



# LAND USE: HOUSING OPTIONS

Which of the examples below most resembles where you would like to live in **10 years**?



**Large lot rural residence**

Characterized by large parcels of land, single family detached dwelling units as part of a farm or ranch.

Stickers Here



**Large lot single-family residence**

Characterized by large lots, single-family detached dwelling units, in a rural or suburban setting.

Stickers Here



**Residential single-family detached**

Characterized by smaller lots where dwelling units are closer together.

Stickers Here



**Single-family attached**

Characterized as single-family dwelling units sharing one or more walls with adjacent dwelling units.

Stickers Here



**Multi-family development**

1-38 dwelling units per acre. Apartments, condominiums, and mobile home parks are considered multi-family developments.

Stickers Here



**Mixed-use development**

Characterized as multiple uses in a single building or lot where commercial or office uses are located on the ground floor with residential units above.

Stickers Here

# LAND USE: JOBS/HOUSING BALANCE



How many jobs per home are in your community?

Jobs/Housing Balance = Number of Jobs in a Community/Number of Homes in a Community

## Where the money is: the story behind the numbers



A low jobs/housing ratio leads to increased travel from the community to outlying areas for employment



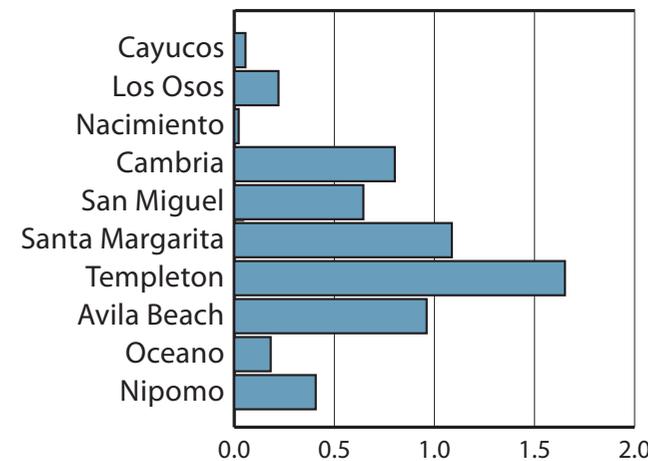
A high jobs/housing ratio leads to increased travel to the community from outlying areas for employment.

## What is the ideal balance?



- Less or more leads to more travel to get to work
- Balance isn't always feasible or appropriate, but is an informational gauge of performance

## What is the Jobs/Housing balance in my community?



Note: For informational purposes only: Data for recent years based on estimates, but paints a picture of current trends.

1. Only shows planning areas with jobs data.
2. Population by planning area from County projections(2005), verified with 2008 figures from County of San Luis Obispo Housing Element (2010-2014); except for figures for San Miguel and Templeton, which are from the Housing Element: lower figures for these communities assumed to be more accurate.
3. Jobs for planning areas based on medium range sub-region employment projections prepared for SLO COG by ERA (Project Report Long Range Socio-Economic Projections (Year 2030) San Luis Obispo County. Based on historical trends from 1990-2000, and interviews with land use planners in 2006.
4. Assumes countywide average household size of 2.551 persons/household, the persons/household ratio for unincorporated county areas in 2006



# LAND USE: IMPACTS OF LAND USE ON AIR QUALITY AND PUBLIC HEALTH

**Economic Consideration:** Land use decisions guide where business dollars are invested, where tourists can stay and how far they need to walk or drive to spend their tourism dollars. Land use policies shape where we can grow food, manufacture products, build our homes and find open spaces to recreate in, all of which impact our local economy.

