

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BBB*
DATE: AUGUST 3, 2007



REVIEW REVISIONS TO FRAMEWORK FOR PLANNING

ITEM

Review revisions proposed to SLO County Framework for Planning (Inland) [FORWARD COMMENTS TO COUNTY].

BACKGROUND

Attached are the Inland excerpts from the proposed revisions to SLO County's Framework for Planning (Coastal excerpts and attachments are available for review at the NCSO Office). The SLO Planning Commission is scheduled to review the proposed revisions at its August 9, 2007 Meeting (See attached Agenda – Item 3).

The proposed revisions focus on encouraging new development to follow "Smart Growth" principles and discouraging "Sprawl". Eleven principles are proposed that provide guidance for planning and directing growth towards compact, walkable communities and for conserving agricultural, natural and scenic resources.

RECOMMENDATION

Although District staff generally supports the proposed concepts, the likely impact of adoption would be for the County to intensify the density of development in urban core areas like the West Tefft Corridor and thus increase future water demands and sewer flows. Staff recommends that the Board authorize the President to caution the County that the Nipomo Mesa has limited water resources and that the District will need time to expand the Southland WWTF.

ATTACHMENTS

- Proposed Inland Excerpts Revisions to Framework for Planning
- Agenda for 8/9/07 Planning Commission Meeting

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT



Promoting the wise use of land
Helping build great communities

PLANNING COMMISSION

MEETING DATE August 9, 2007	CONTACT/PHONE James Lopes (805) 781-5975	APPLICANT County of San Luis Obispo	FILE NO. LRP2005-00013
SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend Framework for Planning for both the Inland area and the Coastal Zone, which are Part I of the Land Use and Circulation Elements of the County General Plan (Coastal Zone Framework is part of the Local Coastal Program), to incorporate "smart growth" principles, implementing actions and strategies. The proposed amendments would be within chapters or sections including General Goals; Public Service Considerations for services and expansion of urban and village areas; Circulation Element policies on pedestrian circulation, bikeways and public transit; and guidelines for Land Use Category amendments. The location of the request is countywide within the unincorporated area, including the Coastal Zone.			
RECOMMENDED ACTION Recommend to the Board of Supervisors: 1. Adoption of the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approval of this General Plan/Local Coastal Program amendment as shown in the attached Exhibits LRP2005-00013:A, B and C, based on the recommended findings contained in this report.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq. and CA Code of Regulations Section 15000 et seq.) has been issued on July 26, 2007 for this project.			
LAND USE CATEGORY All	COMBINING DESIGNATION All	ASSESSOR PARCEL NUMBER All	SUPERVISOR DISTRICT(S) All
PLANNING AREA STANDARDS: Not applicable			
LAND USE ORDINANCE STANDARDS: Not applicable			
EXISTING USES: Not applicable			
SURROUNDING LAND USE CATEGORIES AND USES: Not applicable			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to all community advisory groups, Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, all Community Services Districts, ALUC, APCD, Department of Fish and Game, Cal Trans, and the California Coastal Commission	
TOPOGRAPHY: Not applicable	VEGETATION: Not applicable
PROPOSED SERVICES: Not applicable	ACCEPTANCE DATE: June 7, 2005

PROJECT DESCRIPTION

The County of San Luis Obispo is requesting this amendment in order to incorporate the Guiding Principles for Smart Growth that were endorsed by the Board of Supervisors on June 7, 2005 into Framework for Planning, the main policy document for the Land Use Element of the County General Plan (See attached July 12, 2007 Planning Commission study session report). The amendments address the following sections in both the Inland and Coastal Zone documents:

1. **Preface** – Changes to describe the setting and issues concerning growth in general.
2. **Chapter 1 – Introduction and General Goals**
 - A new “major issues” section describes issues about the existing pattern and trends of land use from a statewide and regional perspective.
 - A new section describes strategic growth as a melding of smart growth with strategic planning.
 - Strategic growth principles, goals and implementing actions are added within the existing General Goals section. Eleven principles are proposed that provide guidance for planning and directing growth toward compact, walkable communities and for conserving and sustaining important agricultural, natural and scenic resources. Goals and Implementing Actions are proposed to address the location, amount and design of future population and commercial growth and to provide supportive public services and facilities. These actions will help to achieve the county’s over-arching goals for safe, healthy, livable, prosperous and well-governed communities. The proposed strategic growth principles include the following:
 1. Preserve Open Space, Scenic Natural Beauty and Critical Environmental Areas. Conserve agricultural resources and protect agricultural land.
 2. Strengthen and Direct Development Towards Existing Communities
 3. Foster Distinctive, Attractive Communities with a Strong Sense of Place
 4. Create Walkable Neighborhoods and Towns
 5. Provide a Variety of Transportation and Land Use Choices
 6. Create a Range of Housing Opportunities and Choices
 7. Encourage Mixed Land Uses
 8. Take Advantage of Compact Building Design
 9. Make Development Decisions Predictable, Fair and Cost Effective
 10. Encourage Community and Stakeholder Collaboration
 11. Strengthen Regional Cooperation

- A consistency requirement for new development and subdivisions is added to section D, Organization of the Land Use Element.
3. **Chapter 4 – Public Service Considerations**
 - Revisions encourage more efficient services and facilities as part of compact community planning.
 - Goals and objectives encourage compact community development and expansion, to enable the efficient delivery of services and facilities.
 - Goals and objectives encourage planning for land uses consistent with the sustainable, renewable capacities of resources, services and facilities.
 - Revision to Section D adds criteria to consider for expansion of urban and village reserve lines and spheres of influence.
 4. **Chapter 5 – Circulation Element**
 - Revised street design guidelines
 - Goals and objectives for pedestrian circulation and bikeways
 - Revised objective for transit to have equal consideration as streets and highways in funding decisions
 5. **Chapter 6 – Land Use Categories**
 Additional guideline no. 13 for Land Use Category amendments for considering the conversion of agricultural land in reference to the Agriculture & Open Space Element

The amendments are proposed in three exhibits:

1. Exhibit LRP2005-00013:A – Proposed amendments to Inland Framework for Planning
2. Exhibit LRP2005-00013:B – Proposed amendments to Coastal Zone Framework for Planning
3. Exhibit LRP2005-00013:C – Proposed revisions to the Public Review Draft of Framework for Planning for both Inland and Coastal Zone, in separate sections.

ENVIRONMENTAL DETERMINATION

The Initial Study found that the proposed amendments would either reduce potential impacts, or have no effect, in rural areas and potentially increase environmental impacts in urban areas for the following issues: air quality, noise, public services, recreation, traffic, wastewater and water. It was also determined that existing regulations, mechanisms and processes are in place to provide the means to adequately mitigate these impacts to less than significant levels at the time specific development is proposed. Also, the proposed policies will guide future plans and ordinance amendments to reduce potential environmental impacts. Future projects will need to be found consistent with these policies. Any indirect impact from this consistency requirement would be insignificant due to these factors and the proposed emphasis on avoidance and mitigation of impacts in the policies.

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative

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Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 26, 2007 for this project.

AUTHORITY

Land Use Element Amendment

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- a. ***Necessity.*** *Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit C), to determine if those policies make the proposed amendment unnecessary or inappropriate.*

Staff Comments: The proposed amendments would revise the existing goals in Chapter 1 and expand them to address growth more strategically toward specific results of more compact, walkable communities. The proposals are consistent with existing goals that encourage resource availability (2, 6, 16), a distinctly rural character outside urban areas (8), phasing urban development in a compact manner (12), locating urban residential and commercial areas close to each other (12, 13, 14) integrating land use and transportation planning (19), simplifying the development review process (21) and working with other jurisdictions toward reciprocal agreements (22). The proposed goals are consistent with the existing ones, but they add to them more certain and detailed policies and implementing actions.

- b. ***Timing.*** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*

Staff Comments: Although this request does not propose any land use category changes, ultimately, the proposed policies will be used to work with communities and rural areas to consider land use category amendments to accommodate projected population growth. The amendments are necessary to begin new programs and collaboration with other agencies and jurisdictions regarding future growth in relation to resources, services and facilities. Many issues need to be addressed within these amendments, and much more research and detailed planning will be necessary to determine the preferred locations and amounts of growth. The most recent population estimate in 2005 for the entire county was approximately 245,000 people (See Exhibit F). The unincorporated share was 100,000 people, or 41 percent of the total county population. The build-out capacities of all general plans are estimated to be a total of 450,000 people, disregarding availability of sustained resources, services and facilities. The county Land Use Element has a remaining population potential of 120,000 people. Of that, 64 percent of the rural area's capacity remains, and 45 percent of the urban and village area capacities remain available. Projected growth would exceed some capacities within 20 years, by 2030, as shown in Exhibit F. Some communities have quite large capacities but inadequate resources, services and facilities, such as California Valley. With projected growth estimated to add 100,000 people by 2030, and an additional 150,000 by 2050 (Economics Research Associates, SLOCOG), it is timely

to address the capacities of rural and community plans in relation to the proposed policies to determine the most efficient locations and timing of additional resources, services, facilities and population growth.

- c. ***Vicinity.*** Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.

The nature of the request is policy guidance that will affect existing and future planning processes, programs and amendments. The proposals do not address any one site or area and are countywide for the unincorporated area.

STAFF COMMENTS

The proposed principles and goals provide guidance for planning communities and rural areas in more detail than the existing policies. It is apparent that the high cost of developing housing, businesses, infrastructure and streets demands that different planning and processes occur to create more compact development patterns. Traffic capacity on streets and highways is becoming unsustainable, and longer commutes between homes and work are creating greater congestion. Added to these concerns are other factors such as the need to reduce energy consumption and greenhouse gas emissions.

The proposed policies offer an opportunity to create development that is more affordable to residents and employees within San Luis Obispo County, as most incomes within the county do not support the purchase of a residential unit within the current land use pattern. In addition, the proposed principles and goals offer another model of planning for more compact neighborhood and project designs, with parks, schools and daily-needs shopping within convenient walking distance. Planning along major corridors should create residential densities (units per acre) that support more convenient transit systems to reduce vehicle miles traveled from commuting and daily errands. The proposed principles and goals also encourage strategic thinking and planning with other agencies and jurisdictions to secure results within reasonable, if not short, time frames.

The proposals also encourage fitting this compact land use pattern within the "character" of San Luis Obispo County through special visioning and planning efforts. One aspect of our valued character is the rural landscape. Agriculture is a functioning industry within that landscape that needs to succeed to keep our rural character intact. Several policies seek to assist the agriculture industry (or industries) with more refined land conservation that is linked to economic development strategies. The order of the principles reflects the need to address rural area issues as much as urban planning. They are organized thematically to highlight rural area issues and needs first, then into community planning, the permit process, and finally the collaboration that needs to continue between the county and the cities and the San Luis Obispo Council of Governments (SLOCOG).

The county has assisted as an active partner in the regional Community 2050 visioning process that is organized by SLOCOG. That effort continues to find public support for creating a regional vision, or blueprint, that serve as the basis for agreements with communities on how to

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plan for the future within and adjacent to communities and in the rural areas. The proposed amendments are consistent with the input provided at Community 2050 workshops that supported less sprawl and more compact development for growth within and then beyond the maximum capacity or "build-out" of current general plans.

Exhibit C proposes revisions to Inland and Coastal Zone Framework for Planning in separate sections. The revisions are a result of public and commissioner comments at the Planning Commission study session, and written comments from Victor Montgomery, of RRM Design Group, and Jan DiLeo, with the county Parks and Recreation Division. Energy relationships to land use are addressed in the Coastal Zone Framework for Planning but not for the Inland document. Exhibit C includes goals for addressing energy conservation in both. Air quality is addressed in both documents, but not to the recent recognition that global climate change is occurring in large part due to emissions of carbon dioxide and methane from a wide variety of land use and transportation sources.

