

AGENDA:



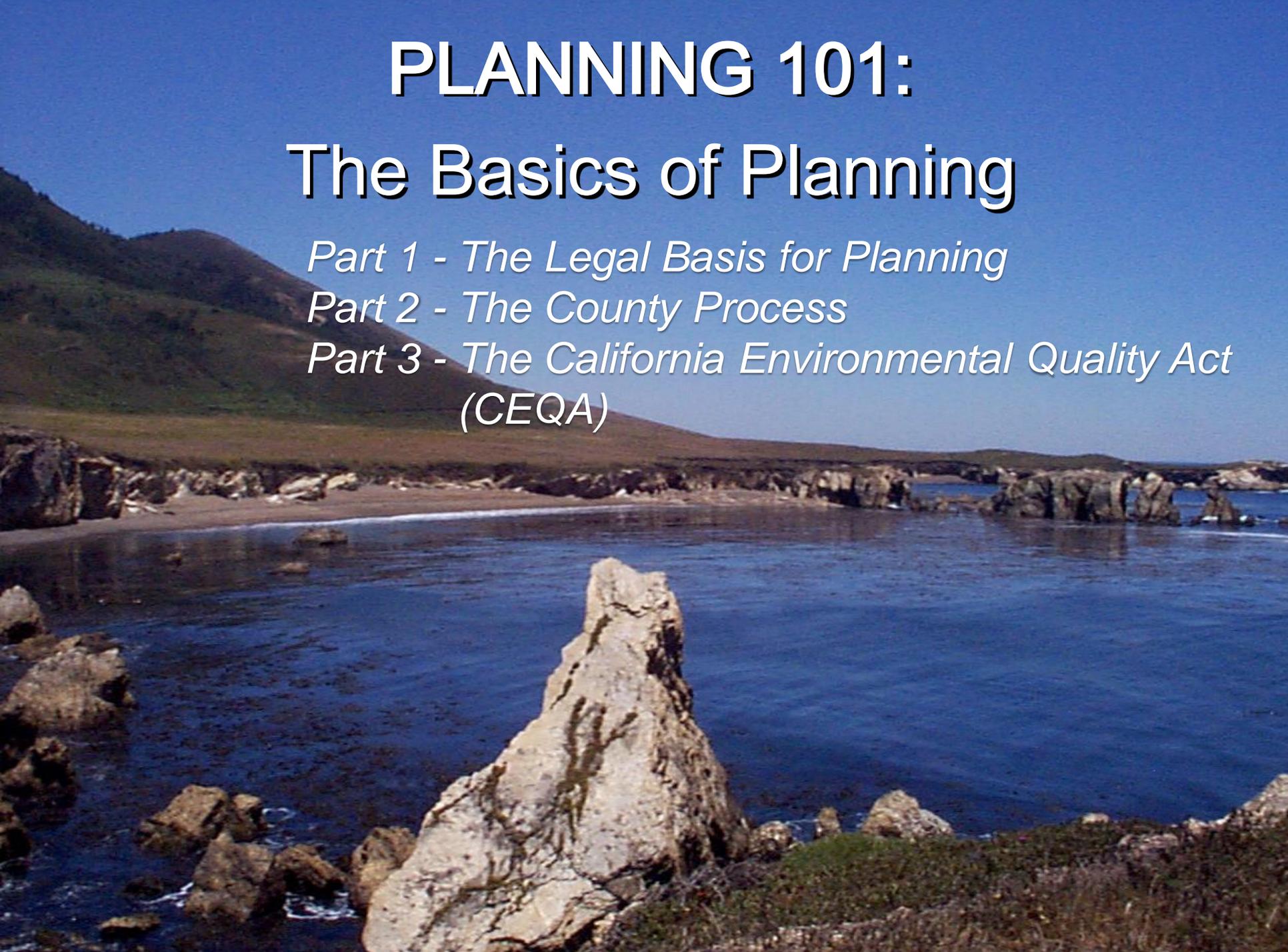
- 8:30 **Registration**
- 9:00 **Welcome Remarks** – Jim Bergman, Director
- 9:15 **Opening message** – Supervisor Bruce Gibson, Board of Supervisors Chairman
- 9:25 **Planning 101 / Local Process / CEQA** – Matt Ottoson, Schani Siong, Rob Fitzroy
- 10:10 **Q & A on Planning 101 / Local Process / CEQA**
- 10:20 **Department Website (sloplanning.org) / GIS Information/ Permit View** – Jeff Legato
- 10:35 **Break** – 10 minutes
- 10:45 **Renewable Energy Streamlining Program** – James Caruso
- 10:55 **Water Issues:**
- **Countywide** – James Caruso
 - **Paso Robles Groundwater Basin**
 - **New Development Offset Program** – Cheryl Cochran
 - **New Irrigated Agriculture Offset Program** – James Caruso
- 11:25 **Housing Element** – Dana Lilley
- 11:35 **General Q & A** –All
- 11:45 **Wrap up and Closing Comments** – All
- 12:00 **Adjourn**



Community Advisory Council

Annual Workshop

May 2, 2014



PLANNING 101:

The Basics of Planning

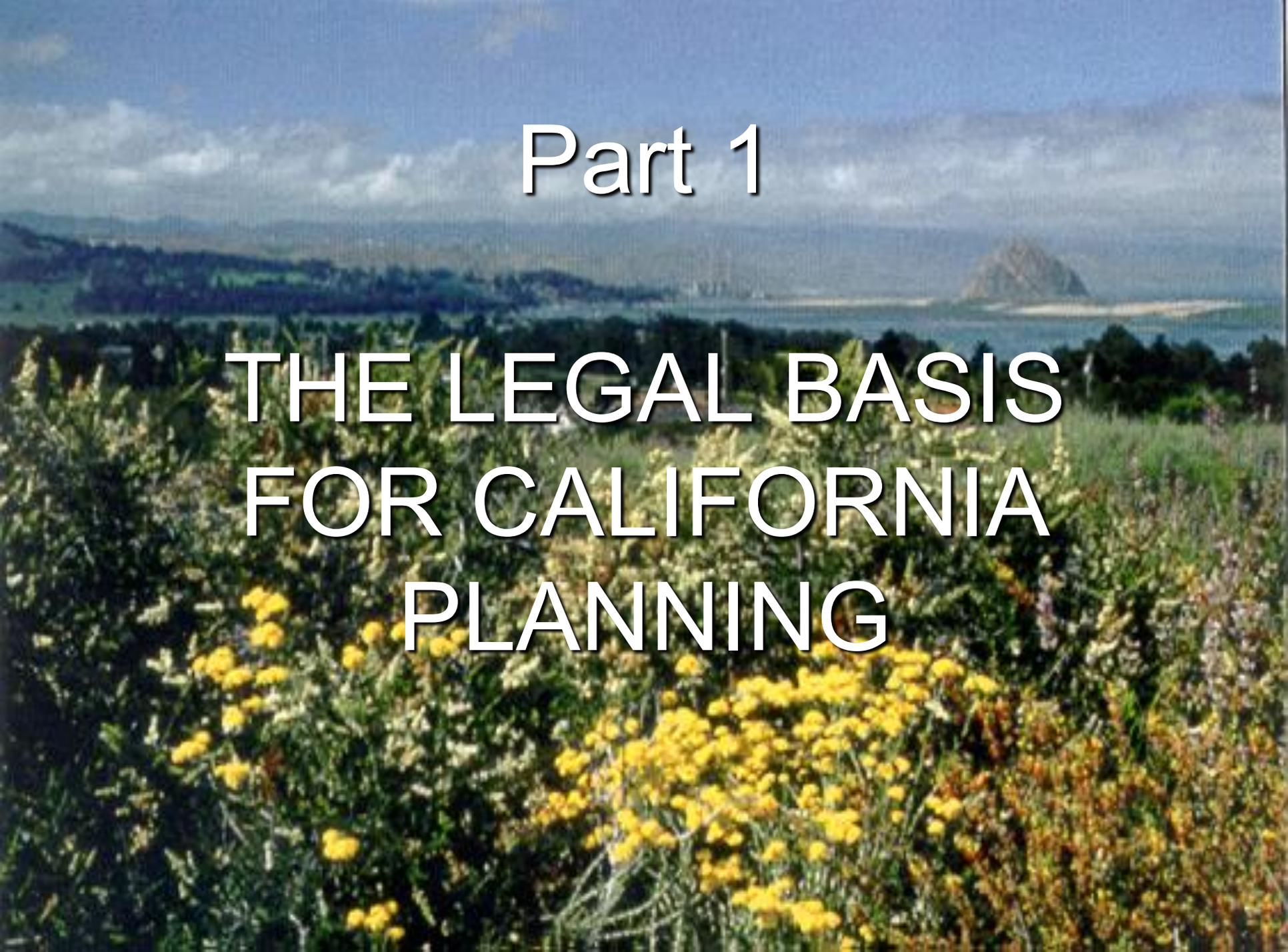
Part 1 - The Legal Basis for Planning

Part 2 - The County Process

*Part 3 - The California Environmental Quality Act
(CEQA)*

Part 1

THE LEGAL BASIS FOR CALIFORNIA PLANNING



Land Use Planning: Definition

“The process by which public agencies, mostly local governments, determine the intensity and geographical arrangement of various land uses in a community”

Land Use Planning: Definition

In other words:

- How it gets decided
- What does and doesn't get built
- And where!