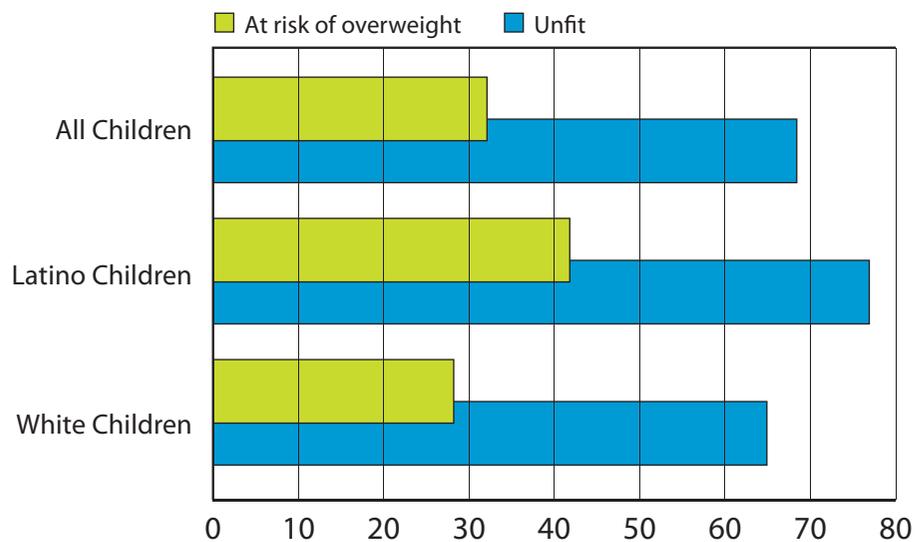
Land use affects the health of people and the environment, and the County is already dealing with the impacts of land use on air quality and public health. By improving land use patterns, the County will create a legacy of healthy people and thriving ecosystems.

## Land Use Affects Our Children

Unfit or overweight children can benefit from complete communities that encourage walking and biking activity. Trends in the county indicate that our children have suffered from disconnected land uses, as illustrated in the percentages of unfit and overweight children.

Interrelated land uses that are not dependent on cars create opportunities for healthy activities that keep children fit. By creating safe, pedestrian-friendly environments, the County can target these reversible trends and ensure that children are able to enjoy active lifestyles and build good habits for life.

**Percentages of At-Risk, Unfit or Overweight Children in San Luis Obispo County.**



*From Childhood Obesity Prevention Task Force (2007). Community Action Plan to Increase Healthful Eating and Regular Physical Activity among Children in SLO County.*

## Land Use Affects the Air We Breathe

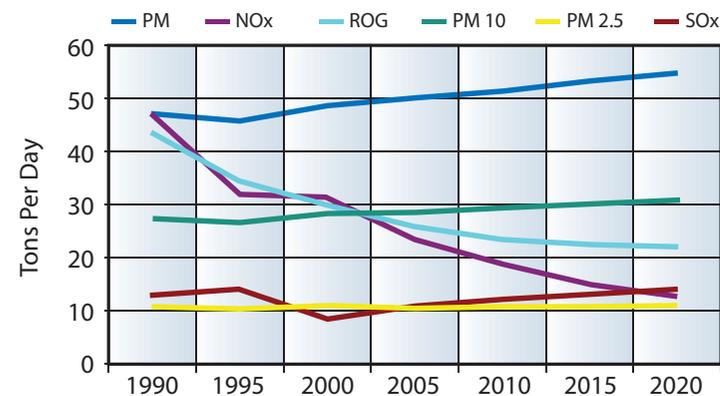
Dispersed land uses cause increased drive times, and result in increased air pollution. Air pollution is an immediate threat to people and resources in our county.

- **Children and the elderly are especially prone to air quality impacts.** Air pollution exacerbates respiratory illnesses such as asthma. Even moderate air pollution can permanently harm these sensitive age groups; according to the San Luis Obispo Air Pollution Control District, dirty air can slow down the lung function growth rate of children by 10%.
- **Dirty air damages natural resources and man-made infrastructure.** Air pollution damages vegetation and agricultural production. Pollutants such as ozone, released through vehicular fuel combustion, inhibit photosynthesis and harms leaves. Pollution also wears down infrastructure, for instance, causing rubber to crack at relatively low concentrations.

*California farmers and consumers lose over \$500 million each year because of reduced crop yields that are caused by ozone pollution*

## Projected Levels of Air Pollution through 2020.

Most types of air pollution are projected to continue increasing, as shown in projected emissions PM, NOx, PM 10, and SOx.