Scientists overwhelmingly agree that in order to prevent the most devastating consequences of global climate change, such as a 90% loss of California's Sierra snowpack, greenhouse gas (GHG) emissions worldwide must be significantly reduced. Many scientists agree that reductions must be on the order of 80% by mid-century. In response to this warning from the scientific community, the State of California has shown national and international leadership in approving AB32, the Global Warming Solutions Act of 2006. This law commits the state to reduce its GHG emissions to 2000 levels by 2010 (11% below business as usual), to 1990 levels by 2020 (25% below business as usual), and 80% below 1990 levels by 2050. AB 32 codifies the state's goal by requiring that the state's GHG emissions be reduced to 1990 levels by 2020.

These reductions will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. In order to effectively implement the cap, AB 32 directs the California Air Resources Board (CARB) to develop appropriate regulations and establish a mandatory reporting system to track and monitor GHG emissions levels. Other state agencies are coordinating with CARB to implement relevant changes to their policies, in accordance with Governor Schwarzenegger's executive order to implement AB32.

Research by the California Environmental Protection Agency has found that California ranks 12th in the world in the amount of greenhouse gases, which contribute to global climate change. The largest share of California's greenhouse gases, approximately 41 percent, come from transportation. With a mandated reduction of 25% of this amount by 2020, CalEPA estimates that about 2/3 of this reduction needs to come from new smart growth development patterns in the connection between the location of land uses and the transportation system, to reduce the projected amounts of vehicle miles traveled. However, greater efficiency in energy use in all development will be needed in addition, to reduce the production needs for electrical power, which currently comprise 22 percent of California's "contribution" to global greenhouse gas emissions. While state agencies develop their policies to respond to global climate change, the county and other local jurisdictions can make similar efforts. Goals are proposed in both Framework for Planning documents to institute greater awareness and attention to planning to meet California's projected reductions in green house gas emissions, in Exhibits B and C.

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COMMUNITY ADVISORY GROUP COMMENTS

The request was referred to all advisory groups. Although no responses were received before staff report completion, any comments that are received before the August 9, 2007 Planning Commission hearing will be forwarded to the Commission.

The Inland Public Review Draft was published on July 2, 2007, and circulated to community advisory councils through their chairpersons for consideration at their next meetings. Approximately 250 email notices and plan copies were sent to media, agencies and other county departments, non-profits, service district and city staffs and decision makers. The Coastal Zone Public Review Draft (Exhibit LRP2005-00013:B) was published on July 20, 2007 and distributed to community advisory councils. Notice of the draft and this hearing was sent to the LCP list and to the groups that received the Inland notice.

Staff met with the Ag Liaison Board on July 16, 2007 to discuss agricultural issues. Staff was asked to attend the San Miguel Advisory Council on July 25, 2007 and the Los Osos Community Advisory Council on July 26, 2007. Other advisory council presentations may occur before the August hearing as requested by advisory councils or other groups. Unfortunately, their comments and recommendations will likely be made after the August 9 hearing but will be submitted to the Board of Supervisors for its hearing on September 11, 2007.

PUBLIC COMMENTS

Written comments were received from Jan DiLeo, Parks and Recreation Division, and Victor Montgomery of RRM Design Group by the staff report deadline. A study session was held with the Planning Commission on July 12, 2007, when proposals were introduced by staff, comments from two individuals were heard, and comments were made by individual Commissioners. The staff report for the July 12, 2007 Planning Commission study session is attached for more detail and background information.

AGENCY REVIEW:

Public Works, Agriculture and General Services Departments staff provided input into the Public Review Draft. Public Works comments were incorporated into the Public Review Drafts. Parks Division comments were largely included in the drafts and in Exhibit C.

Attachments

Exhibit LRP2005-00013:A	Inland Framework for Planning amendment
Exhibit LRP2005-00013:B	Coastal Zone Framework for Planning amendment
Exhibit LRP2005-00013:C	Staff-proposed revisions to Inland Framework for Planning - Public Review Draft
Exhibit D:	Negative Declaration in accordance with CEQA
Exhibit E:	July 12, 2007 Planning Commission study session report
Exhibit F:	Correspondence
Exhibit G:	Population projections, Land Use Element capacity, and remaining potential population

FINDINGS

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Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq. and CA Code of Regulations Section 15000 et seq.) has been issued on July 26, 2007 for this project.

Amendments

- B. The proposed amendments to the Land Use Element add text and policies in the form of principles, additional goals, objectives and implementing actions to Framework for Planning, Inland and Coastal Zone documents, which relate to, clarify and expand the existing Framework for Planning policies while introducing more strategic detail and direction to planning policies.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the General Plan because the changes are consistent with the general goals of the Land Use Element, including the Coastal Plan Policies in the Local Coastal Program, the Agriculture and Open Space Element, Economic Element and other elements of the County General Plan.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents of the county by identifying and encouraging specific planning implementing actions that will focus on long-term relationships between growth and resources, services and facilities.

Staff report prepared by James Lopes and reviewed by Mike Wulkan, Supervising Planner

EXHIBIT LRP2005-00013:A

Proposed Amendments to Framework for Planning (Inland)
Public Review Draft**Amend the Preface of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, page vi, as follows:****PREFACE**

Residents of San Luis Obispo County enjoy a rare blend of Mediterranean climate, superb physical setting and hospitable living. The county has been fortunate in avoiding many environmental, social and economic problems that have occurred elsewhere in California and the nation. However, continuing population growth encouraged by these amenities has presented the county with the necessity of making far-reaching land use decisions. The supply of housing has not kept pace with increasing demand. It is increasingly difficult to finance the infrastructure and services that residents expect and deserve. The pattern of land uses continues to occur in ways that necessitate commuting and shopping by vehicle, with increasing impacts to our life styles, energy supplies, health and safety, and our land and water resources.

We depend upon the land for food and fiber, space to live and work, water supply, wildlife, recreation, waste disposal and other numerous resources. Land use decisions must balance an increasing demand for new areas where development can occur, with the need to preserve the environment upon which the population depends. As a result of competing demands for the use of land, the interest of the public in the development and the use of private land must be clearly defined. The county population will continue to grow, while the amount of land and resources available to accommodate growth are limited.

San Luis Obispo County favors a strategic approach to growth that recognizes the constraints and threats posed by sprawling, disconnected development and the strengths and opportunities presented by more efficient development. Strategic planning uses this approach to identify realistic, short-term solutions that will achieve longer-term plans. Accordingly, the Land Use Element incorporates into strategic planning the concept of "smart growth," which is to protect our cherished and valuable resources, while seeking to enhance living here within a compact, efficient and environmentally sensitive pattern of development.

Decisions to establish new land uses must occur within a regulatory framework that considers the needs of a particular use as well as the characteristics of the development site and its surroundings. Development should assist in maintaining, and hopefully improving the long-term quality and productivity of the land.

This Land Use Element and the accompanying Land Use Ordinance provide the framework for county decisions on land use and development, and represent the values and goals of the county regarding land use. It will be up to both public agencies and the private entrepreneur to implement these values in the future development of the county. Difficult choices will arise, but we must remember that we are planning so that our children, future residents and visitors may continue to enjoy the benefits of San Luis Obispo County we now share.

Amend Chapter 1 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 1-1, as follows:

CHAPTER 1: INTRODUCTION TO THE LAND USE ELEMENT

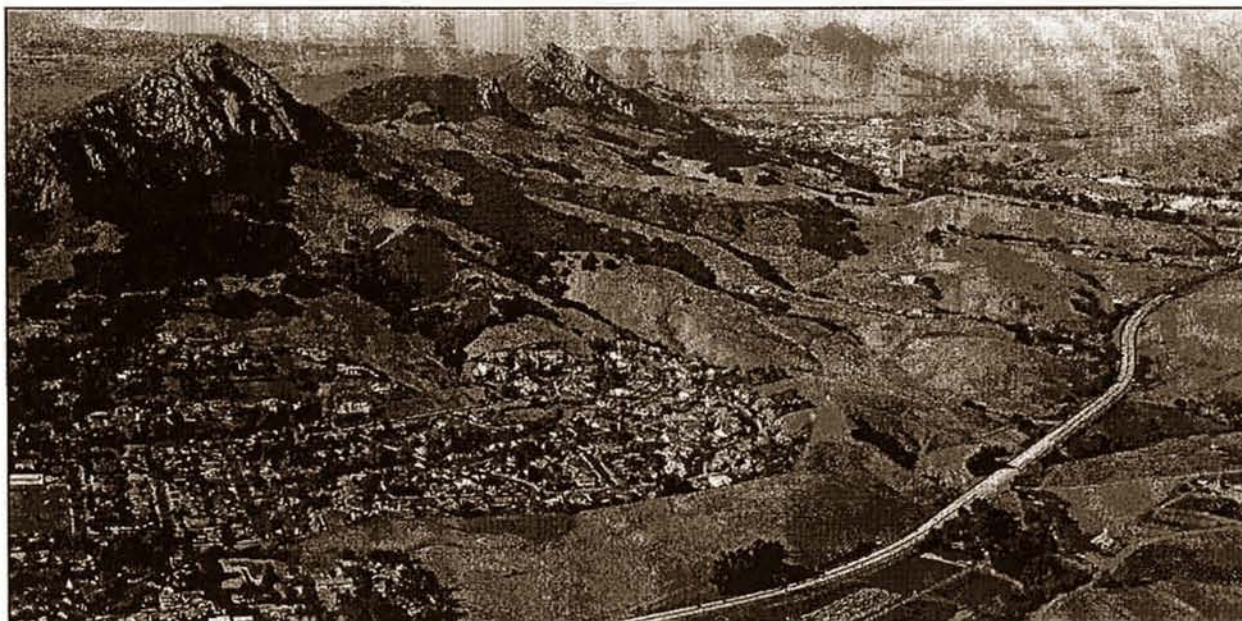


Figure 1-1: Scenic Morros in a rural setting between San Luis Obispo and Morro Bay

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 Land Use Element is one of several parts (or elements) of the San Luis Obispo 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.

Authority

California law requires each county to establish a planning agency to develop and maintain a comprehensive long-term general plan. The Government Code (Section 65302a) mandates a Land Use Element, “designating the proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of the lands. The Land Use Element is to include standards of population density and building intensity recommended for the territory covered by the plan, and is also to identify areas subject to flooding, which must be reviewed annually.”

Scope and Purpose

The state guidelines for the preparation of general plans encourage the Land Use Element to include:

1. Identification of land use issues.
2. Land use policies and proposals, distinguishing among any short, middle and long-term periods of fulfillment.
3. A description of land uses and land use intensities, including the relationships of such uses to social, environmental and economic goals and objectives.
4. Standards and criteria for physical development within each use area with consideration for land capacity.
5. A description of the land use pattern, including text and a diagram or other graphic such as a map.
6. An outline for implementation, describing measures necessary to achieve land use objectives and policies, and the timing or staging of plan implementation.

General plans are implemented primarily through zoning and subdivision regulations. Implementation of general plan policies also occurs through government activities such as capital improvement programs, public works, property acquisition, tax programs, and through voluntary actions of the private sector. State law requires zoning and land divisions to be consistent with the adopted general plan.

A. MAJOR ISSUES

The following land use issues relate to the quality of life, historical character and livability of San Luis Obispo County:

1. The unique, rural and small-scale community character of San Luis Obispo County evolved due to its relatively remote location midway between San Francisco and Los Angeles. As metropolitan growth extends outward from the Bay Area and Southern California, the distance between these areas is in effect diminishing. Similar metropolitan growth is now foreseeable here as a threat to our well-known quality of life.
2. Community planning has supported the ease and low cost of automobile travel since the Second World War, with suburban and rural development types such as large-lot detached houses. However, large-lot rural and urban development is too expensive for most existing county residents and employees. It creates pressure to convert agricultural and resource-rich land. It makes it necessary to drive everywhere, which consumes excessive energy, produces carbon dioxide emissions and affects people's free time, exercise and health.
3. Partly due to our setting and nationwide reputation, a high demand continues for large-lot (low density) development, especially for suburban retirement and second home purchases, which can result in a "sprawl" pattern of development.
4. This "sprawl" pattern creates demands for funding infrastructure, roads, streets and highways that threaten the fiscal health of the County, by competing with financial resources needed to provide other public services and facilities.

