



## Land Use and Circulation Elements (LUCE) FAQs

### **Q: What is the LUCE project?**

**A:** The LUCE project is a reorganization and consolidation of the current Land Use and Circulation Elements of the County General Plan for the inland and unincorporated areas of the county. The land use portion of the LUCE contains policies and programs for the future development of the unincorporated areas of San Luis Obispo County. The circulation section contains policies and programs that deal with roads and movement within the county.

### **Q: How are the existing area plan documents being reorganized?**

**A:** The 11 existing inland planning areas are consolidated and reorganized into four new regional planning areas and their area plans, plus 13 separate community and village plans. The four new planning areas' boundaries are based largely on watersheds. The geographic boundaries of the 11 former planning areas are retained as "sub-areas."

### **Q: Does the consolidation of planning areas affect community advisory groups' areas of interest?**

**A:** No, there are no changes to the community advisory groups' jurisdiction.

### **Q: What areas are affected?**

**A:** The reorganization and consolidation affects only the inland and unincorporated areas of the county.

### **Q: Will there be extensive changes?**

**A:** No, the project includes just a reorganization and consolidation. Only non-substantive edits have been made to the text for consistent formatting and to reflect the new organization of the LUCE. There are no changes or updates to goals, policies, programs, data, or statistics.

### **Q: Will there any changes to the planning area standards?**

**A:** The planning area standards found in the Land Use Ordinance are reorganized into separate rural and urban/village standards according to the five new planning areas. The rural standards will be included in Article 9 of the ordinance, with the urban/ village standards included in a new Article 10. Modifications have been made to planning area standards to improve clarity. Some redundant and extraneous planning area standards have been deleted. All Highway Corridor Design Standards and Transit Oriented Design Standards have been relocated to Article 3 of the Land Use Ordinance.

### **Q: What is the schedule for the update? How long will it take?**

**A:** The public review period is ongoing, with public hearings anticipated in the spring and summer of 2013.

**Q. Where can I review the LUCE documents?**

**A.** The Public Review Draft is available now. Please visit the Department's web site, under "News and Announcements" (<http://www.sloplanning.org>), to view the Public Review Draft documents.

**Q. When can I make comments?**

**A.** Now. We welcome your written comments on this proposal by mail or e-mail. There will be additional opportunities to comment after the next draft of this proposal--the Public Hearing Draft--is released and during public hearings to be held by the Planning Commission and the Board of Supervisors in the spring and summer of 2013.