Laws Affecting Land Use Planning in California

- Planning Zoning & Development Law
- General Plan Law
- Subdivision Map Act
- California Environmental Quality Act
- U.S. & California Clean Air Act
- U.S. & California Endangered Species Act
- U.S. Clean Water Act

California Planning Law

- Requires cities and counties to have a planning agency and legislative body, and provides for the creation of planning commissions
- Requires preparation of a general plan
- Requires implementation of the general plan through specific plans and zoning and subdivision ordinances

The General Plan

Is a “blueprint” for guiding decision-making on future development and expresses community goals and public policy from a long term (20-year) perspective.

Mandatory and Optional Elements

```
graph TD; A[Mandatory and Optional Elements] --> B[Land Use]; A --> C[Parks & Recreation]; B --> B1[Land Use]; B --> B2[Circulation]; B --> B3[Housing]; B --> B4[Safety]; B --> B5[Conservation & Open Space]; B --> B6[Noise]; C --> C1[Parks & Recreation]; C --> C2[Agriculture]; C --> C3[Offshore Energy]; C --> C4[Economic];
```

■ *Land Use*

■ *Circulation*

■ *Housing*

■ *Safety*

■ *Conservation &
Open Space*

■ *Noise*

■ *Parks & Recreation*

■ *Agriculture*

■ *Offshore Energy*

■ *Economic*

Internal Consistency

- All elements must be consistent with one another
- All elements of the general plan have equal legal status

General Plan Amendments

- State law allows the general plan to be amended up to four times a year
- An exception is that the plan can be amended at any time to accommodate projects that provide affordable housing

Specific Plans

- Are “mini-general plans” focused on particular communities or neighborhoods
- Are a “bridge” between the general plan and zoning
- Implement the general plan

Design Plans

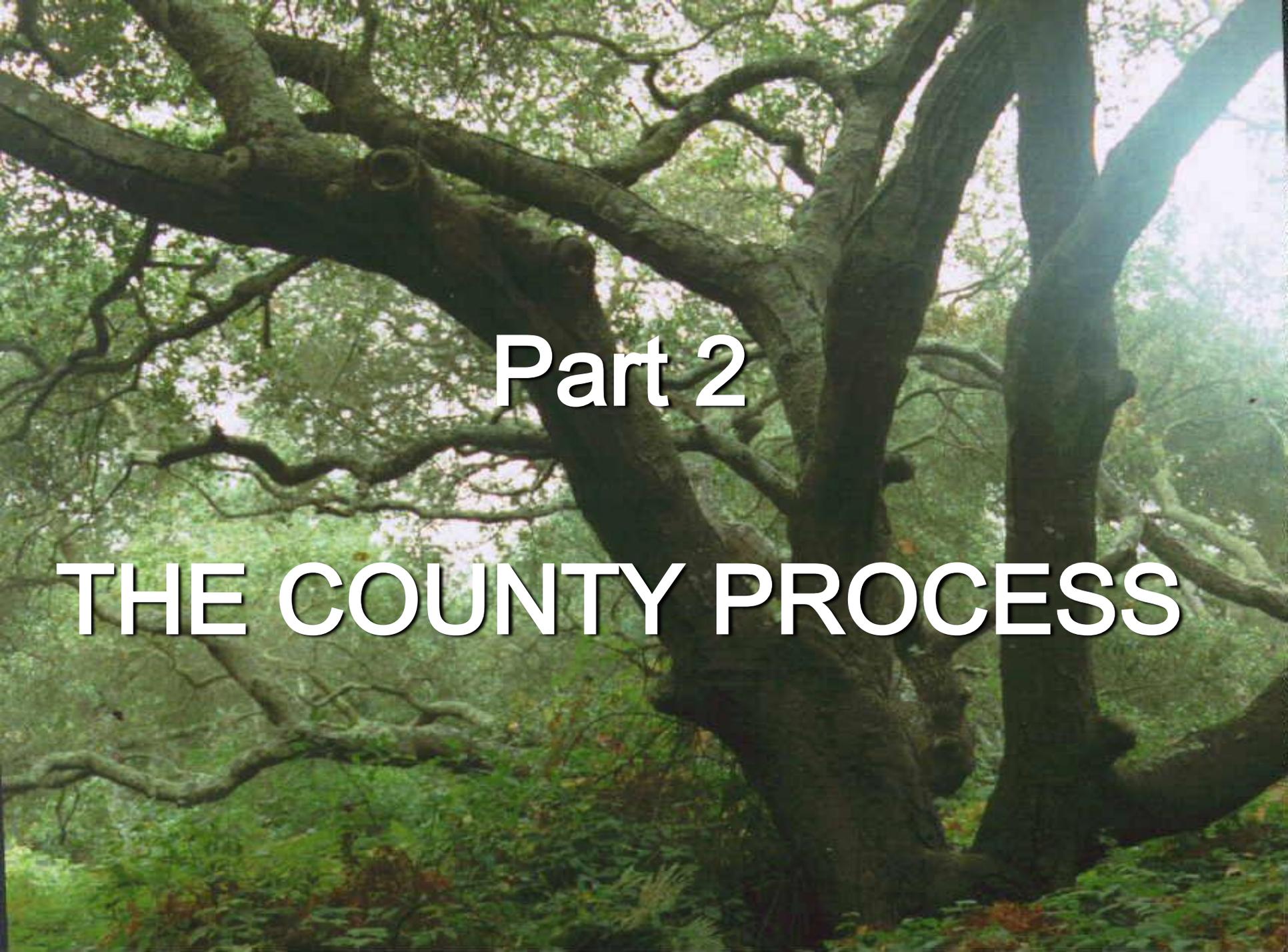
- Intended to inform and guide property development in particular areas.
- “Community Design Handbooks”
- Implement the general plan

Zoning Ordinances

- Establish detailed regulations such as height, setbacks, and parking for the use of land and development of buildings and other structures
- Must be consistent with the objectives, policies, general land uses and programs specified in the general plan

State Subdivision Map Act

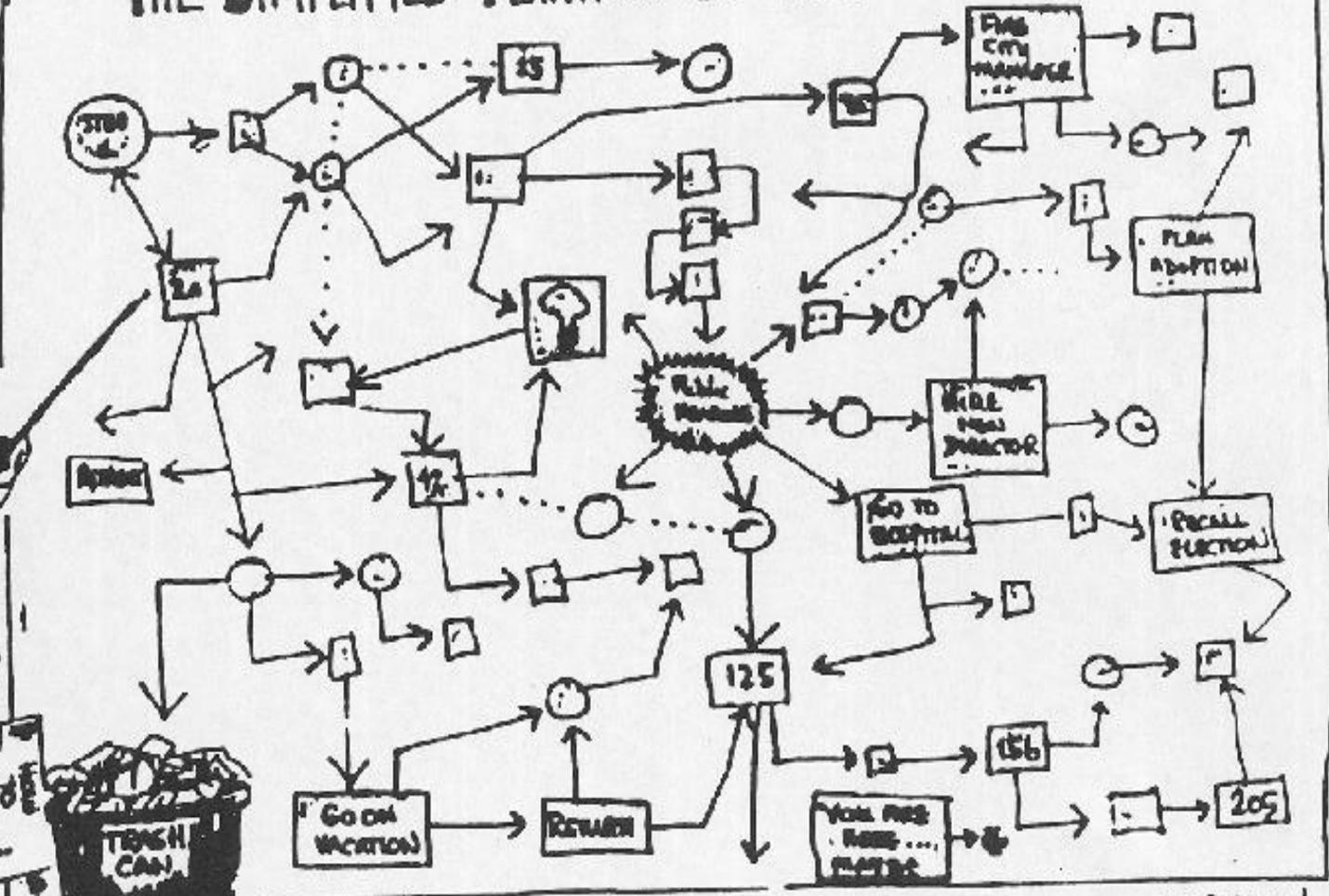
- Provides for regulation and control of design and improvement of subdivisions.
- Ensures public improvements are made by the subdivider and do not become an undue burden to the community.