5. More compact forms of housing are not being built in enough quantity to provide homes that are affordable to people working and living here, who sustain our economy and quality of life.
6. The financial and natural resources that support growth are not allocated in a way to provide for all income levels, in support of our economy and communities, without degrading the environment and agricultural land.
7. Low-density development does not encourage pedestrian or bicycle travel, although these are the healthiest and most energy-efficient forms of transportation.
8. Low-density development does not create an “eyes on the street” presence or an engaging civic life, so that isolation and low involvement in community affairs can result.

B. PLANNING PRINCIPLES, GENERAL GOALS AND IMPLEMENTING ACTIONS

The following principles and goals describe the fundamental purposes for the Land Use Element and Circulation Element. These general goals They provide the basis for defining the 13 land use categories, and for determining the land areas to which they are applied, and for considering all discretionary development and land division applications. More detailed goals, objectives and policies that address specific planning issues are presented in the other chapters of this report and in the area plans. The provisions of the Land Use and Circulation Elements are designed to carry out these principles and goals. Proposed amendments to specific policies or the land use category maps should also carry out these principles and goals. The policies and provisions of the Land Use Element should:

County Mission:

Serve the community with pride to enhance the economic, environmental and social quality of life in San Luis Obispo.

County Vision:

Create and maintain a place that is safe, healthy, livable, prosperous and well-governed.

Mission and Vision of the County

The Land Use and Circulation Elements share and implement the mission and vision of county government to plan and develop safe, healthy, livable, prosperous and well-governed communities. The Land Use Element designates land for future land use within the unincorporated area of the county; the Circulation Element plans the means of transportation for access between land uses.

Planning and Building Department Mission:

Promoting the Wise Use of Land

Helping to Build Great Communities

The guiding principles and goals of the Land Use Element aim to balance economic, environmental and social equity concerns between pro- and no-growth interests, as diagramed in Figure 1-2. While this approach is the basis of the ‘smart growth’ movement, it is incorporated here as a more results-driven approach called “strategic growth,” which is based on seeking to understand and respond to threats and opportunities, strengths and weaknesses with optimal outcomes.

Strategic planning is focused on pragmatic cooperation with communities to meet short and long-term concerns, to respect resource limitations and enhance economic prosperity. As

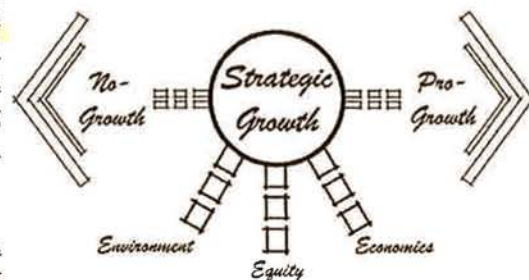


Figure 1-2: Strategic Growth Concept

resources become more limited, and the costs of infrastructure increase, many communities are now faced with becoming more efficient, which implies moving from suburban development patterns to more urban configurations. The Land Use Element encourages planning for compact, efficient and environmentally sensitive development to save energy, land and water resources. It emphasizes urban, community-centered growth that provides people with additional travel, housing and employment choices that are closer to job centers and public facilities. The following guiding principles, goals and implementing actions provide the framework to meet the mission and vision of the County:

Principle 1: Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve agricultural resources and protect agricultural land.

Goals

1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving non-renewable resources and replenishing renewable resources.
2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources for future generations.
3. Identify and preserve open spaces, scenic public views, and sensitive and important plant and wildlife habitats. Conserve agricultural resources and protect agricultural lands.
4. Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.
5. Give highest priority to avoiding or minimizing environmental impacts through project design, over mitigating significant impacts through peripheral or ancillary measures.
6. Identify and preserve important agricultural, natural and other rural areas between cities and communities, and work with landowners and these communities to maintain their rural character and land uses. Work with communities to create and maintain distinct urban boundaries next to rural areas.
7. Encourage the protection and use of agricultural land for the production of food, fiber and other agricultural commodities, and support investment in the rural economy to enhance agricultural markets.
8. Provide for locations for development and a sustainable rate of orderly development that are within the planned, sustainable capacities of resources, infrastructure and services, and within the county's and citizens' financial ability to provide them.



Figure 1-3: Vegetable row crops

9. Design and maintain a land use pattern and population capacity that is consistent with the renewable capacities of existing natural resources, public services and facilities, and their programmed expansion where funding has been identified.

Implementing Actions:

- a. Integrate the Agriculture and Open Space Element with the Conservation Element to consolidate policies to conserve and protect agricultural land and resources, and preserve and sustain open space, habitats, air and water quality and other resources.
- b. Work with the agricultural community and advisory committees on a “rural legacy” program that links land conservation with agricultural economic development to support locally-based commercial agriculture, preserve signature landscapes and sustain resources.
- c. Revise the Land Use Element and the Growth Management Ordinance to manage and focus new growth to suitable development areas that will maintain natural resources at sustainable levels.
- d. Identify and prepare policies and programs in the Conservation Element to conserve rural visual character within “community separators” that benefit the land owners and adjacent communities.
- e. Develop and refine effective and accepted, innovative techniques for land conservation, such as transfer of development credits, conservation easements and other incentives.

Principle 2: Strengthen and direct development towards existing communities.

Goals

1. Maintain a distinction between urban and rural development by providing Plan for rural uses outside of urban and village areas which that are predominately agriculture, low-intensity recreation, very low intensity residential uses, and open space preserves uses, in order to which will preserve and enhance the pattern of identifiable communities a well-defined rural character.
2. Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village areas.
3. Plan most future development to be within or adjacent to existing communities, to capitalize on and enhance community development and infrastructure, and to preserve rural character, open space and agricultural uses.
4. Encourage opportunities for appropriate housing and non-residential development that will create complete communities.



Figure 1-4: Vineyard in the Agriculture land use category

5. Plan and create active and vital ~~Encourage an urban and village environments~~ that is an are attractive, compact and orderly arrangements of buildings, structures and open space appropriate to the size and scale of development for each community.
6. Plan ~~Designate~~ a pattern of strategically located commercial and/or industrial areas that is compatible with overall land use, that is convenient to patrons and alternative transportation modes, realistically related to market demand and the needs of the neighborhood and community, and near areas designated for residential use.
7. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development, so that urban land and services are developed and used in an efficient manner, as illustrated in Figure 1-5.
8. Consider the timing of urban expansion to be appropriate when the available inventory of suitable internal or "infill" land is largely developed and if supported by resources, services and facilities.
9. Give high priority to funding needed infrastructure improvements within existing urban and village areas.
10. Provide additional, sustainable public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities.
11. 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.
12. ~~Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.~~
13. ~~Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.~~

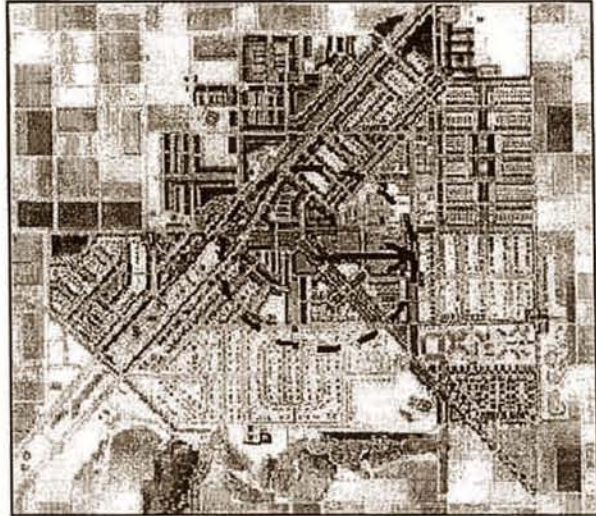


Figure 1-5: Compact community with a commercial core near residential areas (1/4 mile radius)

Implementing Actions:

- a. Work with cities and unincorporated communities to identify suitable development areas within existing communities and expansion areas at their edges for compact, affordable development, balanced with planned areas for local employment.

- b. Develop strategies with communities to shift potential rural development to urban and village areas and conserve nearby rural land, through the transfer of development credits and other land conservation measures.
- c. Revise the Land Use Element area plans to implement these planning goals.
- d. Develop a regional or sub-regional economic and land use strategy to improve the current jobs-housing imbalance and strengthen the economy within each community.
- e. Revise the Resource Management System and the Growth Management Ordinance to give a higher priority to serving existing communities with adequate resources, streets and infrastructure over outlying rural areas.
- f. Determine the local public costs of services and facilities and the most equitable financing mechanisms, and give high priority to funding adequate infrastructure and services within existing urban areas.
- g. Work with service districts to provide sufficient public resources, services and facilities giving priority to existing neighborhoods and adjacent areas over expanding service boundaries and areas.

Principle 3: Foster distinctive, attractive communities with a strong sense of place.

Goals

- 1. Provide rural separation between communities to maintain or restore the the images of well-defined communities within an attractive rural setting.
- 2. Identify and protect or restore the valued aspects of each community's history, cultures, images and pride.
- 3. Enhance the commercial identity and viability of downtowns.
- 4. Create and enhance a strong local identity with design guidance for streetscapes, public plazas and art, and civic buildings and facilities.



Figure 1-6: Streetscape on a downtown street

Implementing Actions:

- a. Maintain and enhance community separation by working with communities and stakeholders to create a program of rural conservation policies and strategies, including gateway and edge enhancements, design guidance, rural economic development and techniques such as conservation easements, transfer of development credit, and LUE area and community plan amendments.
- b. Retain or create distinct urban reserve boundaries by revising the Land Use Element and Ordinance to give high priority to land uses with a clear difference between urban and rural densities and character.
- c. Preserve and enhance community character by revising the Countywide Design Guidelines to address the aspects of community image and encourage context-sensitive, place-based, pedestrian-oriented designs within communities.

- d. Create a strong sense of place by identifying local, valued aspects within each community in “placemaking” techniques and programs.
- e. Establish an inter-department team to create locally-based public facilities and amenities that preserve community character.
- f. Strengthen public investment in downtowns and commercial corridors to implement programs for infrastructure and street and civic enhancements such as plazas, gathering places and public art.
- g. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.

D

Principle 4: Create walkable neighborhoods and towns.

Goals

1. Plan neighborhoods that are centered on such daily destinations as schools, commercial districts and transit stops, based on convenient walking distances between them, as illustrated in Figure 1-7.
2. Plan communities with linked, connected neighborhoods where streets, pedestrian and transit facilities are provided to encourage walking.
3. Plan housing to be near and well-connected to employment areas, schools, parks, civic, recreational, and religious facilities.
4. Plan for maximum connectivity between different land uses, on and between sites, by the use of walkways or paseos, and street-fronting buildings to avoid barriers or separation between uses.
5. Create attractive public spaces that serve as gathering places.

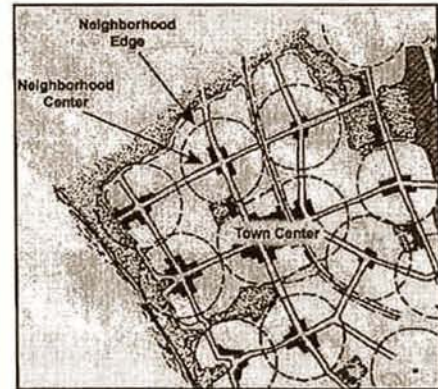


Figure 1-7: Walkable neighborhoods

Implementing Actions:

- a. Update the Countywide Design Guidelines with community, neighborhood, street and project designs that integrate and promote pedestrian travel and activity with high levels of connectivity.
- b. Develop funding mechanisms to finance the design and construction of attractive street and civic environments that attract pedestrians.
- c. Revise LUE area plans to plan for complete neighborhoods with small-scale and appropriate commercial areas, parks, recreation, family, cultural and civic facilities within convenient walking distances.
- d. Support enhancing downtowns and commercial areas with attractive pedestrian facilities, events and promotions, such as by facilitating the formation of business improvement and community facilities districts.
- e. Work with the General Services Department to plan and implement parks and recreation facilities within walking distance of neighborhoods.