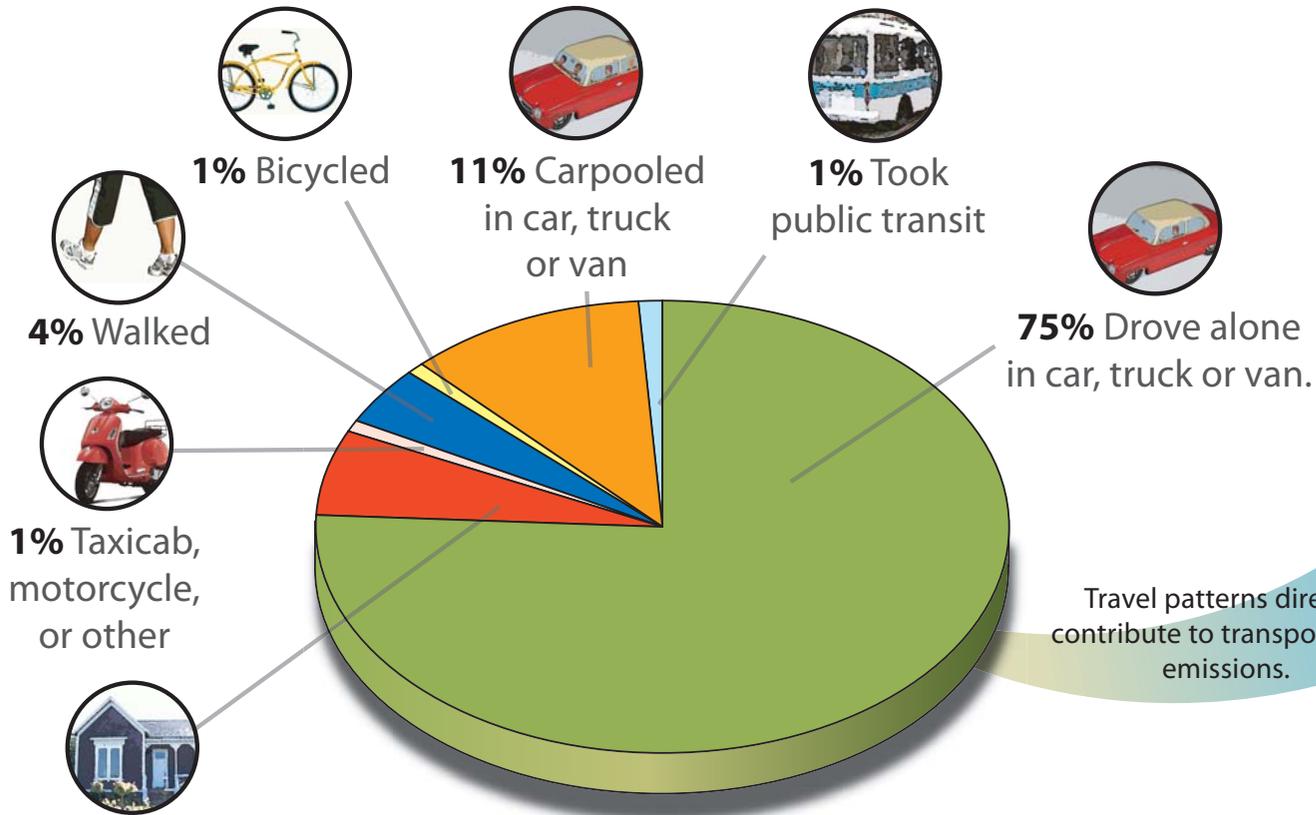
*San Luis Obispo Air Pollution Control District: 2001 Clean Air Plan, citing the California Air Resources Board; 2005 Annual Air Quality Report.*

# TRANSPORTATION

**Economic Consideration:** Transportation systems are the circulation system of our economy, ensuring that goods and services can flow to, from and within San Luis Obispo County.

## How do you fit in the county flow of transportation?

Mode Share for Work Trips



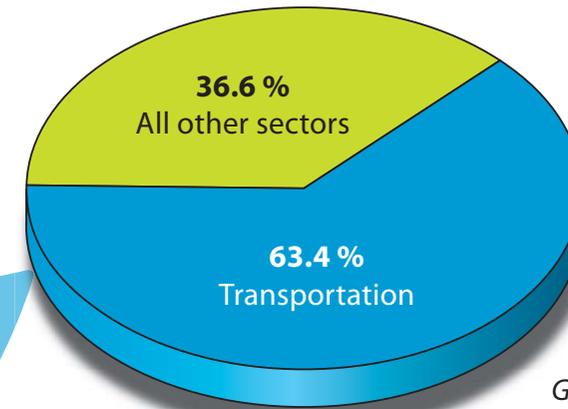
From SLOCOG Transportation System Performance Indicators Report (adopted February 2007). Figures represent transportation trends of unincorporated and incorporated areas.

Travel patterns directly contribute to transportation emissions.

Transportation is the largest single source of greenhouse gas emissions (GHG) in the county. Emissions from transportation result as a byproduct of fuel combustion that powers vehicle operation.