Part 2

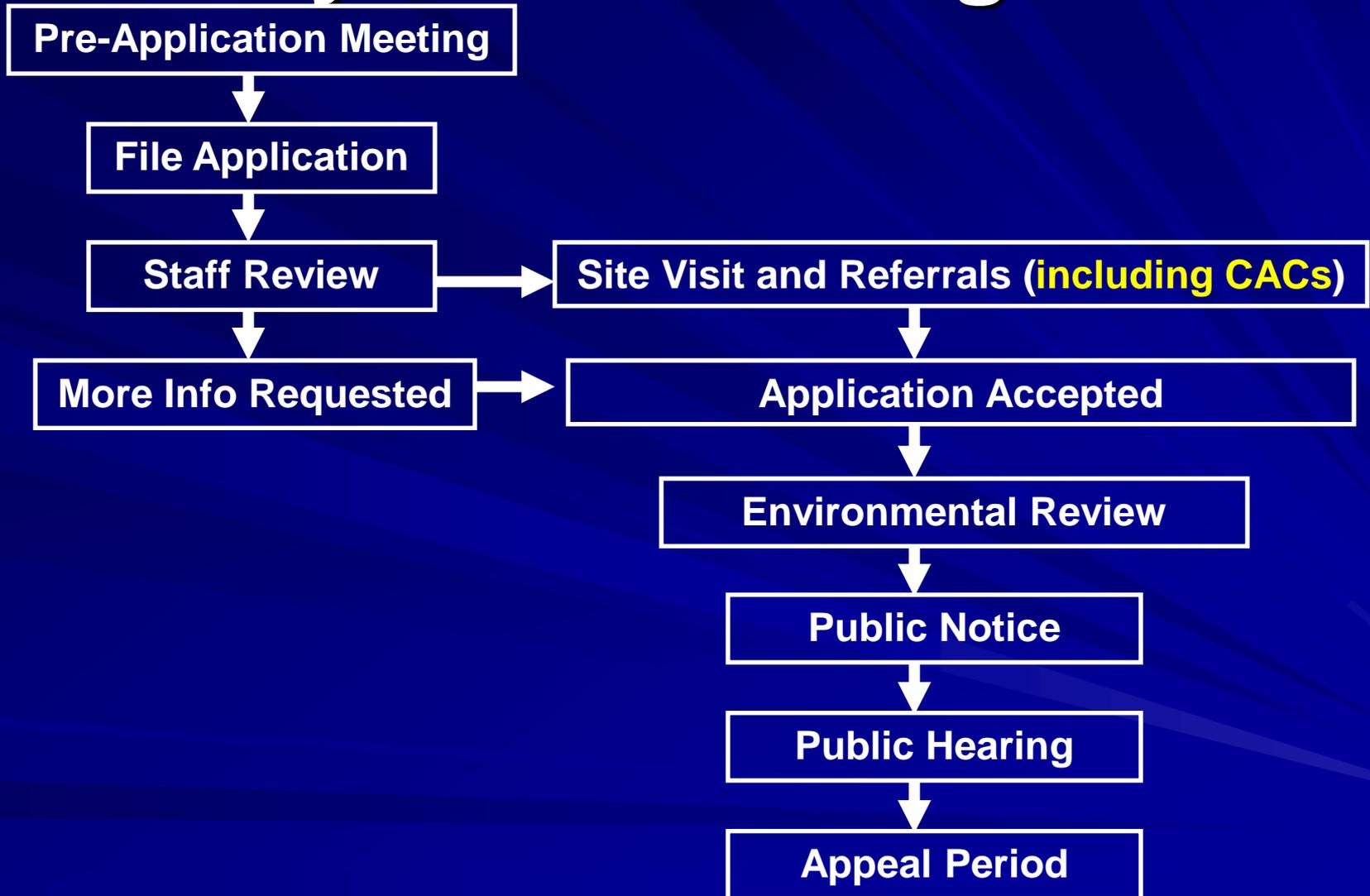
THE COUNTY PROCESS

THE SIMPLIFIED PLANNING PROCESS



HARMAN

County Process Diagram



Ministerial or Discretionary?

■ Ministerial Permits

- comply with zoning and building regulations.
- approved administratively (no hearing)

■ Discretionary Permits

- discretion exercised by decision maker – approve, deny or modify the project.
- Environmental review under the California Environmental Quality Act (CEQA).
- **Referred to Community Advisory Councils**

Ministerial or Discretionary?

Ministerial

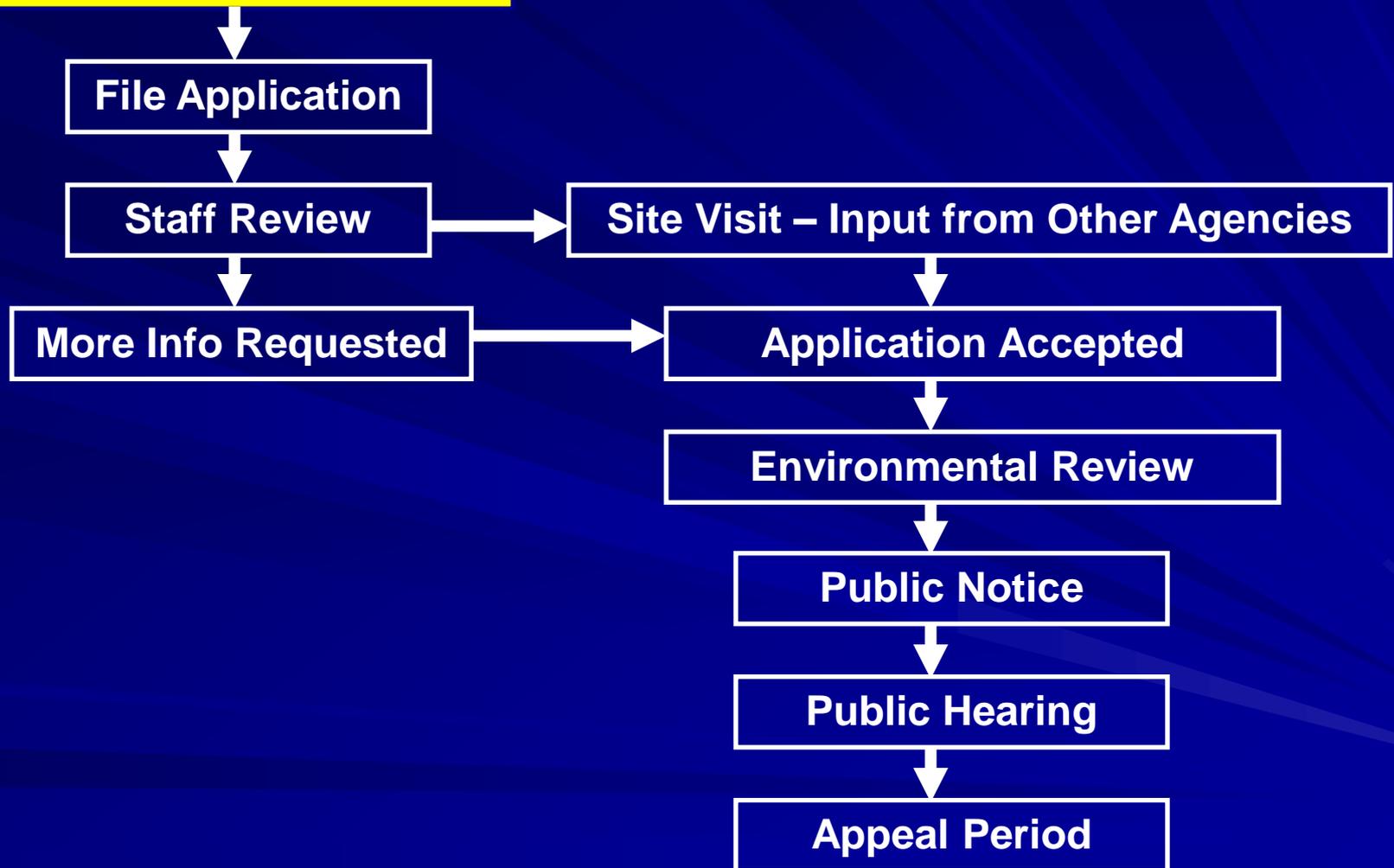
- Building Permit
- Zoning Clearance
- Site Plan