Principle 5: Provide a variety of transportation choices.**Goals**

1. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.
2. Integrate land use and transportation planning in coordination with cities to ensure that all transportation demands can be safely and adequately accommodated.
3. Design a transportation system that provides safety within feasible economic and technical means, preserves important natural resources and features, promotes the esthetic quality of the region and minimizes adverse environmental changes.
4. Provide public transit, bicycle lanes and pedestrian ways that connect to population centers and community destinations, to encourage alternative transportation.
5. Make communities more pedestrian-friendly by designing streets that moderate the speed of traffic, provide attractive space for pedestrians and provide inter-connections between neighborhoods and land uses.



Figure 1-8: Bike lane on a residential street

Implementing Actions:

- a. Integrate LUE area and community plans more closely with transit and pedestrian facilities by orienting more intensive and diverse land uses near transit stops and within convenient walking distances between destinations.
- b. Give high priority to funding facilities for biking, walking and transit within the transportation planning programs of the county and the San Luis Obispo Council of Governments.
- c. Create sub-regional financing mechanisms, such as community facilities districts, that give priority to strategic, walkable communities transportation planning.
- d. Seek grant opportunities for integrated land-use transportation planning where more intensive corridors and large-property development are contemplated.
- e. Plan attractive and hospitable pedestrian environments, to provide public places that include street rights of way and other public land.

Principle 6: Create a range of housing opportunities and choices.**Goals**

1. Locate urban residential development within urban or village reserve lines, close to employment areas, while protecting residential areas from incompatible and undesirable uses.

2. Provide quality housing choices that are affordable to people with a variety of income levels.
3. Provide housing choices in a range of housing types within each neighborhood where affordable units are mixed compatibly with market-rate housing.

Implementing Actions:

- a. Implement the Housing Element to create opportunities for quality housing for people of all income levels, in proximity to employment and within walking distance to daily needs.
- b. Update LUE area plans to provide a complete range of housing choices for all incomes.
- c. Refine the Countywide Design Guidelines, community design plans and specific plans to integrate higher density development within existing neighborhoods.
- d. Modify the Land Use Element density regulations to encourage a mix of housing types within neighborhoods
- e. Modify Land Use Ordinance regulations to encourage housing designs that result in affordability and enhance public health, safety, convenience and a high quality of life.



Figure 1-9: Creekside Gardens

Principle 7: Encourage mixed land uses.

Goals

1. Encourage residential units in compact, affordable designs as part of commercial or other non-residential projects, to bring workplaces, commercial development and homes closer together.
2. Create opportunities to integrate complementary uses within single-use commercial sites, in order to build effective mixed-use neighborhoods.
3. Provide guidance and incentives for mixed-use, multi-family residential units that are affordable by design for seniors, nearby employees and young families



Figure 1-10: Mixed retail and residential uses in Sacramento

Implementing Actions:

- a. Revise the Countywide Design Guidelines, the Land Use Element and Land Use Ordinance (LUE/LUO) to guide the design of, and offer incentives for affordable mixed-use buildings.
- b. Create a program to facilitate the financing of public improvements associated with mixed-use properties.
- c. Include mixed-use development within programs and regulations for affordable housing.
- d. Revise LUE/LUO policies to encourage the conversion of shopping centers and strip commercial streets into mixed-use developments, thereby enhancing their fiscal revenue and vitalize a community.

Principle 8: Take advantage of compact building design.

Goals

- 1. Develop small-scale residential and non-residential uses that are affordable-by-design and efficient in land and energy consumption.
- 2. Provide private and public amenities with new development that are located for convenient pedestrian access, such as pocket parks or plazas within mixed use projects.

Implementing Actions:

- a. Educate the public about compact residential design and building options, the opportunities for more amenities and convenience, and how environmental impacts such as traffic can be avoided or minimized.
- b. Revise the Countywide Design Guidelines to illustrate compact neighborhood and building design that fits within existing development visually and functionally.
- c. Revise the Land Use and Subdivision Ordinances to identify and encourage livable, compact building and subdivision designs.
- d. Revise the Land Use and Subdivision Ordinances to provide for convenient access to open space in compact projects, and to include such spaces as plazas, formal gardens, playgrounds and natural areas in these projects.
- e. Reduce the Land Use Ordinance requirements for off-street parking, where uses are related conveniently to each other, in order to facilitate compact neighborhood design, increase the viability of projects and encourage other modes of transportation.
- f. Ease parking requirements for compact projects where community parking facilities are feasible, and work with developers and communities to finance and build such facilities.



Figure 1-11: Compact neighborhood design

Principle 9: Make development decisions predictable, fair and cost-effective.

Goals

1. Work toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element, in particular, for types of development that meet and exemplify these goals.
2. Simplify development review procedures and provide incentives, such as priority processing for qualifying projects, for development that most effectively implements these principles and to locates where plan policies encourage it to occur.
3. Conduct planning and development review that encourages public participation and considers the needs of occupants and end-users as well as stakeholders in the outcomes.
4. Conduct planning and development review in easy-to-understand language and with media that convey proposals and alternative outcomes and ideas clearly.
5. Streamline the environmental review process and create incentives that reduce the time in preparing environmental determinations, while maintaining the goals of local, state and federal requirements, for projects that are deemed consistent with these strategic growth principles.

Implementing Actions:

- a. Identify locations where strategic growth projects (which are consistent with these principles) can be eligible for expedited review.
- b. Convene a streamlining task force among staff and stakeholders to review opportunities for streamlining the permit process and local implementation of the California Environmental Quality Act (CEQA).
- c. Implement a priority review of qualifying strategic growth projects (which are consistent with these principles), and create a "Green Tape" approach that facilitates their progress during permit processing.
- d. Refine permit processing to increase efficiency, accountability and timing of review.
- e. Prepare illustrated zoning and design standards that reduce uncertainty and enhance understanding of requirements, such as a "form-based" code.

Principle 10: Encourage community and stakeholder collaboration.**Goals**

1. Provide opportunities to incorporate public opinion early and often, and routinely within the planning process.
2. Cultivate relationships with the media, special interest groups, developers, financial and design professionals, schools and universities, community advisory groups and others, in order to obtain opinions and feedback on planning and project issues early in the process.



Figure 1-12: Planning workshop

3. Work with cities and unincorporated communities to build a spirit of cooperation in avoiding and solving growth and development issues early.
4. Create a unified interest among county departments in achieving compact, walkable communities, such as through transportation funding and capital improvement programming.

Implementing Actions:

- a. Inform stakeholders about strategic growth and the decision-making process by various means, such as forums and the media.
- b. Conduct community visioning exercises to determine where and how new growth should be located and designed, to build consensus about attaining compact, walkable communities and rural preservation.
- c. Enhance the planning and development review processes to incorporate opinions and interests often and routinely into the planning process.
- d. Provide more and expanded access to media to develop more understanding of planning and project review.
- e. Convene an inter-departmental team to coordinate and integrate strategic growth goals into the County budget and grant funding processes.

Principle 11: Strengthen regional cooperation.

Goals

1. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.
2. Collaborate with communities, stakeholders and the public to plan for land uses according to the goals in this chapter; engage public participation and encourage "ownership" of the process and the outcomes.

Implementing Actions:

- a. Develop a program to promote cooperation between the county and all jurisdictions in forming and carrying out strategic growth policies, using mutual agreements and implementation programs as primary tools.
- b. Create a Task Force to provide a continuing forum and leadership for discussing how to implement strategic growth goals, among county, city and other relevant jurisdictions.
- c. Work with cities, counties, regional boards, agencies and other specialized institutions to identify specific areas that provide opportunities for needed housing and jobs, that have a compact urban form and follow strategic growth principles.
- d. Develop community and resource indicators (which are identifiable measures) to assess what each community needs to be livable and affordable, to make sure that development meets community and strategic growth goals, and to preserve natural resources.
- e. Identify, with other jurisdictions, important regional values and provide solutions and strategies that enhance the important assets, and protect and preserve those assets vulnerable to loss or degradation.

Population Growth
 Distribution of Land Uses
 Phasing of Urban Development
 Residential Land Uses

Commercial and Industrial Land Uses
 Public Services and Facilities
 Circulation
 Administration

C B. PLANNING APPROACH

The Land Use Element has been designed to support county land use decisions as part of a dynamic process instead of being a rigid, static plan. To achieve that objective, the LUE has been structured and is used differently than traditional land use plans and zoning. As in previous plans, land use maps illustrate long-term land use and growth policies, but they are now also used to evaluate current development proposals in much the same way as former district maps of a the zoning ordinance. The LUE also accommodates a more detailed periodic review of its policies, and updating of supporting information in response to changing conditions. In conjunction with the LUE, the Land Use Ordinance (LUO) provides comprehensive development standards and review procedures.

Together, the Land Use Element and Land Use Ordinance are an integrated land use policy and regulatory system.

- The LUE establishes where land uses may be located through the designation of land use categories.
- The LUO establishes which uses are allowed in each land use category and regulates site design and development.
- No use required to have a permit by the LUO can be approved unless it is consistent with the Land Use Element.

~~In general, the LUE and LUO allows a wider range of land uses than previous zoning, which attempted to maintain harmonious land uses by rigidly segregating uses in separate districts.~~

The performance standards of the Land Use Ordinance ensure compatibility of adjacent uses. The LUE and LUO are together a growth management system that directs the amount, type and intensities of development into specific areas.

~~During the studies that produced the structure and procedures of the Land Use Element, land use policies were formulated through review of two kinds of information. First, existing county land use policies were accepted as the foundation for the document. Before the Land Use Element, county land use policies were in various general plan elements, individual community plans and adopted specific plans (see "Relationship to Other Adopted Plans."). The LUE did not attempt to redefine those policies, but incorporated them into a more consistent framework. Changes occurred only where current information showed clear shifts in local conditions, invalidating previous policy decisions. Information that supported the review of existing policy was a broad data base on both natural and man-made features of the county landscape. The data provide a current perspective on county economic, social and physical conditions affecting land use. Characteristics considered included natural features (vegetation, soils, slopes and hazards), and man-made features (existing~~

~~land use, parcel sizes, ownership patterns, and current zoning). The policies of the Land Use Element resulted from all those factors.~~

D E. ORGANIZATION OF THE LAND USE ELEMENT

The Land Use Element has three major sections: Framework for Planning, the area plans and the official maps. The Circulation Element of the General Plan is included in the Land Use Element with text and map references within these sections.

Framework for Planning - Inland Area

Part I of the LUE, Framework for Planning, contains policies and procedures that apply to the unincorporated area outside the coastal zone, defining how the LUE is used together with the Land Use Ordinance and other adopted plans.

Framework for Planning is only used in reviewing development and land division proposals as follows:

1. The principles and goals in Chapter 1 are used as policy guidance for determining consistency of a proposed discretionary land use, development or subdivision with the Land Use Element.
2. The descriptions of purpose and character for each land use category in Chapter 6 and the density and building intensity criteria are used to review proposed amendments to the LUE and to review individual development projects proposed in existing land use categories.
3. The parcel size ranges, density and building intensity criteria in Chapter 6 are used with Chapter 22.22 of the Land Use Ordinance to establish parcel size standards and review proposed land divisions for general plan consistency.

