resolution that is the subject of this measure was adopted, visually depicts uses for the Dalidio property. The General Plan Land Use Map is not precise. A 2001 development proposal for this site by the same developer was found by the City to be consistent with the General Plan Land Use Map and provided for these uses:

- 40.0 acres General Retail
- 60.0 acres Conservation/Open Space
- 11.1 acres Medium-High Density Residential
- 9.2 acres Interim Conservation/Open Space (land kept open until constraints to development are overcome)
- 10.2 acres for roads (Note: roadways are not specifically reflected in the General Plan Land Use Map)

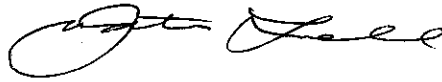
The General Plan Land Use Map, as amended by Resolution No. 9590, provides for the following uses:

- 48.7 acres General Retail
- 54.7 acres Conservation/Open Space
- 8.1 acres Office
- 3.3 acres Medium-High Density Residential
- 16.2 acres for interchange and other roadways

A "yes" vote by a majority of those voting means that Resolution 9590 and the General Plan Land Use Map amendment will go into effect.



A "no" vote by a majority of those voting means Resolution 9590 is repealed and the General Plan Land Use Map amendment will not go into effect.

A handwritten signature in black ink, appearing to read "Jonathan Lowell". The signature is fluid and cursive, with a large initial "J" and "L".

Jonathan Lowell, City Attorney

The above statement is an impartial analysis of A-05. If you desire a copy of the measure, please call the City Clerk's office at 781-7100 and a copy will be mailed to you at no cost.