Discretionary

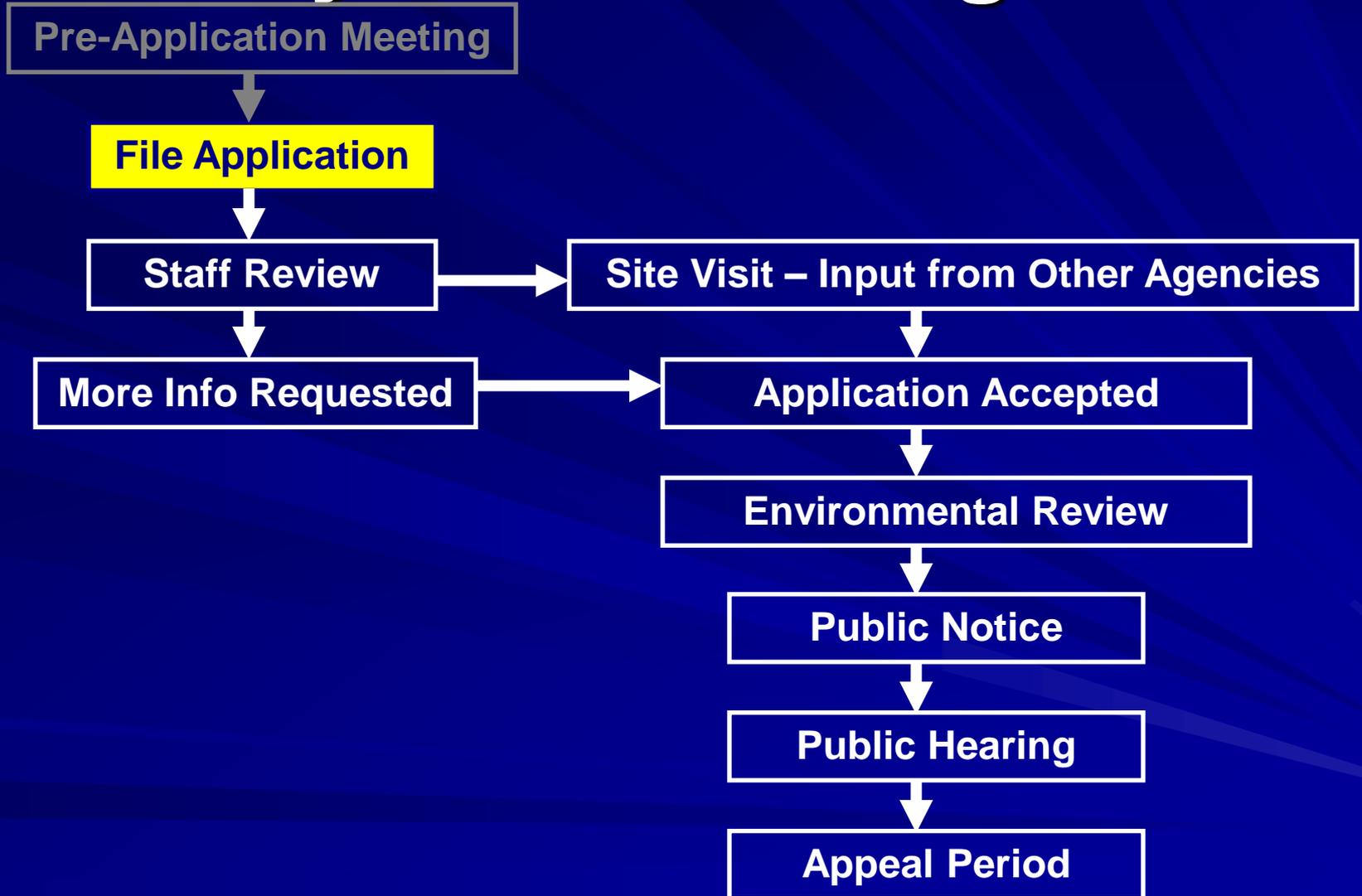
- Land Use Permits
 - Minor Use Permit
 - Conditional Use Permit
 - Variance
- Land Divisions
 - Parcel Map, Tract Map
 - Lot Line Adjustment
- General Plan Amendment
- Ordinance Amendment

County Process Diagram

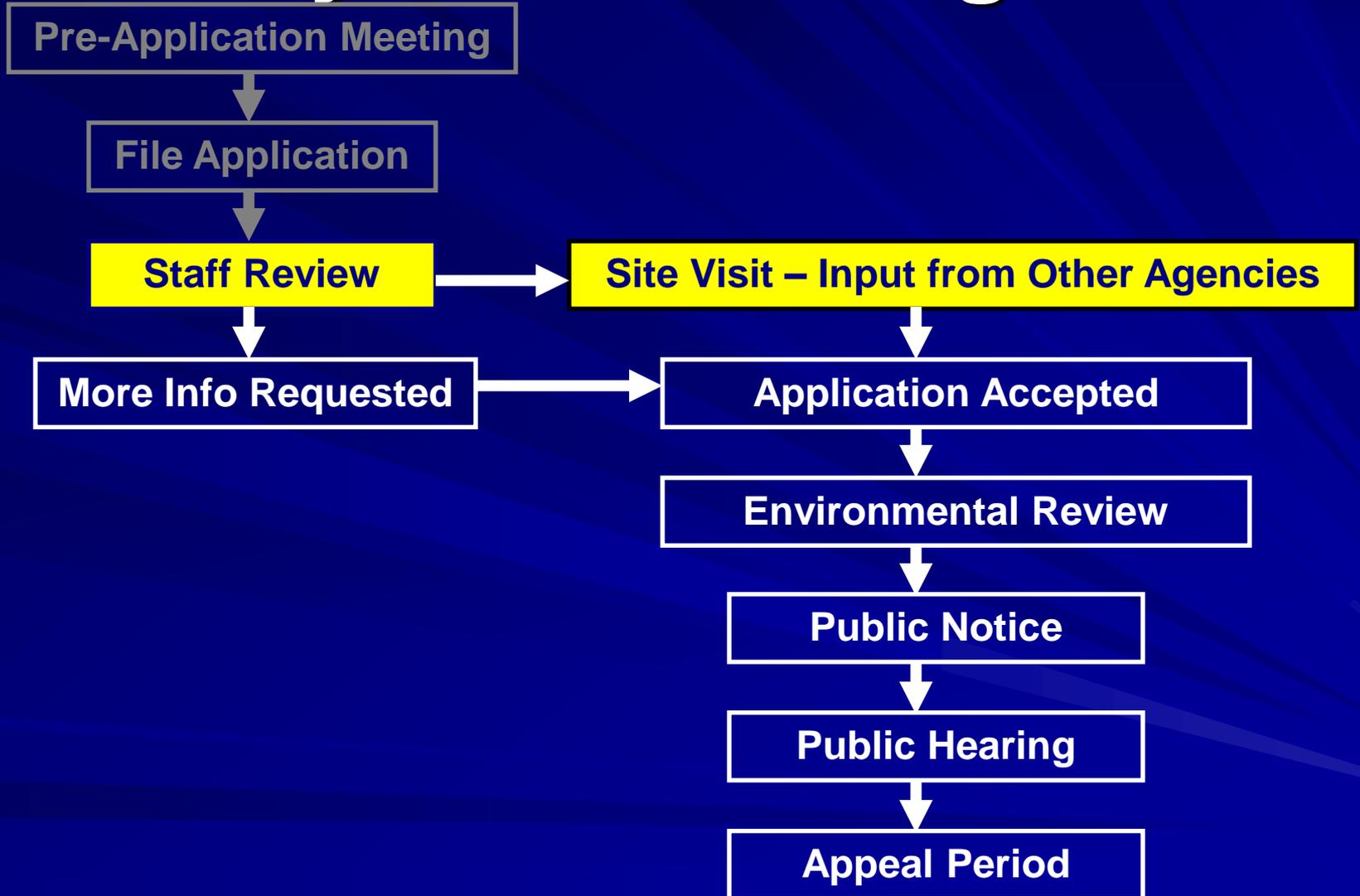
Pre-Application Meeting



County Process Diagram



County Process Diagram



Staff Review: Site Visit



Staff Review: Project Referrals

- Project Referrals to County Departments, Agencies, Organizations, such as.....
 - **Community Advisory Councils**
 - Public Works
 - Agricultural Commissioner
 - CalFire
 - Cal Trans
 - California Department of Fish and Wildlife
 - US Fish and Wildlife Service

INPUT FROM:



Action by Decision-Makers

Community Advisory Councils



Referrals

- Link between CAC's and decision-makers
 - Provide input to decision-makers before decisions are made.
 - Provide local perspective to decision-makers.
 - No formal approval authority

Referrals

■ Examples of effective referral language:

“The CAC has reviewed the project and has the following comments:

- Lighting/glare impacts adjacent properties
- Insufficient landscaping/screening
- Substantial changes to architecture needed to ensure consistency with the local design plan
- Intersection is congested during rush hour commute.

