

CLUP Worksession Discussion Outline

3/20/13

Upgrading of Guidelines to Standards

In the current CLUP, guidelines are not mandatory for non-conforming development projects (those which require a hardship waiver from the Commission) but they are mandatory for development projects for which the Commission has asserted jurisdiction, projects within Critical Resource Areas (CRAs) and Developments of Regional Significance (DRSs). Existing guidelines are listed below:

5.3.3.1 Nitrate-nitrogen

Guideline

5.3.3.1.3 Nitrate-nitrogen goal

5.3.3.3 Wellhead protection

Guideline

5.3.3.3.2 Private well protection

5.3.3.4 Wetlands and surface waters

Guideline

5.3.3.4.4 Additional nondisturbance buffers

5.3.3.5 Stormwater runoff

Guidelines

5.3.3.5.2 Natural recharge and drainage

5.3.3.5.3 Ponds

5.3.3.5.4 Natural topography in lieu of recharge basins

5.3.3.5.5 Soil erosion and stormwater runoff control during construction

5.3.3.8 Soils

Guidelines

5.3.3.8.1 Clearing envelopes

5.3.3.8.2 Stabilization and erosion control

5.3.3.8.3 Slope analyses

5.3.3.8.4 Erosion and sediment control plans

5.3.3.8.5 Placement of roadways

5.3.3.8.6 Retaining walls and control structures

5.3.3.9 Coordinated design for open space management

Guidelines

5.3.3.9.2 Clustering

5.3.3.9.3 Protection of dedicated open space

5.3.3.10 Agriculture and horticulture

Guideline

5.3.3.10.1 Best management practices

5.3.3.11 Scenic, historic and cultural resource

Guidelines

- 5.3.3.11.1 **Cultural resource consideration**
- 5.3.3.11.2 **Inclusion of cultural resources in applications**
- 5.3.3.11.3 **Protection of scenic and recreational resources**
- 5.3.3.11.4 **Roadside design and management**

As part of the amendments to the CLUP, it has been proposed that all of the currently existing guidelines be upgraded to standards. It has been proposed that some guidelines be combined with others and that the text of a number of these be revised, in some cases to specify that upgraded guidelines apply only to particular circumstances and projects. Such is the case with the proposed revised guideline, now proposed as a standard, 5.3.3.1.3 which pertains to Nitrate-nitrogen. Here, the new standard states the 2.5 mg/l nitrogen requirement applies only to projects for which the Commission has asserted jurisdiction, projects within CRAs and projects which are DRSs.

The Commission may wish to discuss this overall proposed change at this point but may also wish to examine the transformation of each individual guideline into a standard as each chapter 5 section is reviewed to determine whether or not the guideline is warranted or not.