Framework for Planning also explains the criteria used in applying land use categories and combining designations to the land, and the operation of the Resource Management System. Combining designations are special map categories that identify areas of unique resources or potential hazards that necessitate more careful project review. (For example, areas that may experience flooding are included in the Flood Hazard combining designation to show where special construction techniques are needed.)

The Resource Management System (RMS), Chapter 3, is designed to assist county decision-makers by anticipating increasing needs for resources created by growth. The RMS assesses capacities of existing critical resources, and the timing for providing or upgrading resource delivery facilities. Such improvements are then accomplished by either the public or private sectors. The RMS is intended to support timely addition to a resource, or growth rate adjustment where a resource shortage would require longer to correct than remaining capacity allows.

[Existing text from this point on page 1-5 to end of chapter is not addressed and is omitted.]

Amend Chapter 4 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 4-1, as follows:

Chapter 4: PUBLIC SERVICE CONSIDERATIONS

A. INTRODUCTION

A major function of local government is to provide public services within its jurisdiction. However, it has become increasingly difficult to time improvements in pace with development and to deliver adequate services at an affordable price. As population grows, services are more efficiently provided to communities that are compact and located to minimize public expenses of design, development and operation. The formation and expansion of communities occurs through establishment of Urban Reserve areas, and within them, Urban Service areas. When these areas need to change, the Local Agency Formation Commission must decide whether they meet state requirements for community growth.

This chapter describes how the Land Use Element identifies Urban Reserve and Service areas for different levels of public services, and how expansion of services is coordinated between public agencies, in particular the Local Agency Formation Commission (LAFCO).

B. MAJOR ISSUES

1. While new development provides some financial support for the increased service demands it creates, the cost to government of providing needed services frequently exceeds the return.
2. Development often occurs before the up-front costs to improve facilities and services are available, thus overburdening existing facilities.
3. The economics of land use often result in development occurring first in urban fringe areas where land cost is less, instead of adjacent to existing development. Such development results in higher costs for extension of services and can also lead to inappropriately timed land use conversions.
4. Public and private service agencies and purveyors may not actively coordinate their provision of services with planned growth areas.

C. GOALS AND OBJECTIVES

Goals identify public desires to address planning issues and provide a reference point to determine how they should be resolved. The following goals are also listed in Chapter 1 along with other land-use and service-related goals.

Objectives identify types of actions that relate to the major issues as well as implementing the general goals. More area-specific objectives and policies are provided in the area plans.

Goal:

1. Provide additional public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities while sustaining their availability for future generations.

Objective:

- a. Schedule development to occur when needed services are available or can be supplied concurrently. This could include applying the use of "holding zones" where development could initially be limited below the maximum density permitted, until service improvements are available.

Goal:

2. ~~Maintain a distinction between urban and rural development by providing Plan for rural uses outside of urban and village areas which that are predominately agriculture, low-intensity recreation, very low intensity residential uses, and open space preserves uses, in order to which will preserve and enhance the pattern of identifiable communities a well-defined rural character.~~

Objectives:

- a. Direct the extension of urban services to areas within urban and village reserve lines, and restrict urban services from being provided outside urban or village areas.
- b. Fund improvements that would primarily benefit the residents or users of new development, and that are necessary to maintain an adequate level of public services, through impact fees and special financing districts.

Goal:

3. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development, so that urban land and services are developed and used in an efficient pattern.

Objectives:

- a. Give high priority to urban expansion that will result in compact neighborhoods with diverse yet related land uses for housing, school, recreation, work and shopping rather than low density suburban residential development.
- b. Give high priority to urban expansion that proposes attractive transitions from existing development, connections to existing streets and prominent pedestrian connections to destinations.
- c. Discourage low-density suburban or rural residential proposals for urban expansion or services, unless they are incidental to more diverse residential types and other land uses.

Goal:

4. Design and maintain a land use pattern and population capacity that is consistent with the renewable capacities of existing natural resources, public services and facilities, and their programmed expansion where funding has been identified.

Objectives:

- a. 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.
- b. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions, and special financing districts.
- c. Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

D. URBAN RESERVE LINES

A basic problem in providing services is defining appropriate boundaries between urban and non-urban areas, and proper levels of service for each. The Land Use Element establishes such boundaries through the urban reserve line, urban service line, and village reserve line.

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. The amount of land included in each community URL by the Land Use Element is based on the following factors:

1. Community population projections.
2. The land absorption rate (how much land is actually being converted to urban uses each year).
3. Existing and planned capability of local services such as water and sewer systems committed in actual capital improvement programs to support continuing local development.
4. Community preferences about the character of growth.

The principles and goals in Chapter 1 and the land use policies in the LUE area plans give particular attention to identifying suitable areas within the urban reserve line for the full range of urban and suburban land uses, where such uses can be readily supported by services. Urban reserve lines are reviewed in the five-year plan updates cycle to determine the continuing validity and need for change of those boundaries.

Any changes in an urban reserve line require an amendment to the Land Use Element. When the amendment is located within the coastal zone, the amendment must be approved by the Coastal Commission.

Consideration of Urban and Village Expansion

Urban Reserve Lines are established by the Land Use Element for the following cities and unincorporated communities:

Arroyo Grande	Cayucos	Oceano	San Miguel	Templeton
Atascadero	Grover City	Paso Robles	Santa Margarita	
Avila Beach	Morro Bay	Pismo Beach	Shandon	
Cambria	Nipomo	San Luis Obispo	South Bay	

The following criteria shall generally be met for proposals to expand urban or village reserve lines. Exceptions to individual criteria may be made, especially when the proposed expansion is part of a comprehensive community plan or specific plan, or for proposals that generally advance the Planning Principles and Goals in Chapter 1.

1. The proposed expansion is within the Sphere of Influence of the community and any separate service district(s).
2. The proposal is consistent with the Planning Principles and Goals in Chapter 1, and the Goals and Objectives of this chapter.
3. The expansion is consistent with applicable Amendment Guidelines in Chapter 6.
4. The proposed expansion will preserve important and critical environmental areas.
5. The proposal will retain productive or prime agricultural land consistent with Agriculture Policies in the Agriculture and Open Space Element.
6. Required services, transportation and facilities will be funded or available at the time of development.
7. The timing is appropriate for expansion due to a shortage of land within comparable land use categories in the community for the intended type of development.
8. Development within the proposed expansion will be adjacent to, and compatible with, existing development within the urban or village reserve.
9. Expansion will help create a more complete, walkable community, increase the affordability of housing and/or decrease economic and social segregation.
10. The proposal will improve the regional or sub-regional jobs-housing imbalance.

E. URBAN SERVICE LINES

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 five 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 urban services line allows for orderly phasing of community expansion within an urban reserve line, as illustrated in Figure 4-1. 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. That review updates conditions within the community, correlating community growth with available resources. Review of the USL thereby allows for orderly expansion of the community with timely extensions of necessary urban services as they are available.

The USL defines areas where capital improvement programs and community plans should schedule extensions to public services and utilities needed for urban development. As improvements are scheduled and constructed, the USL may be expanded accordingly. Areas of communities located between the urban service and urban reserve lines are sometimes designated on the LUE maps for urban uses, at Residential Single-Family densities or greater. In such areas the land use categories applied are "holding zones," where development of designated uses would be appropriate when urban services and facilities can be provided and the USL is amended to include those areas. Article 9 of the Land Use Ordinance contain standards identifying appropriate interim uses and densities where particular uses could not be compatibly established in advance of full urban services.

Due to a variety of reasons, the boundaries of service providers and districts may be outside USLs and even URLs. Some districts have entered into contracts or agreements with property owners to provide services in exchange for obtaining facilities or easements. In general, these kinds of service boundary extensions should be discouraged so that service planning is closely aligned with planned land uses. The urban services line should be considered as the appropriate boundary for service providers, to clarify where services are appropriate, to coordinate the extension of services in accordance with available resources, and to implement the Planning Principles and Goals in Chapter 1 regarding compact development forms and directing growth to urban areas.

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 (see also Section H below). Factors that should be met before approving an expanded Urban Service Line or the boundary of a service district or provider include the following:

1. The proposed area is appropriate for urban or village services within the applicable reserve line.
2. Services are programmed and funded to provide the capacity necessary to serve the designated land uses, and resources are or are programmed to be available within their sustainable capacity.
3. The proposed urban service area is consistent with and will implement the Planning Principles and Goals in Chapter 1.
4. The location of the proposed area will accommodate an efficient extension of infrastructure and transportation modes, and it will maximize the use of existing infrastructure.

F. VILLAGE RESERVE LINES

There are many areas in the county where homes are grouped in settlements of greater density than surrounding rural areas, but which are not self-sufficient communities. In past planning studies, such communities have often been overlooked, remaining undistinguished from the surrounding countryside. The LUE recognizes these villages as having both individual character and unique problems, as well as needing specialized solutions to their problems. People living in these villages identify with a local character and often feel protective of their village life-style. The village reserve lines (VRL) distinguish developed areas from the surrounding rural countryside. A land use plan has been developed for each village, with particular attention given to their unique problems, opportunities

and development potentials. Village plans are found in the LUE area plans and village reserve lines are established for:

Black Lake	Garden Farms	Oak Shores	Whitley Gardens
California Valley	Heritage Village	Palo Mesa	Woodlands
Callender/Garrett	Los Berros	Pozo	
Creston	Los Ranchos/Edna	San Simeon Acres	

Expansion of a village reserve line should be reviewed using the previous guidelines for Consideration of Urban or Village Expansion.

[Figure 4-1 is omitted from this draft plan]

G. APPROPRIATE LEVELS OF SERVICE

The urban and village reserve lines establish the boundary between urban and rural (city and country) land uses and the different types of public services needed for area residents. Table H indicates the types of services that generally would be appropriate to serve in areas with urban, suburban and rural densities as shown in the Land Use Element area plans.

TABLE H LEVELS OF SERVICE		
Urban Densities	Suburban Densities	Rural Densities
Community Water System	Community Water System	Individual Wells
Public Sewers	Septic Tank Maintenance	Septic Tanks
Police Service	Police Service	Police Service
Fire Protection	Fire Protection	Fire Protection
Parks	Parks	Regional Parks
Street Improvements	Street Improvements	Road Improvements
Street Trees		
Lighting		
Street Sweeping		
Drainage	Drainage	Drainage
Solid Waste Pickup	Solid Waste Pickup	Solid Waste Pickup
Ambulance	Ambulance	Ambulance
Libraries	Libraries	Libraries (Mobile)
Improvement Districts	Improvement Districts	Improvement Districts
Open Space Maintenance	Open Space Maintenance	Open Space Maintenance

Cultural Facilities		
Schools	Schools	Schools

In rural areas outside the urban reserve line that are experiencing long term physical hardship due to local groundwater shortages, it may become appropriate to establish an urban level community service system for water service only. Consideration should be given to the goals provided above in Section C. GOALS AND OBJECTIVES. Prior to establishment of community water service within a rural area, the affected area plan and Article 9 must be amended to identify a specific water hardship area, to provide policies that explain the justification and objectives for allowing the establishment of community water service, and to provide the standards by which to implement these policies. [Added 1993, Ord. 2614]

H. LOCAL AGENCY FORMATION COMMISSION AND SPECIAL DISTRICTS

The California Government Code (Section 56301) states that one purpose of the Local Agency Formation Commission (LAFCO) is "...the discouragement of urban sprawl and the encouragement of the orderly formation and development of local governmental agencies based upon local conditions and circumstances." In order to see that such orderly formation and development is carried out, the code further directs that "...the Local Agency Formation Commission shall develop and determine the Sphere of Influence of each local governmental agency within the county."

The San Luis Obispo County LAFCO has adopted general policies and criteria for spheres of influence. Those criteria contain the following definitions:

Spheres of Influence: Lines adopted by LAFCO that will delineate the probable ultimate physical boundaries and limits of local governmental agency service areas for a 10-20 year period. Many factors are considered, including the general plans of the various cities, boundary lines of existing special districts and the county urban reserve lines.