Staff Review: Land Use Element - Inland

- Framework for Planning (Part I)
- The Area Plans (Part II)
- Community/Village Plans (Part III)
- Official Maps (Part IV)

Staff Review:

Land Use Element – Coastal Zone

- Framework for Planning (Part I)
- 4 Area Plans (Part II)
- Official Maps (Part III)
- Local Coastal Plan (includes Coastal Plan policies)

Staff Review: California Coastal Act

- A portion of the county is within the *coastal zone*, which is a specific area designated by the 1976 California Coastal Act.
- Within the coastal zone, each local government must prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction.

Staff Review:

P1: Framework For Planning

- **Lists countywide planning goals**
- **Provides an overview of land use, circulation policies**
- **Describes the purpose & character for each of the 13 land use categories**

Staff Review:

P2 & 3: Inland Area & Community Plans

Area Plans / Sub-areas		Community/Village Plans
I. Carrizo	N/A	California Valley
II. North County	Adelaida El Pomar-Estrella Last Pilitas Los Padres (North) Nacimiento Salinas River	San Miguel Santa Margarita Shandon Templeton North County Villages
III. San Luis Obispo	San Luis Obispo (North) San Luis Bay Inland (North)	Los Ranchos / Edna
IV. South County	Huasna-Lopez Los Padres (South) San Luis Obispo (South) San Luis Bay Inland (South) Shandon Carrizo (South) South County	Nipomo Oceano South County Villages

Staff Review: P2 & 3: Planning Areas and Sub-areas



Staff Review:

Coastal Zone - Area Plans

Urban and rural combined:

- Estero
- North Coast
- San Luis Bay (Coastal)
- South County (Coastal)

Staff Review: Land Use Ordinance

- Contains development standards, permit procedures
- Has an allowable uses chart and definitions of land uses
- Land Use Ordinance vs. Coastal Zone LUO

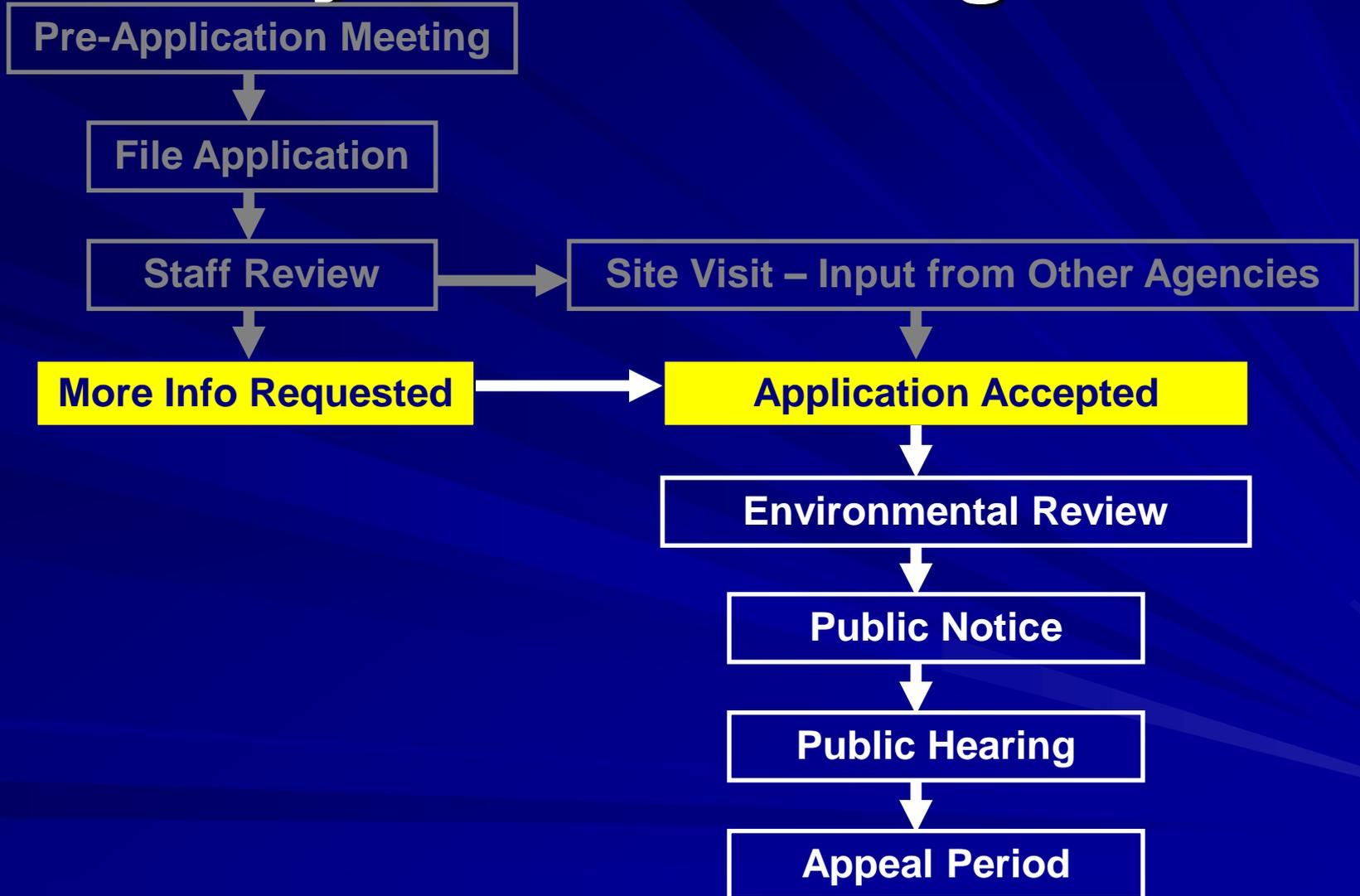
Staff Review:

Specific Plans & Design Plans

- Lake Nacimiento Resort Specific Plan
- Woodlands Specific Plan
- Avila Beach Specific Plan
- Oceano Specific Plan

- Templeton Community Design Plan
- Santa Margarita Design Plan
- West Tefft Corridor Design Plan