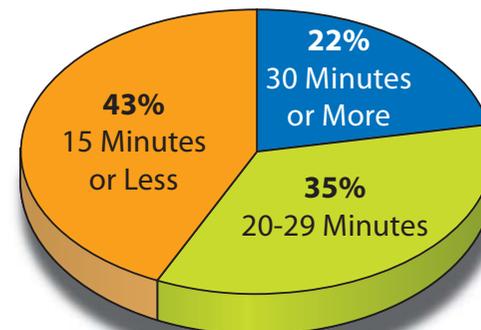
## Community-Wide GHG Emissions by Sector in 2006

Percentage of Total Metric Tons of CO<sub>2</sub>e Emissions



From the Community-wide and County Government Operations 2006 Baseline Greenhouse Gas Emission Inventory (revised April 2010).

## Travel Time to Work



Data obtained from SLOCOG's Transportation System Performance Indicators Report, 2007. Data from 2005 American Community Survey.

# ENERGY AND WASTE

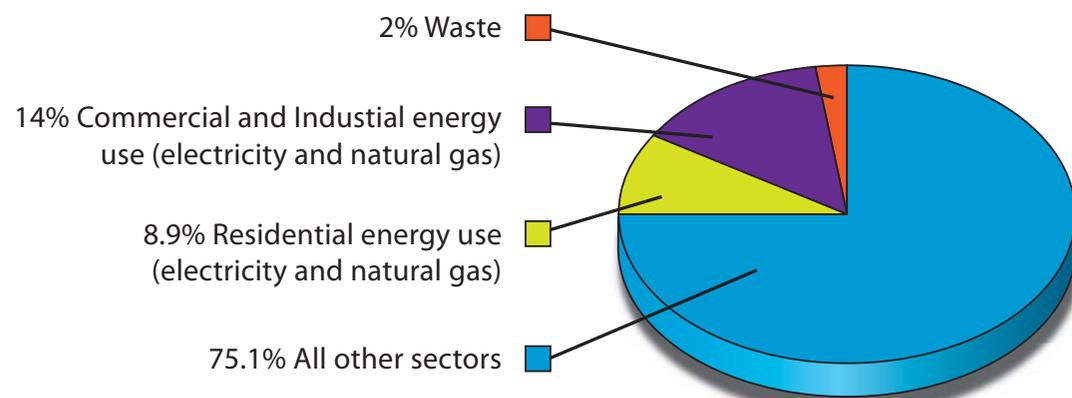
**Economic Consideration:** Energy powers and sustains our economy, directly providing over 109,000 jobs for San Luis Obispo County and providing the power that supports nearly every other job.

Thriving communities rely on a stable energy supply and available resources. Greenhouse gas (GHG) emissions are created as a byproduct of necessary energy and resource usage. Combined, energy and waste contribute 25% of the county's greenhouse gas (GHG) emissions.

- Energy emissions result from the production of electricity consumed within the county, or the combustion of natural gas that takes place within the county.
- Waste emissions result from the decomposition of waste that is sent to the landfill.

## Community-Wide GHG Emissions by Sector in 2006

*Percentage of Total Metric Tons of CO<sub>2</sub>e Emissions*



*From the Community-wide and County Government Operations 2006 Baseline Greenhouse Gas Emission Inventory (revised April 2010).*

**The County has taken action to sustain resources and protect our long-term legacy.** Energy and resources can be consumed more wisely to reduce waste and the impact of energy consumption. Many such examples abound in the county, and several are listed below. These types of strategies serve as models to achieve the vision of a long-term, viable legacy.

- **Financing for energy-efficiency and conservation.** On January 19, 2010, the County Board of Supervisors approved participation in the State's California-FIRST Pilot Program. Through this program, the County will offer a new finance mechanism for property owners to fund energy-efficiency retrofits and renewable energy installations.
- **Waste reduction at construction sites.** The County recycles at least 50% of all waste generated at construction and demolition projects.
- **Sustainability in Practice (SIP) Program.** The Central Coast Vineyard Team is a local non-profit that advocates sustainable winegrowing. It has established a voluntary rating program – SIP – that establishes sustainable farming standards that reduce energy use. Over 11,000 acres of Central Coast vineyards have been certified through the program.
- **Native Landscaping Demonstration Project.** The County is working with the San Luis Obispo Botanical Garden to reduce water consumption and landscape maintenance costs at the historic Courthouse Building and Government Center.



# ENERGY AND WASTE

## What are you doing to save energy, water, and reduce waste?

Check all that apply. If an item doesn't apply, consider whether it might be an appropriate strategy for you to use at home.