Sphere of Service: The area around a community, city or special district where short-term growth (10-year period) will be considered, and within which urban services are planned to be provided. An agency's capital improvement program assists in determining the sphere of service.

The definitions of the sphere of influence and sphere of service lines correspond directly to the definitions of the urban reserve and urban services lines (respectively) in the Land Use Element. The Land Use Element provides data useful to LAFCO in establishing Spheres of Influence and fulfilling its mandate to ensure that local governmental agencies undergo orderly formation and development.

Once spheres of influence are adopted by LAFCO they become "...a factor in making regular decisions on proposals over which it has jurisdiction. The commission may recommend governmental reorganizations to particular agencies in the county, using the spheres of influence as the basis for such recommendation...." The factors evaluated by LAFCO in determining the sphere of influence of each local governmental entity include:

1. The maximum possible service area of the agency based upon present and possible service capabilities of the agency.

2. The range of services the agency is providing or could provide.
3. The projected future population growth of the area.
4. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.
5. The present and probable future service needs of the area.
6. Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.
7. The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the areas that surround it and could be considered within the agency's sphere of influence.
8. The existence of agricultural preserves within the area being considered for inclusion within an agency's sphere of influence and the effects of their inclusion on maintaining their physical and economic integrity.

Many of the same factors affecting establishment of the LAFCo spheres of influence are also considered in locating the urban reserve, urban service and village reserve lines in the LUE. Expansion of spheres of influence should also be based on a review of the factors for expanding urban and village reserve lines in section D. URBAN RESERVE LINES - CONSIDERATION OF URBAN AND VILLAGE EXPANSION. Continued coordination in the future between the LUE and the spheres of influence will support the orderly growth of county communities and will also support service agencies in keeping pace with that growth.

Amend Chapter 5 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 5-1, as follows:

Chapter 5: CIRCULATION ELEMENT

[Text from pages 5-1 to 5-6 is not addressed and is omitted.]

F. STREET DESIGN CONSIDERATIONS

The location and design of streets can have a major effect on adjacent land uses. The design of residential streets is particularly important since improper design of such routes can have a long-term adverse effect on residents using them. Streets shall be designed in accordance with appropriate standards, and shall incorporate speed management features where needed, to result in vehicles traveling at safe and pedestrian-friendly speeds. The following guidelines offer general design parameters for providing safe, convenient routes for movement of automobiles, bicycles and pedestrians within residential neighborhoods and local commercial areas.

General Design Guidelines

- a. Street and pedestrian circulation patterns in newly developed areas should be compatible with the land use recommendations of the community plans for the planning areas.
- b. Arterial roads and streets should be developed to provide appropriate service for local trips, to minimize traffic on principal arterials.
- c. Pedestrian circulation should be expressly addressed in street designs so that walking is facilitated by sidewalks, pathways or trails that have adequate width, connections and unobstructed access accommodated by various methods of implementation.
- d. New street network designs should ~~minimize the overall length of streets; be in connected patterns with a variety of linear and curvilinear forms for aesthetic interest, environmental sensitivity and efficient use of land. A "grid" layout is encouraged; however, the grid may be occasionally interrupted (while still remaining in compliance with the design criteria in the Real Property Division Ordinance) in order to prevent "cut-through" traffic in neighborhoods.~~
- e. Driveway entrances should be avoided on arterials.
- f. Local residential streets should generally be designed to serve limited, localized access needs, rather than through traffic.
- g. All dwellings and structures should be readily accessible to emergency and service vehicles.
- h. Street standards should be developed using the guidelines of the "Guide to Urban and Rural Street Design" published by the association of State and Highway Transportation Officials.
- i. Horizontal and vertical street alignments should be located to minimize grading and to incorporate natural ground contours as much as possible without creating hazards to traffic, and should be consistent with other design objectives.
- j. Street layouts should be planned to avoid adverse concentration of storm water runoff.

- k. Street design should promote safe bicycling by considering the placement of bike lanes that will provide for the safety of the cyclist as well as the automobile driver with whom they share the streets.

Local Street Intersections

Residential street layouts should generally be designed to minimize the use of four-way local street intersections by avoiding conventional gridiron street layout patterns:

Parking

Adequate off-street parking for residents and guests, including spaces for recreational vehicles, should be provided in both urban and rural areas. Off-street parking requirements should be reduced where uses are related conveniently to each other, and walking between uses will reduce the parking demand.

Street Landscaping

- a. Street landscaping should be included in planned street designs to improve the appearance and aesthetic value of urban and village areas.
- b. Landscaping should be planned for safety and beauty, to provide buffering to minimize conflicts between streets, parking, structures, and pedestrian paths.
- c. New street development projects should include landscaping along with funding for its installation and maintenance, either through the county or other agencies such as community service districts.
- d. The design and construction of new roads or the expansion of existing roads, to the degree that right-of-way and traffic safety allow, should incorporate and preserve natural features, such as native woodlands or significant mature trees, rock outcrops and other landmarks.
- e. Implementation of street landscaping projects should occur after the assignment of departmental responsibilities for installation and maintenance and discussion of funding sources and methods by the Board of Supervisors. For example, the Public Works and General Services Departments may develop a coordinated program for design and a funding mechanism through the Public Works Department, and installation and maintenance by the General Services Department. These decisions should be made to avoid problems with inadequate staffing or financial capability to develop and maintain projects.

Alternative Street Design

Due to the considerations listed above, special street designs may be necessary in unique local situations, such as in developments where public roads are not a consideration. In such cases, special design standards or criteria may be utilized that do not conform to the County Standard Improvement Specifications and Drawings.

Some special design needs are noted in the Land Use Element area plans as guidelines in the Circulation chapter programs or as requirements in Article 9 of the Land Use Ordinance (Community Planning Standards). Special designs that are available in the "Guide to Urban and Rural Street Design," or other design guidebooks will be necessary to implement them. Other special design needs may come to light during review of applications for land use permits and subdivisions or capital improvement projects, for example to preserve a woodland or to create a paved pathway separate from a street. In such cases, streets should be designed to accommodate those needs if traffic safety can be assured.

Street Construction

Before the construction of new or expanded streets and roads, detailed plans must be developed. At that stage, engineering feasibility studies and geometric designs should carry out the guidelines listed in the previous sections with the coordination of Planning and Public Works Department staff as a general plan conformity report is prepared.

An environmental determination is then made for the preliminary design of each project. The Public Works Department prepares construction drawings based on the process of plan development and the environmental determination.

G. SCENIC HIGHWAYS

The designation of scenic highways is intended to conserve and enhance the natural scenic beauty occurring along portions of county and state highways. The rural areas of San Luis Obispo County have many scenic attributes that contribute to the pleasure of driving through them. Whether these features of the landscape are highly unusual, such as the volcanic morros between San Luis Obispo and Morro Bay, or the more typical oak-studded ranch, they play an important role identifying the county as a special place. Agricultural operations ~~and facilities~~ in the rural areas can also help make many of the roads very scenic and contribute to the quality of the rural areas of the county. Together, these natural and built features provide a scenic environment that encourages the growth of recreation and tourist industries that are major parts of the local economy. Development and enhancement of the scenic roads and highways system should be accomplished without undue restrictions on private property or unnecessary burdens on agricultural operations.

This section of the Circulation Element incorporates the scenic highways element contained in the Agriculture and Open Space Element, which includes more detailed mapped designations and policies for the protection of scenic highway corridors.

The following local objectives are stated to implement the Agriculture and Open Space Element policy that scenic highway provisions should be applied to all highways so designated within the county:

1. Identify scenic areas and features within view of state highways, city streets, and county roads in the Agriculture and Open Space Element and incorporate them into the applicable Land Use Element area plan, designating them within Sensitive Resource Areas.
2. Adopt programs in the Land Use Element area plans and standards in the Land Use Ordinance to protect the scenic quality of identified areas and to maintain views from designated scenic roads and highways. Provide special attention to the location, siting and design of visible structures, access roads and outdoor advertising, while ensuring that there will not be undue restrictions on private property or agricultural operations. Encourage area native plants in landscaping. Promote placing utilities underground where feasible.
3. Ensure that the location, design and construction of each scenic road or highway blend into and complement the scenic corridor, by coordinating among involved agencies for the integrated design of the project.

4. Promote special scenic treatment and design within scenic road and highway rights-of-way, to include highway directional signs, guardrails and fences, lighting, provisions of scenic outlooks, frontage roads, grading, vegetation and highway structures.

H. PEDESTRIAN CIRCULATION

To achieve walkable communities, pedestrian circulation needs to be planned from the outset in new projects and connected with existing and future routes of travel. Pedestrian travel is of great importance within our communities, and it can reduce vehicle miles traveled and thereby reduce air pollution, including carbon dioxide emissions that contribute to climate change. Reducing the increase in vehicle traffic also will reduce the need for expensive street widening and intersection improvements.

Beyond accommodation, pedestrian travel needs to be encouraged and facilitated by providing usable and attractive sidewalks, pathways and trails appropriate to their function. Residential neighborhoods may be served by all of these; however, commercial districts may not accommodate trails or pathways. Narrow or dis-connected sidewalks do not suffice to attract pedestrians. Pedestrians are typically attracted to wide routes that connect daily destinations, such as home, school, work and shopping within a five-minute walk. Community planning and project design need to facilitate such connections. Pedestrian facilities should be buffered from traffic where feasible by street parking, landscaped parkways or separated pathways such as trails and *paseos*. Publicly and privately funded features should be included to provide interest and a sense of place, such as landscaping, above-ground planters, benches, way-finding signs, public art and symbols, and streetlights at a pedestrian scale.

Objectives for Pedestrian Circulation

1. Give high priority to pedestrian travel as a primary component of community planning, to be highlighted within the design of neighborhoods, districts and street corridors.
2. Plan and design for maximum access for pedestrians and connectivity between land use destinations, and fill in the gaps between disconnected sidewalk segments and eliminate other barriers to pedestrian access along streets and within sites.
3. Give high priority to pedestrian facilities and amenities within the County budget process and the Council of Governments funding allocations.
4. Plan, design and develop new and retrofitted pedestrian facilities in downtowns and commercial corridors, connecting to neighborhoods to facilitate pedestrian travel.

I. BIKEWAYS

Bikeways are several types of facilities designed for safe bicycle travel, including fully separated paths, restricted bike lanes, or signed streets. The Circulation Element incorporates the Bikeways Element of the Regional Transportation Plan as though fully set forth here, for detailed planning and implementation of regionally significant bikeways. Local bikeways are addressed in the Circulation chapters of the Land Use Element area plans. The County Bikeways Plan provides detailed guidance for development of bike lanes and separated paths.

Objectives for Bikeways

1. Give high priority to bicycle travel within and between communities in community planning, financing and improvement designs.
2. Bicycle travel should be encouraged through community outreach, fully implementing a network of bike lanes and paths and related facilities, and by changing standards and specifications, signing and related facilities as needed to achieve greater usage.

J. PUBLIC TRANSIT

Public transit serves the transportation needs of large numbers of people and low-mobility groups (those without cars) more efficiently than automobiles. Transit policies and plans of the county are integrated with local and regional systems in the Transit portion of the Regional Transportation Plan, which is incorporated by reference as though it were fully stated here.

The county has an important role in planning and expanding the Regional Transit System because the road system in unincorporated areas is projected to be increasingly impacted by vehicle travel. A more productive and convenient transit system will be necessary to offset increasingly congested streets and highways effectively.