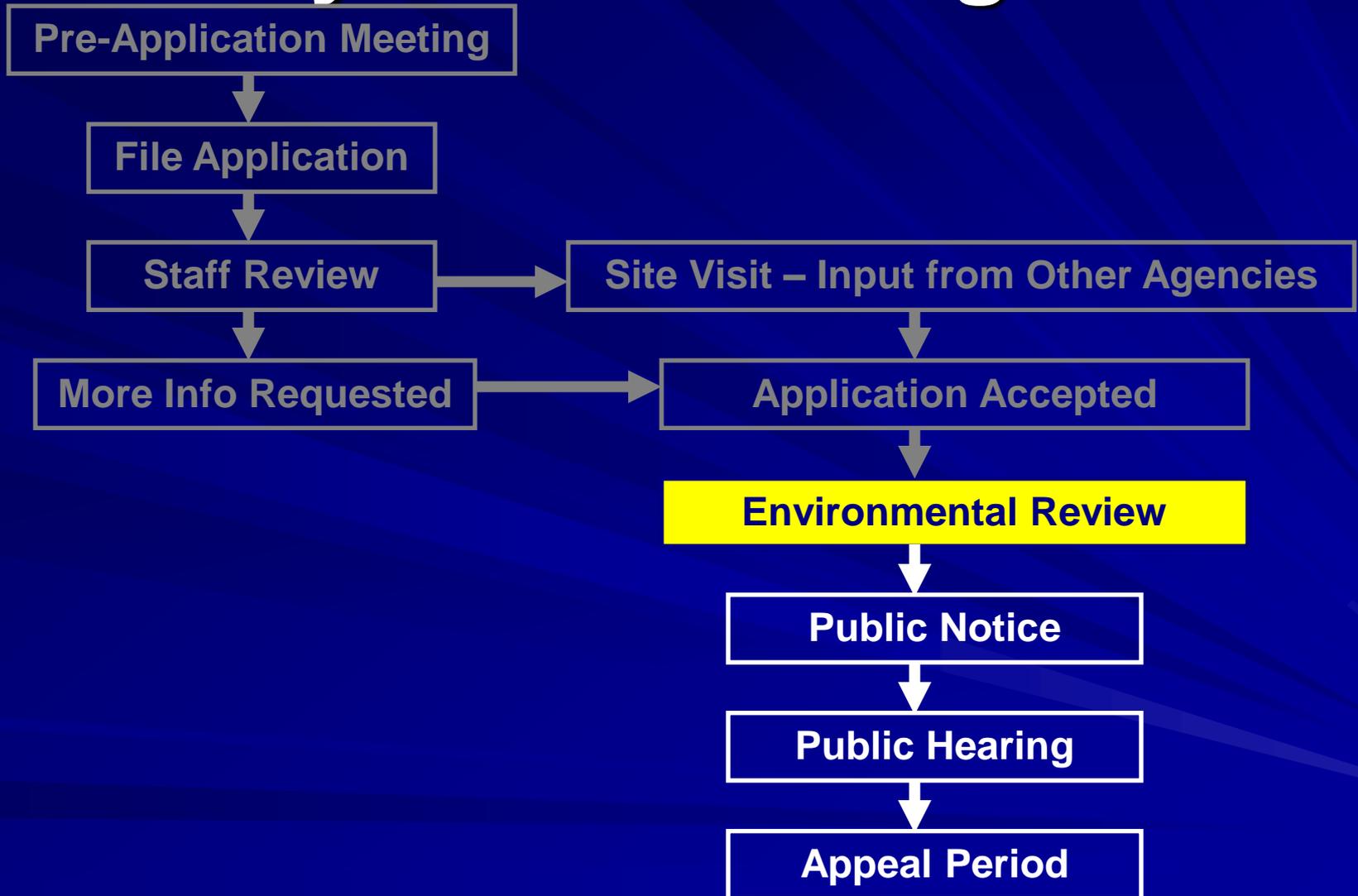
County Process Diagram

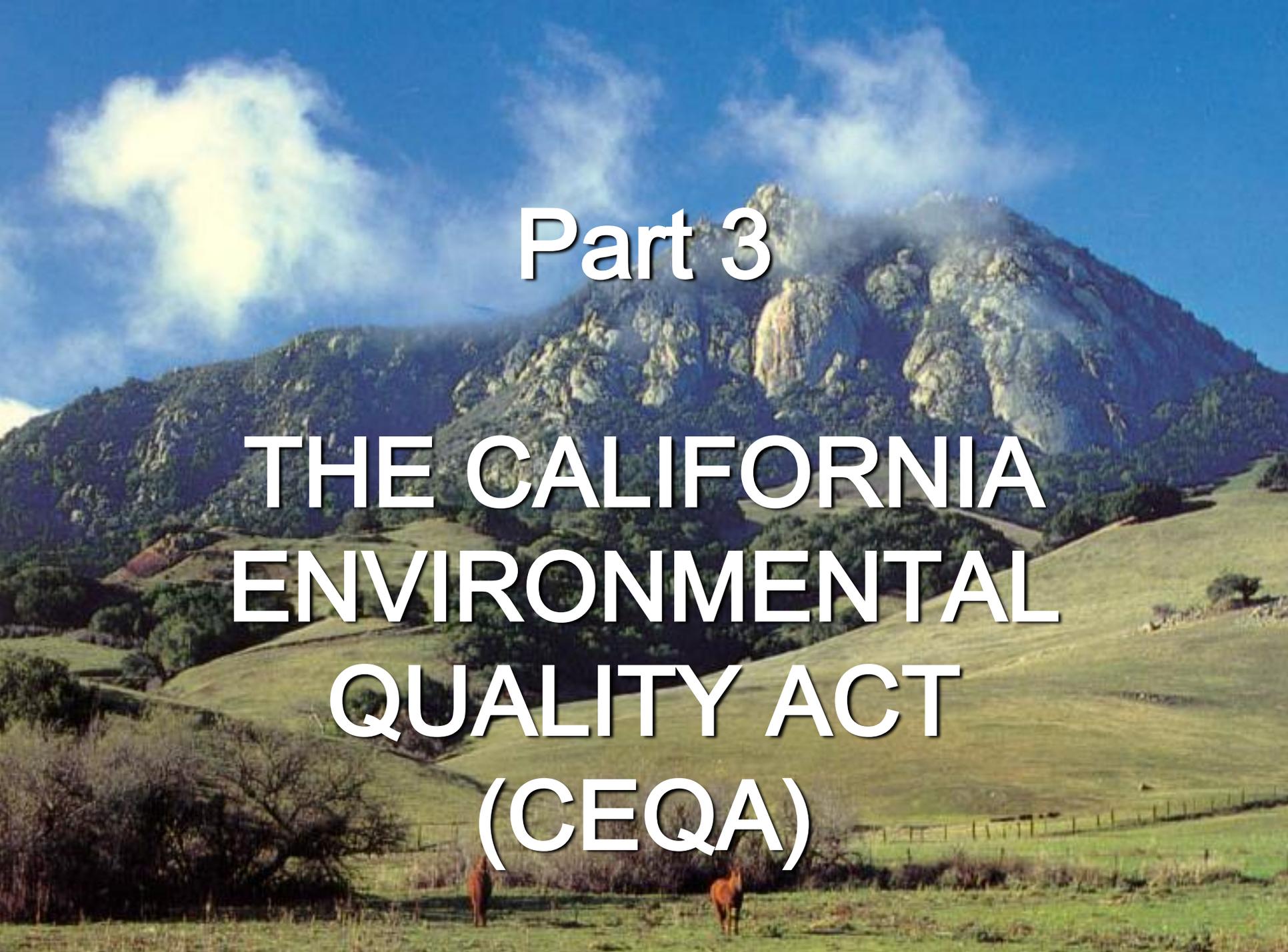


“Info Hold” or Acceptance

- Within 30 days of the project submittal date, staff will send the applicant either:
 - An “Info Hold” letter
 - Letter of Acceptance

County Process Diagram





Part 3

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**Passed by
State Legislature in 1970**

Basic Purposes of CEQA

- Provide info about environmental impacts
- Identify and prevent environmental damage
- Consider mitigation and alternatives
- Encourage public participation
- Foster interagency coordination

County CEQA Guidelines

- Guidelines are adopted by the Board of Supervisors
- Assure compliance with state law
- Provide definitions, procedures, and criteria for implementation of CEQA
- Standardize CEQA procedures for project evaluation
- Ensure public participation

Environmental Issues

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards/Hazardous Materials
- Noise
- Public Services
- Recreation
- Transportation
- Wastewater
- Water & Hydrology
- Land Use