### Daily Actions for Energy Conservation

- 1. Turn off lights when not in use
- 2. Unplug appliances when not in use
- 3. Reduce use of electronic appliances
- 4. Use energy-efficient appliances or light bulbs
- 5. Strategic use of shades or curtains to retain or repel heat

### Your Home Setting: Whole House Strategies

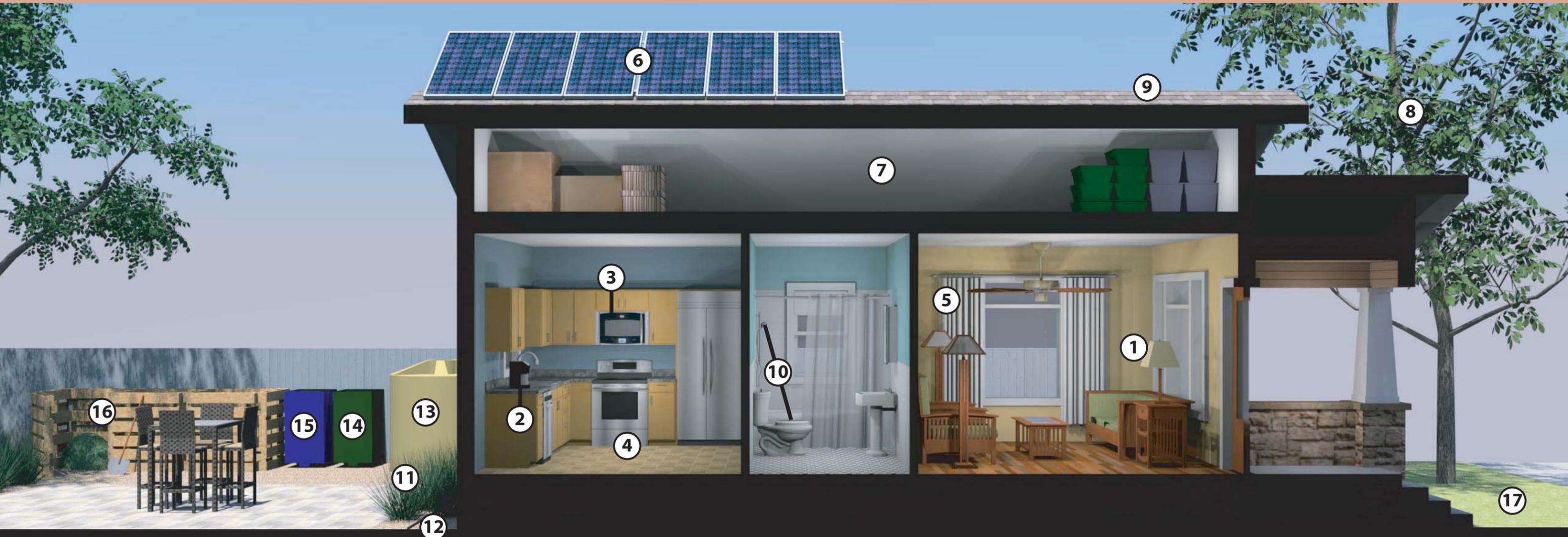
- 6. Generate or capture energy at home for electricity, water heating, etc.
- 7. Insulate drafty areas such as attics
- 8. Trees and vegetation cool the home
- 9. Cool roofs or high-albedo paints reduce building heat

### Water Sense

- 10. Use low-flow shower heads and toilets
- 11. Landscape with drought-tolerant plants
- 12. Use drip irrigation or other water-conserving landscape irrigation systems
- 13. Water is captured on-site to recharge groundwater

### Waste Reduction

- 14. Minimize waste sent to the landfill
- 15. Recycle
- 16. Compost
- 17. Use your own home-generated compost in the yard



# WATER RESOURCES

Where does your water come from?



MAP FOR REFERENCE PURPOSES ONLY

**LEGEND**

**Community Water Sources**

- Ground water
- Salinas Reservoir
- Whale Rock Reservoir
- State water
- Lopez Lake, State and Groundwater
- Lopez Lake

- State Aquaduct
- Coastal Branch State Water Project
- Local Connection State Water Pipeline
- Proposed Nacimiento Pipeline Alignment
- Lopez Pipeline
- Whale Rock Reservoir Pipeline
- Salinas Reservoir Pipeline

- Surface Water Treatment Facilities
- State Water Turnout
- State Water Tank Site
- State Water Pumping Plant

- Major Roads**
- Interstate 5
  - Highway 101
  - State Highways