Objectives for Public Transit

1. Give transit planning equal consideration in decisions on using transportation funding in relation to for streets and highways improvements in order to increase frequency and convenience, during the county budgetary process and the Council of Governments funding Area Coordinating Council's Unmet Transit Needs processes.
2. Expand the land use planning process to include the consideration of transit facility needs in the location and intensity of development, by integrating commercial and residential areas with transit networks.
3. Expand the consideration of transit facilities in the land use permit process, by encouraging mixed-use commercial and residential projects, planned unit developments, participation by developers in providing transit facilities, park and ride lots and implementation of vehicle trip-reduction programs.
4. Consider the enactment of Traffic Mitigation and Vehicle Trip-Reduction Ordinances that would reduce the amount of traffic from large-scale institutions, developments or employers that would occur at peak commuting hours, such as staggered hours or car pooling incentives.
5. Pursue transportation demand management strategies as contained in the Regional Transportation Plan that will manage demand by encouraging people to drive less, for instance, with preferential parking for car poolers.

K. AIRPORTS

Airports provide base facilities for air transportation and air freight and meet recreational needs. The Land Use Element designates areas around airports for limited commercial, industrial, recreational or low-density residential uses, as well as agricultural and open space uses, based upon the characteristics of the individual airports. Specific

development criteria for airport facilities and identification of types of land uses that may be compatible with airports are defined in the following documents:

1. ~~The Aviation Element of the county Transportation Plan.~~
2. The San Luis Obispo County Airport Land Use Plan.
3. The Oceano County Airport Land Use Plan.
4. The Paso Robles City Airport Land Use Plan.

Land use recommendations and standards of the above-mentioned documents are refined in the planning areas through application of the Airport Review combining designation, discussed in Chapter 7.

L. EQUESTRIAN TRAILS

In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine whether rights-of-way may be secured to serve this need while respecting and protecting adjacent uses and ownerships.

M. OTHER TRANSPORTATION MODES

In addition to streets, public transit and airports, other transportation modes affecting land use planning include harbors and seaports, pipelines, transmission lines, rail and transportation terminals. The area plans contain policies for the local development and use of those systems. The Regional Transportation Plan contains a specific discussion of issues, programs and policies for those components of the county circulation system and it is incorporated by reference as though it were fully included here.

Amend Chapter 6 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 6-7, as follows:

Chapter 6: LAND USE CATEGORIES

[Text from 6-1 to 6-7 is not addressed and is omitted]

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed land use category amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the following items where appropriate for the proposed land use category change under consideration:

1. **Existing planning policies.** Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Agriculture and Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Article 2 of the Land Use Ordinance, list of allowable uses;
 - e. The text and maps of the area plans (Part II of the Land Use Element); and
 - f. The planning area standards of Article 9 (Community Planning Standards) of the Land Use Ordinance.
2. **Area character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. **Environmental impacts.** The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. **Accessibility/circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. **Soils classification.** Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. **Slope and other terrain characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment. Whether development

resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.
8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. **Existing parcel size and ownership patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. **Availability of public services and facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. **Land inventory.** Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.
12. **Mineral Resources.** Whether the amendment proposed in an area included within the EX (Energy and Extractive Resource Area) or EX₁ (Extractive Resource Area) combining designations on the official maps of the Land Use Element would preclude resource extraction or would result in uses which adversely affect the existing operation or expansion of extraction uses. Proposals within the EX or EX₁ combining designations which would preclude resource extraction, would allow minimum residential parcel sizes of less than 10 acres or would otherwise be incompatible with resource extraction shall be approved only when the need for the particular use is determined by the Board of Supervisors to outweigh the value of keeping the potential mineral resource available for future extraction. The proposed amendment shall not enable development that would adversely affect the continuing operation or expansion of an extraction use [Amended 1991, Ord. 2498).
13. **Agricultural land.** Whether the amendment is located in an area where conversion it would not protect agricultural land at the urban fringe and would allow an expansion of urban development into agricultural lands or encourage sprawl by allowing "leapfrog" development into agricultural areas. Such conversion of agricultural land to non-agricultural uses should be discouraged unless other locations for development are physically, environmentally or otherwise not feasible in the foreseeable future. Requests for conversion shall, at a minimum, be evaluated against the criteria established in the Agricultural and Open Space Element for conversion of agricultural land.

[Text from page 6-9 to end of chapter is not addressed and is omitted]

EXHIBIT LRP2005-00013:C

Revisions to the Public Review Drafts
 Framework for Planning - Inland and Coastal Zone Areas

Framework for Planning (Inland)

Amend Exhibit LRP2005-00013:A, the Public Review Draft of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, as follows:

All Pages:

Re-format after making the changes below, to move all Implementing Actions sections to the same indent as the Goals, and replace the letter numbering with numbers.

Page v: Preface, first paragraph, fifth sentence - Recognize "existing and future" residents, to read:

It is increasingly difficult to finance the infrastructure and services that existing and future residents expect and deserve.

Page v: Preface, third paragraph, second sentence - Refer to "goals" instead of plans, to read:

Strategic planning uses this approach to identify realistic, short-term solutions that will achieve longer-term plans goals.

Page 1-3: Major Issues - Insert a new no. 6 and renumber accordingly, to address the loss of agricultural land and open land due to sprawl, to read:

6. Increased "sprawl" decreases the amount of natural and agricultural buffers that have been instrumental in the maintenance of the County's small-scale character.

Page 1-3: Major Issues - Add no. 9 to refer to the lack of lack of parks, recreation, natural areas, street and sidewalk maintenance due to shrinking budgets and declining quality of life, to read:

9. The desirability of our area on top of shrinking government budgets have resulted in minimal new park, recreation and natural areas, as well as lagging street and sidewalk maintenance. Continuing to grow without providing these resources will impact the area's quality of life.

Page 1-4: Principle 1 - Revise to address the conservation of energy resources, to read:

Principle 1: Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.

Page 1-4: Principle 1, new Goal no. 5 - Retain Goal no. 5 from Framework for Planning and revise to address the reduction of green house gases that are related to land use, to read:

5. Minimize the generation of air pollutants and greenhouse gases from existing and projected growth by implementing land use and circulation policies and programs that result in promote and encourage the use of transportation alternatives to the single-passenger vehicle that minimize travel distance and trip generation, and reduce vehicle miles traveled.

Page 1-4: Principle 1, new Goal no. 6 - Add energy conservation goals similar to the Coastal Zone, and renumber accordingly, to read:

6. **Resource Use and Energy Conservation - Support the conservation of energy resources by:**
- a. Planning for energy conservation in land use and transit planning, and in subdivision and building regulations that require energy conservation methods incorporated into development design.
 - b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources.
 - c. Recognizing the impacts of land use and water consumption in an area that has a semi-arid climate and working to avoid or minimize those impacts.
 - d. Encouraging land use and transit measures that reduce the use of non-renewable resources such as petroleum.

Page 1-4: Principle 1, Goal no. 6 - Delete the second sentence and move to new **Implementing Action** no. f:

- f 6. Identify and preserve important agricultural, natural and other rural areas between cities and communities, and work with landowners and these communities to maintain rural character and land uses. ~~Work with communities to create and maintain distinct urban boundaries next to rural areas.~~

Page 1-5: Principle 1, Implementing Action b - revise to clarify different results:

- b. Work with the agricultural community and advisory committees on a “rural legacy” program that links land conservation with agricultural economic development; ~~to support~~ locally-based commercial agriculture, ~~preserves~~ signature landscapes and ~~sustains~~ resources.

Page 1-5: Principle 1: Add new **Implementing Action** g:

- g. Work with communities to create and maintain distinct urban boundaries next to rural areas, and to avoid approving projects that are not supported by a city within its urban area or rural referral area.

Page 1-5: Principle 2, Goal 2: Add “cities” at the end:

2. Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village areas or cities.

Page 1-5: Principle 2, Goal 3: Delete “or adjacent to;” revise to clarify continuing, not preserving, agriculture; and refer to urban and village areas, not just existing ones, to read:

3. Plan most future development to be within ~~or adjacent to existing~~ urban and village communities, to capitalize on and enhance community development and infrastructure, and to preserve rural character; and open space and continue agricultural uses.

Page 1-5: Principle 2, Goal 4: Add “employment” to read:

4. Encourage opportunities for appropriate housing, employment and non-residential development that will create complete communities.

Page 1-6: Principle 2, Goal 10 - Revise to encourage long-term planning of resources, services and facilities:

10. Conduct long-term planning (20+ years) to provide and finance additional, sustainable public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities.

Page 1-6: Principle 2, new Goal no. 12- Add a statement supporting adequate community amenities, which enhance quality of life and a more compact form of development, to read:

12. Provide adequate community amenities, such as parks, natural areas and trails along with new urban development, and where applicable in nearby rural areas between communities, that support a high quality of life and a compact form of community development.

Page 1-7: Principle 2, Implementing Action b - Revise to give emphasis to communities with adequate infrastructure, to read:

- b. Develop strategies ~~with communities~~ to shift potential rural development to communities with adequate infrastructure ~~urban and village areas~~ and conserve nearby rural land, through the transfer of development credits and other land conservation measures.

Page 1-8: Principle 4, Goals 1 through 3 - Revise the order and consolidate into two goals, to read:

- ~~1~~ 2. Plan communities with linked, connected neighborhoods where streets, pedestrian and transit facilities are provided to encourage walking.
- ~~2~~ 1. Plan neighborhoods that are centered on such daily destinations as schools, parks, commercial districts and transit stops, based on convenient walking distances between them, as illustrated in Figure 1-3.
- ~~3.~~ ~~Plan housing to be near and well-connected to employment areas, schools, parks, civic, recreational, and religious facilities.~~

Page 1-8: Principle 4, Goal no. 5 - Add “street enhancements” to include opportunities for gathering places, and add other amenities to provide opportunities for walking and recreation:

5. Create attractive street enhancements and public spaces that serve as gathering places on corridors and at connecting locations, and expand parks, natural areas, and recreation with new urban development to enhance a community's quality of life.

Page 1-9: Principle 5, new Goal no. 6 - Add a goal to connect communities with multi-use paths as adopted in the Parks and Recreation Element, to read:

6. Provide multi-use trails (walking, bicycling and equestrian travel) between and through communities to connect them with alternative transportation, consistent with the Parks and Recreation Element.

Page 1-10: Principle 6, Goal no. 2 - Divide into two goals and clarify between affordable housing choices and a mix or range of housing types within a neighborhood, to read:

2. Provide quality housing choices that are affordable to people with a variety of income levels.
3. Provide in a range of housing types within each neighborhood where affordable units are mixed compatibly with market-rate housing.

Page 1-10: Principle 6, Implementing Actions - Add a new action to link the provision of affordable housing with locations near employment and shopping, and renumber the other actions, to read:

- a. Implement the Housing Element to create opportunities for quality housing for people of all income levels, in proximity to employment and within walking distance to daily needs.

Page 1-11: Principle 8, Goal 2 - Clarify not just for mixed use projects, to read:

2. Provide private and public amenities with new development that are located for convenient pedestrian access, such as for example, pocket parks or plazas within multi-family or mixed use projects.

Page 1-13: Principle 10, Goal no. 4 - Add a different example to address regulations, to read:

4. Create a unified interest among county departments in achieving compact, walkable communities, such as through integrated regulations, transportation funding and capital improvement programming.

Page 1-13: Principle 10, Implementing Action c - Revise to be more specific:

- c. Enhance the planning and development review processes Involve the public, advisory and other groups, cities and other jurisdictions to incorporate opinions and interests often and routinely into the planning and development review processes by early outreach, referrals and responses.

Page 1-13: Principle 11, Implementing Actions a and b - Combine, add "vision" and recognize existing forums:

- a. ~~Expand on the Community 2050 Blueprint visioning program and other forums. Develop a program to promote cooperation between the county and all jurisdictions in forming a strategic growth vision, and carrying out strategic growth policies, and using mutual agreements and implementation programs as primary tools.~~
- ~~b. Create a Task Force to provide a continuing forum and leadership for discussing how to implement strategic growth goals, among county, city and other relevant jurisdictions.~~

Page 1-15: Framework for Planning - Inland Area, item no. 1 - delete "as policy guidance," for clarity, to read:

- 1. The principles and goals in Chapter 1 are used ~~as policy guidance~~ for determining consistency of a proposed discretionary land use, development or subdivision with the Land Use Element.