Biological Resources

San Joaquin Kit Fox



Cultural Resources



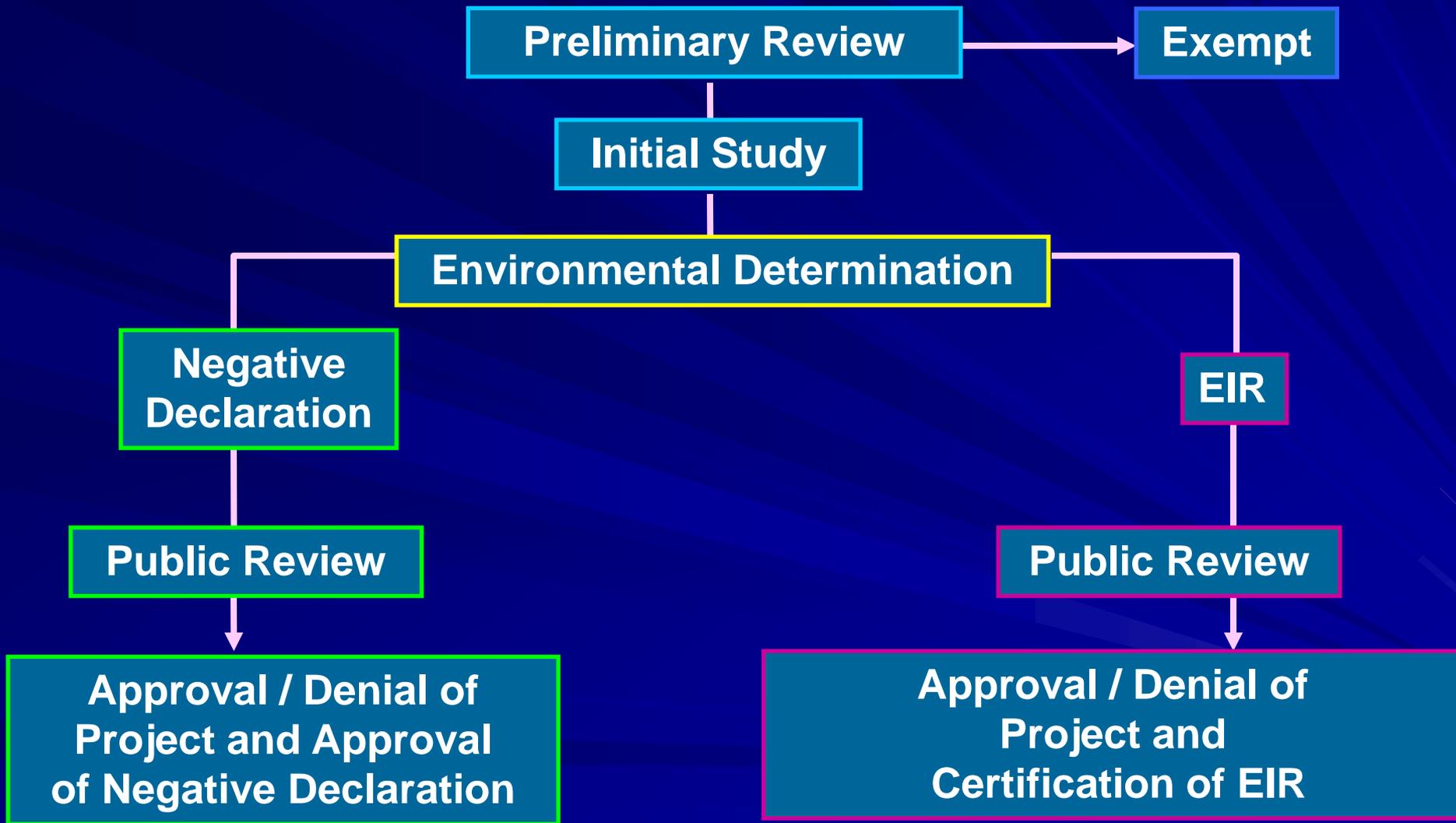
Traffic



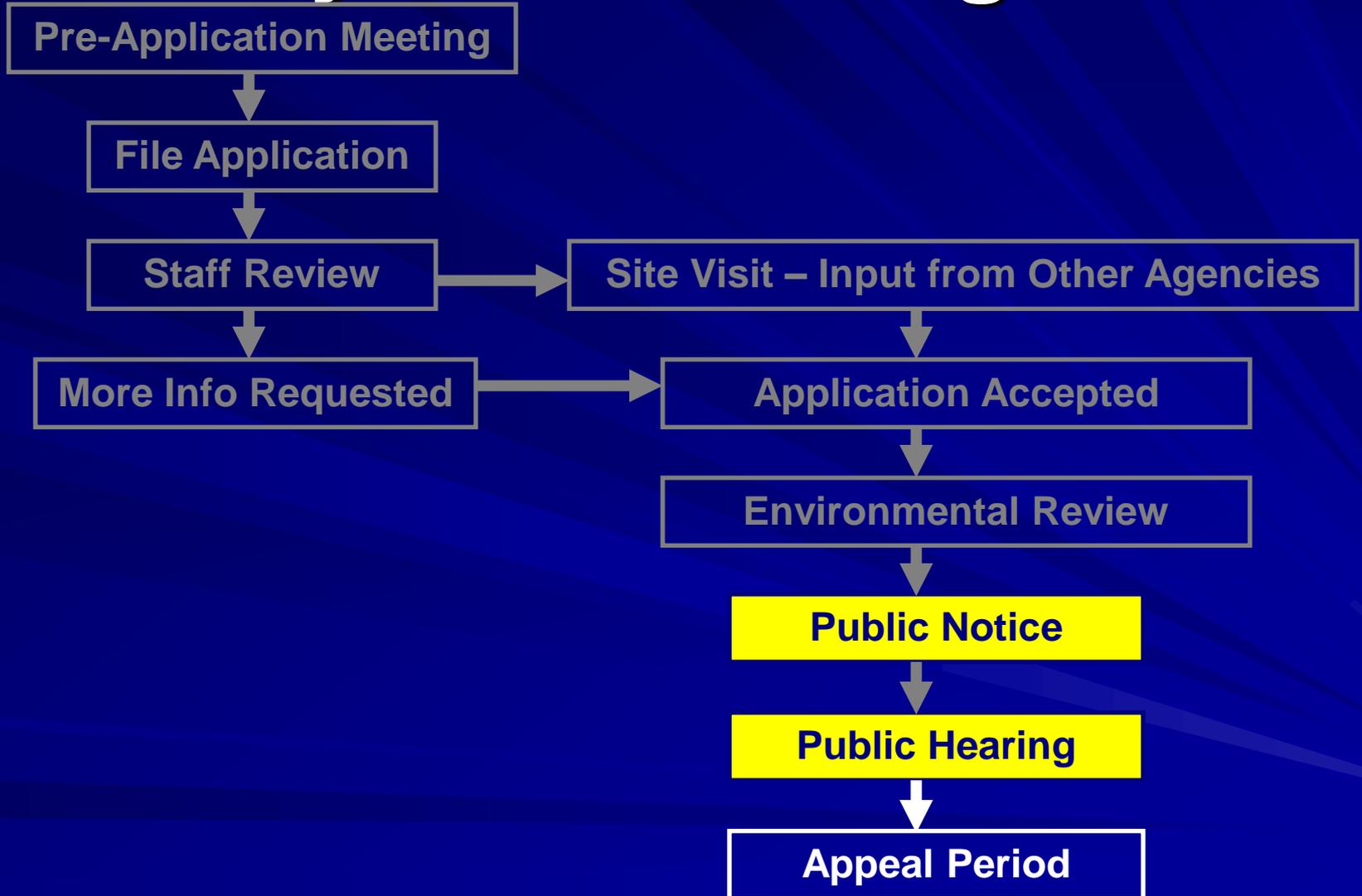
Air Quality

Includes Green House
Gas emissions

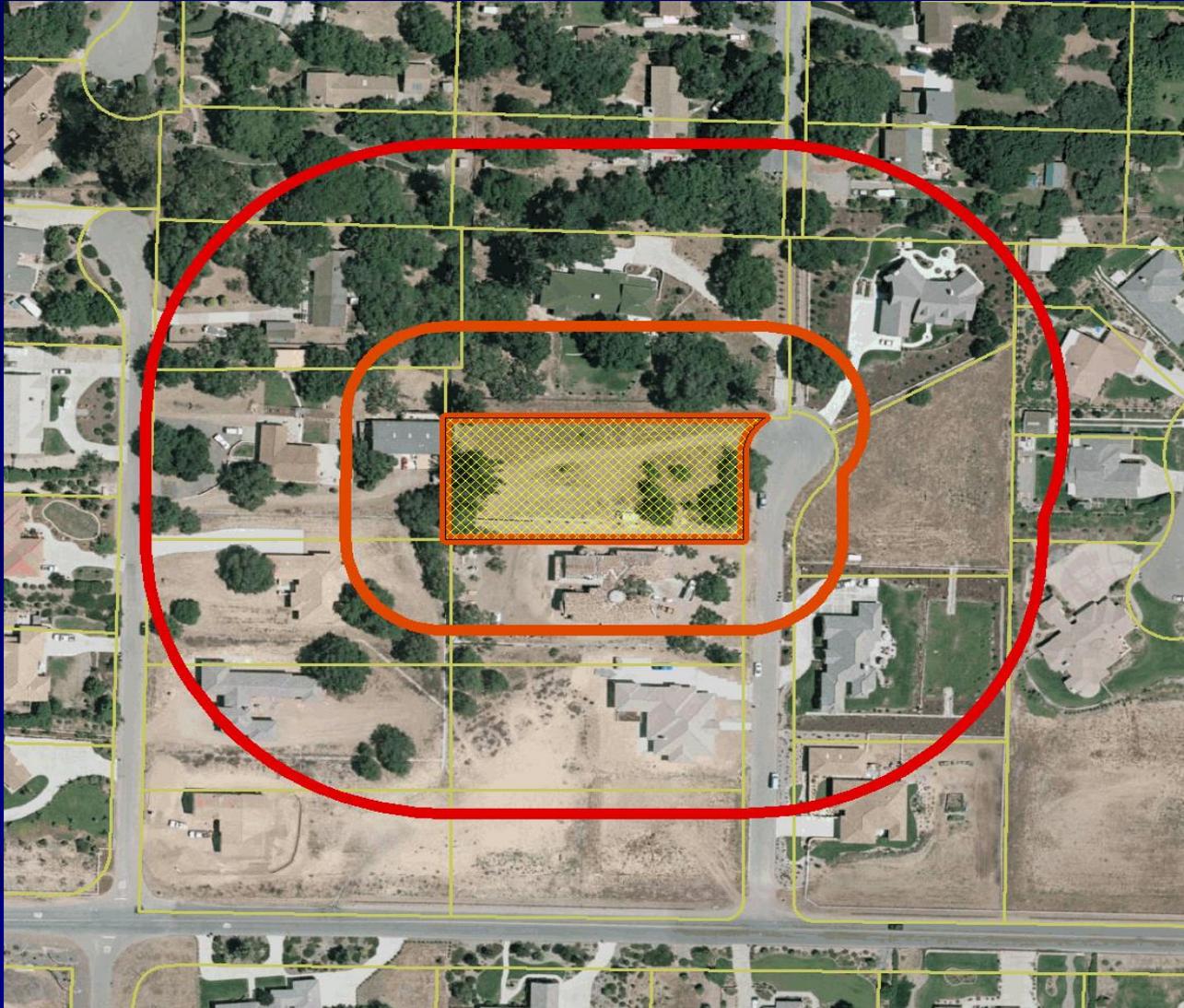
Summary of County's Environmental Review Process



County Process Diagram



Public Notice



Public Hearing

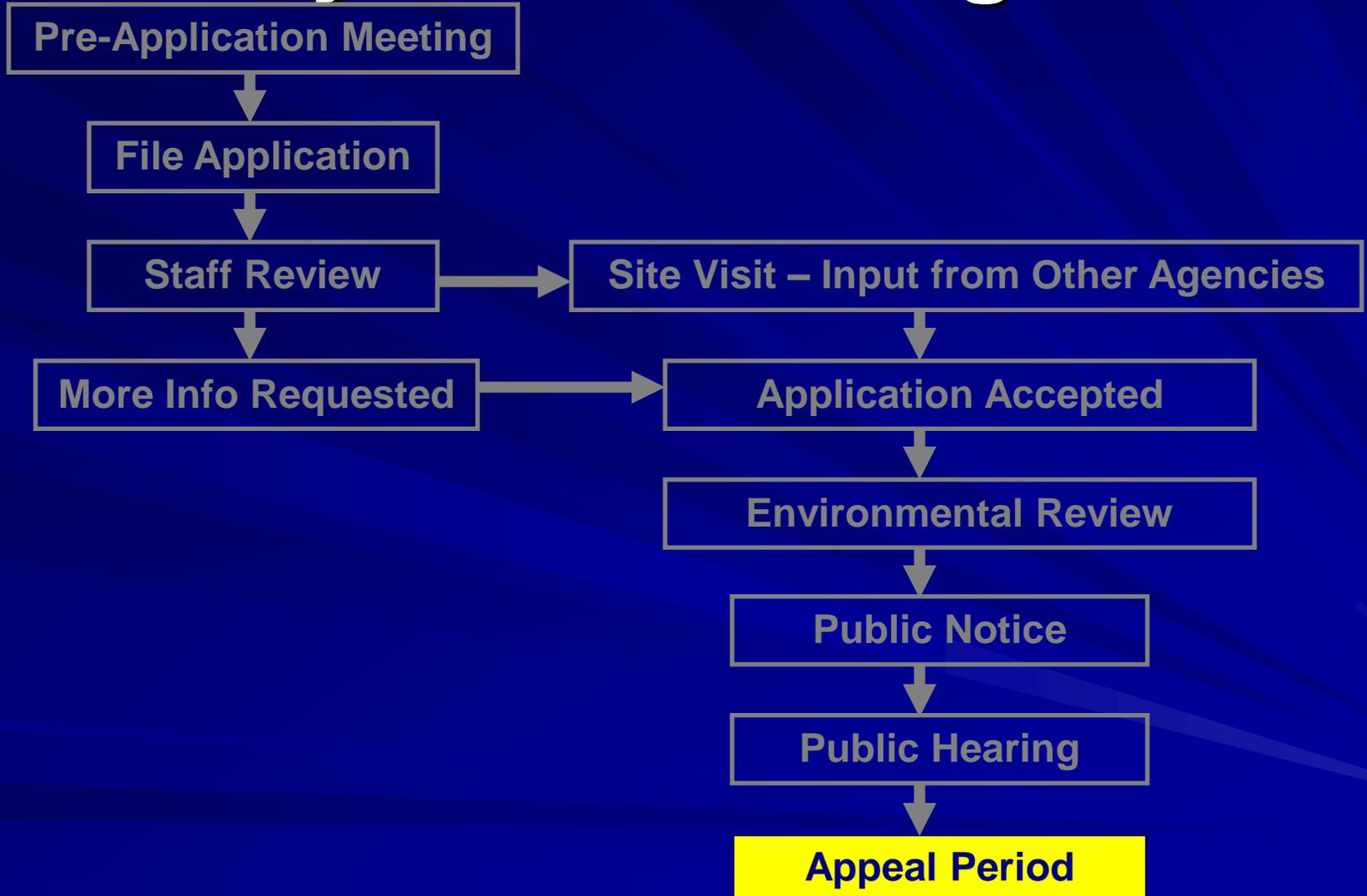


Photo courtesy of John Busselle

SLO County Review Authorities

- **Planning Department Hearings**
(MUP's, LLA's, Road Names, etc.)
- **Subdivision Review Board**
(LLA's, PM's, etc.)
- **Planning Commission** (TM's, DP/CUP's, 3rd Time Extensions, GPA/Ordinance recommendations, etc.)
- **Board of Supervisors** (GPA's, Appeals, fee waivers, etc.)

County Process Diagram



Appeals

- **Any discretionary decision can be appealed by anyone:**
 - Request an appeal
 - Address appeal issues
 - Appeal heard by Board of Supervisors
 - Board of Supervisors decision is final (unless appealable to or by the Coastal Commission)

Questions?

Department Website and GIS

www.sloplanning.org

BREAK

Please return in 10 minutes

Renewable Energy Program



Project Purpose:

- Encourage and streamline the development of renewable energy in suitable locations in the unincorporated areas of the county.
- Provide efficiency and certainty for renewable energy projects during the siting process.
- Position SLO County for future economic opportunity, by directing investment in local renewable development.

Background

County Goals

- Conservation and Open Space Element Goal 6
- EnergyWise Plan
- Land Use and Circulation Element

Funding

- CEC Renewable Energy and Conservation Planning Grant, \$638,152
- Assemblyman Achadjian support

RESP Development: Project Components:

1. Update Land Use Ordinance (Title 22) to address small-scale renewable energy projects countywide.
2. Create a Renewable Energy Combining Designation
3. Analyze potential impacts through programmatic environmental impact report

OCTS Process

Areas are rated in three categories based on likelihood of being suitable for streamlining of renewable energy development:

**Most
Likely**

Potentially

Unlikely

Factors to determine areas likely and unlikely for streamlining are identified for each resource.

Conclusions

- **Streamline urban projects that use power on site.**
- **Plan for smaller projects in rural areas.**
- **Infrastructure limitations**
- **EIR to develop “performance standards”**

Next Steps

- Prepare and release NOP (April 2014)
- Prepare Programmatic Environmental Impact Report
- Updates and Public Hearings: Planning Commission and Board of Supervisors
- Program complete March 2015

Water Issues



Background

Dec. 3, 2013 Board direction to prepare report on authorization of:

- Potential general plan, ordinance amendments to implement countywide Conservation and Open Space Element (COSE) water resource policies
- Other potential water conservation measures:
 - Water neutral new development
 - Use of TDCs
 - No water export ordinance

General Strategy Guidance

- Not all programs are appropriate for all areas
- Use RMS to focus on problem areas
- Collaborate with water providers and other stakeholders
- Focus on “bang for the buck”
- Have the vision necessary to see future issues before they develop

RMS Report

Level of Severity Summary for Water Supply

** Level of Severity (LOS) refers to differing levels of resource deficiencies on a scale of I to III, with III being the most serious level of deficiency.

	LOS	Communities	Main Issues
Nipomo Mesa	III	Nipomo Woodlands Palo Mesa Callendar-Garrett Los Berros	<ul style="list-style-type: none"> - Falling groundwater levels - Multiple water providers - Funding
Los Osos	III	Los Osos	<ul style="list-style-type: none"> - Seawater intrusion - Multiple water providers - Infrastructure problems - Funding
Paso Robles	III	San Miguel Whitley Gardens Creston Shandon Garden Farms Rural Areas	<ul style="list-style-type: none"> - Falling groundwater levels - Individual wells - 80% agricultural use - No management
Cambria	III	Cambria	<ul style="list-style-type: none"> - Limited water resources - Already efficient

Potential Programs

- Growth Management Ordinance (GMO)
- Larger minimum parcel sizes
- Merger of substandard parcels
- Use of transfer of Development Credits (TDC)

Authorized Programs

- Water Supply Assessments
- Outdoor Water Use
- Retrofit-On-Sale
- Water waste ordinance
- Water neutral new development

Time Frames

- Authorization on May 20, 2014
- First package in 6-8 months
- Other programs 12-18 months
- CEQA time frames

Paso Robles Groundwater Basin Urgency Ordinance

- **New Development Offset Program**
- **New Irrigated Agriculture Water Offset Program**

New Development Offset Program

- New homes must offset 280 gallons/day
- Retrofit seven (7) houses 1:1 offset ratio
- Toilets/Showerheads/Aerators/Adjust regulator
- Target pre-1994 houses
- Credits are equal to the cost of retrofits:
approx. \$6,500

Contact: Cheryl Cochran 781-5623
ccochran@co.slo.ca.us

New Irrigated Agriculture Offset Program

- Must offset at 1:1 ratio
- Contract with Resource Conservation District
- Public outreach starting in June
- Issues
 - Proximity
 - Permanent Agreement

What is the Housing Element?

- One of seven required elements of the San Luis Obispo County General Plan
 - Primary purpose: to facilitate needed housing
 - Secondary purpose: to meet the requirements of State law

Housing Element

Will the County be required by State law to rezone land?

Answer: No. The County has sufficient residential land to meet State law.

But more is still needed ...

Housing provided 2009 - 2013

Income Group	Needs	Provided	% Achieved	Short-fall
Very Low & Low Income	514	171	33	343
Moderate Income	241	16	6.6	225
Above Moderate	540	1,336	247	(796)
Total	1295	1,523	117	(228)

Housing Element update schedule

May 22, 2014: Planning Commission

June 17, 2014: Board of Supervisors

2019: Next required Housing Element
update

Questions / Comments?