Page 4-1: B. Major Issues, Item 1 - Revise to refer to the result of development, to read:

- 1. While new development results in ~~provides~~ some financial support for the increased service demands it creates, the cost to government of providing needed services frequently exceeds the return.

Page 4-4: Consideration of Urban and Village Expansion - Revise the proposed preamble to apply to all proposals, to read:

The following criteria shall ~~generally~~ be met for all proposals to expand urban or village reserve lines.

Page 4-4: Consideration of Urban and Village Expansion, Item 4 - Add the provision of open space land with urban expansion, to assist in creating natural area preserves, continuing agriculture near communities, to read:

- 4. The proposed expansion will preserve important and critical environmental areas and provide significant open space land for creating natural area preserves and open space adjacent or near a community.

Page 5-4: Objectives for Pedestrian Circulation, no. 4 - Replace this objective, which is repetitive of 1 and 2, with a different topic to develop trails in reference to the county Parks and Recreation Element, to read:

- 4. Plan and provide multi-use trails between and through communities that encourage pedestrian, bicycle and equestrian travel, as appropriate, to implement the trails section of the Parks and Recreation Element.

Page 5-5: Objectives for Bikeways: Add a third objective to encourage multi-use trails between and through communities, to read:

- 3. Regional trails that link communities should be provided consistent with the Parks and Recreation Element, to enable more alternative transportation between and through communities.

Page 6-8: Guidelines for General Plan Amendments, no. 13 - revise to read:

13. **Agricultural land.** Whether the amendment is located in an area where it would not protect agricultural land at the urban fringe and would allow an expansion of urban development into agricultural lands or encourage sprawl by allowing "leapfrog" development into agricultural areas. Such conversion of agricultural land to non-agricultural uses ~~is should be~~ discouraged unless other locations for development are physically, environmentally or otherwise not feasible in the foreseeable future. Requests for conversion shall, at a minimum, be evaluated against the criteria established in the Agricultural and Open Space Element for conversion of agricultural land.

Framework for Planning (Coastal Zone)

Amend Exhibit LRP2005-00013:B, the Public Review Draft of Framework for Planning (Coastal Zone), Part I of the Land Use Element of the General Plan, as follows:

Page 1: Preface, first paragraph, fifth sentence - Recognize "existing and future" residents, to read:

It is increasingly difficult to finance the infrastructure and services that existing and future residents expect and deserve.

Page 1: Preface, third paragraph, second sentence - Refer to "goals" instead of plans, to read:

Strategic planning uses this approach to identify realistic, short-term solutions that will achieve longer-term plans goals.

Page 2: First paragraph, last sentence - Re-state as in the current instead of future tense, consistent with Inland Framework, to read:

The LUE ~~will also~~ serves as a reference point and guide for future land use planning studies throughout the county.

Page 4: Major Issues - Insert a new no. 6 and renumber accordingly, to address the loss of agricultural land and open land due to sprawl, to read:

6. Increased "sprawl" decreases the amount of natural and agricultural buffers that have been instrumental in the maintenance of the County's small-scale character.

Page 4: Major Issues - Add no. 9 to refer to the lack of lack of parks, recreation, natural areas, street and sidewalk maintenance due to shrinking budgets and declining quality of life, to read:

9. The desirability of our area on top of shrinking government budgets have resulted in minimal new park, recreation and natural areas, as well as lagging street and sidewalk maintenance. Continuing to grow without providing these resources will impact the area's quality of life.



AGENDA

Planning Commissioners

Bob Roos, 1st District
 Anne Wyatt, 2nd District
 Penny Rappa, 3rd District
 Eugene Mehlschau, 4th District
 Sarah Christie, 5th District

MEETING DATE: Thursday, August 9, 2007

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins:		8:45 a.m.
Morning Recess:	10:30 a.m.	10:45 a.m.
Noon Recess:	12:00 p.m.	1:30 p.m.
Afternoon Recesses:	3:00 p.m.	3:15 p.m.

HEARINGS ARE ADVERTISED FOR 8:45 A.M. HOWEVER, HEARINGS GENERALLY PROCEED IN THE ORDER LISTED. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

PLANNING STAFF UPDATES

CONSENT AGENDA:

- a. GENERAL PLAN CONFORMITY REPORTS - the Planning Director has issued the following General Plan conformity reports. This is a notice of completed conformity reports to the Planning Commission as required by

Section B, Chapter 7 of Framework for Planning, Part 1 of the county Land Use Element and Local Coastal Plan, and is being provided for public information only. No action need be taken by the Planning Commission except to Receive and File the reports. The decision to issue a General Plan conformity report is solely at the discretion of the Planning Director, although appeals of the Planning Director's determination may be made in accordance with the provisions of the Land Use Ordinance and Coastal Zone Land Use Ordinance. (Recommend Receive and File)

Staff Report

HEARINGS:

1. Continued hearing to consider a request by ED AND NANCY HARDEN/NEXTEL COMMUNICATIONS for a Conditional Use Permit to allow the construction and operation of a four carrier wireless telecommunications facility. The facility would consist of sixteen six-foot panel antennae (four per carrier), four microwave dishes, four emergency back-up generators, a 1,440 square-foot steel barn to house associated equipment, and utility installation. The project includes approval of the disturbance of approximately 5,000 square feet and 1,850 cubic yards of a 24.5 acre parcel that has already occurred. The proposed project is within the Rural Lands land use category and is located at 6800 Toro Creek Road, approximately 3000 feet north of Highway 41, approximately 8.3 miles, west of the City of Atascadero. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation on an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 19, 2007, for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, and hazards/hazardous materials, and are included as conditions of approval. CONTINUED FROM JUNE 14, 2007.

County File No: DRC2005-00052 APN: 046-221-081 Supervisorial District #2 Date Accepted: February 6, 2006 Marsha Lee, Project Manager Continue off calendar

Staff Report

2. Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to 1) revise residential development standards and 2) require a minimum

density of 20 units/acre on fifty Residential Multi-Family zoned lots located throughout the unincorporated areas of the County. Amendment revisions for residential development standards include the following: allow a 20-foot front setback on the Residential Single Family (RSF) and Residential Multi-Family (RMF) zoned properties less than one acre in size; reduce the number of required guest parking spaces by one space on development of 15 units or less within the RMF land use category; establish a lot coverage ratio for multi family structures of 35% for low, 45% for medium, and 60% for high density residential development, thereby eliminating maximum floor area and minimum open space requirements; allow multi-family projects to be built on pre-existing parcels no less than 4,000 square feet in size in the RMF land use category instead of the current 6,000 square foot requirement; and allow a 5,000 square foot minimum parcel size in the RSF land use category instead of the current 6,000 square foot requirement. The following County documents may be affected: * Title 22, sections 22.10.140, 22.18.050, 22.10.130, 22.10.110, 22.22.080 * Title 23, sections 23.04.108, 23.04.166, 23.04.084, 23.04.044, 23.04.028 * Inland Area Plans including: Salinas River Area Plan (San Miguel Urban Area Standards - 22.104.070, Santa Margarita Urban Area Standards - 22.104.080, Templeton Urban Area Standards - 22.104.090); San Luis Bay Area Plan (Arroyo Grande Urban Area Standards - 22.106.040, Oceano Urban Area Standards, including Halcyon- 22.106.070); South County Area Plan (Nipomo Urban Area Standards - 22.112.080) * Coastal Area Plans including: North Coast Area Plan (Cambria Urban Area Standards); Estero Area Plan (Los Osos Urban Area Standards) * Oceano Specific Plan * Templeton Design Plan Amendment revisions for the requirement of a 20 units/acre minimum density will be proposed on 50 lots located in the Residential Multi-Family land use category in the unincorporated areas of the County. The following County documents may be affected:

Staff Report

3. Hearing to consider a request by the County of San Luis Obispo to amend Framework for Planning, Part I of the Land Use and Circulation Elements of the County General Plan, to incorporate "smart growth" principles, implementing actions and strategies into chapters or sections including General Goals, Public Service Considerations for expansion of urban and village areas, Circulation Element policies on pedestrian circulation, bikeways and public transit, and guidelines for Land Use Category amendments. The amendments would bring the principles and implementing actions that were endorsed by the Board of Supervisors on June 7, 2005 into the Land Use Element, Framework for Planning, which is the overall guiding policy document for the County's general plan. Eleven

principles are proposed that provide guidance for planning and directing growth toward compact, walkable communities and for conserving and sustaining important agricultural, natural and scenic resources. Implementing actions are proposed for both public and private measures to address the location, amount and design of future population and commercial growth and to provide supportive public services and facilities, to achieve the county's over-arching goals for safe, healthy, livable, prosperous and well-governed communities. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation on an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 25, 2007, for this request. County File Number: LRP 2005-00013 Assessor Parcel Number: Countywide Supervisorial District: All Date Authorized: June 7, 2005 James Lopes, Project Manager, Recommend Approval (60 min)

Staff Report

4. Hearing to consider a request by THOMAS AND CHARLOTTE ROBAK for a Third Time Extension for a Minor Use Permit to allow for the construction of an approximately 21,275 square-foot winery consisting of an approximately 18,118-square foot wine processing building, 3,157-square foot visitor's center (tasting room and administration building), sixteen-space parking lot, above-ground water storage tank, access road, standard leach field, wastewater ponds, landscaping, grading, and related site improvements. The project is located on the north side of Highway 46, 0.3 mile west of Anderson Road, approximately 2.0 miles west of the City of Paso Robles, in the Adelaida (Rural) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 4, 2003 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Geology and Soils, Public Services/Utilities, Transportation/Circulation, Wastewater, and Water and are included as conditions of approval. County File No: D010060P Assessor Parcel Number: 040-111-024 Supervisorial District: 1 Date

Accepted: N/A Holly Phipps, Project Manager Recommend Approval (30 min)

Staff Report

5. Hearing to consider a request by the LOS OSOS COMMUNITY SERVICES DISTRICT for a Development Plan / Coastal Development Plan to allow the construction of a shallow percolation pond and appurtenances, including two 10,000 gallon tanks for onsite disposal of backwash water from the potable water filtration system at an existing well site. The project will result in the disturbance of approximately 3,000 square feet of a 21,875 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1428 8th Street in the community of Los Osos. The site is in the Estero planning area. Consider and rely on the previously approved Mitigated Negative Declaration adopted on February 20, 2007, and Addendum prepared by the Los Osos Community Services District acting as Lead Agency. County File No: DRC2006-00179 Assessor Parcel Number: 038-291-039 Supervisorial District: 2 Accepted: July 10, 2007 Kerry Brown, Project Manager Recommend Approval (45 min)

Staff Report

6. Hearing to consider a request by Gregg Berge for a Minor Use Permit/Coastal Development Permit to allow an approximately 2,623 square foot two story single family residence with attached garage. The proposed project is within the Residential Single Family land use category and is located at 2255 Adams Street in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA. County File No: DRC2006-00009 Assessor Parcel Number: 023-383-041 Supervisorial District 2 Acceptance Date: February 15, 2007 John Euphrat, Project Manager Recommend Denial (60 min)

Staff Report

7. Continued hearing to consider an appeal by ANNE WINBURN of a Planning Director Determination that the production of plastic eye forms is an allowable use as a Home Occupation as referenced in Coastal Zone Land Use Ordinance Section 23.08.030 f (2) of Title 23 of the County Code. An environmental determination is not required. County File No: ZON2006-00461 Assessor Parcel Number: N/A Supervisorial District: N/A Date Accepted: N/A Nick Forester, Project Manager Recommend denial (60 min)

ADJOURNMENT: 5 p.m.

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking a decision. **RULES FOR PRESENTING TESTIMONY** Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules: