



# Report: Countywide Rural Plan Board of Supervisors, July 15, 2008

## DEPARTMENT OF PLANNING AND BUILDING

1. Countywide Rural Plan Concept
2. Key Topics
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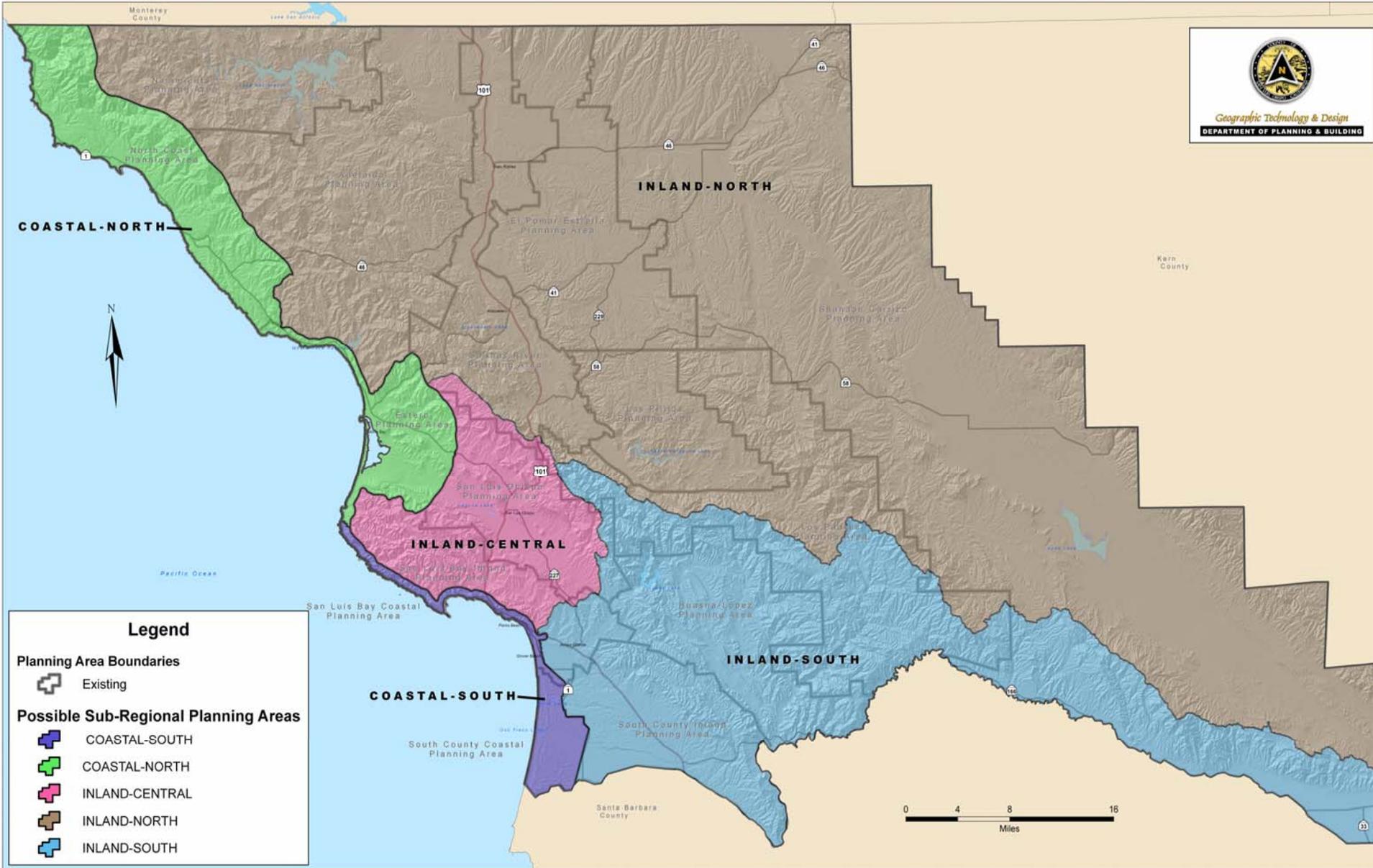
# The Concept

- Address regional growth issues:
  - Resources, suitable areas, transportation, infrastructure, housing, economic development
- Consolidate 15 area plans into a unified rural plan with a few sub-regional planning areas
- Reduce overall cost to update General Plan



# Possible Sub-regional Planning Areas

## Countywide Rural Plan: Possible Sub-Regional Planning Areas



# Key Topics

- How to distribute and accommodate population increases over next 20 years
- Work with cities and towns to identify potential growth areas
- Retain distinct urban boundaries & community identity
- Appropriate rural residential development policies
- Equitable infrastructure funding



# Major Themes

- Strategic “Smart” growth principles
- Sustainable resources
- Infrastructure planning and funding
- Protection of production agriculture
- Planning for jobs closer to housing
- Economic vitality
- Regional cooperation



# Expected Results

Address growth and resources more comprehensively and collaboratively

- Simplify the Land Use Element:
  - Reducing overlapping, redundant policies, standards in 15 plans
- Efficiencies: reduce time, cost to update area plans



# Area Plan Update Status

## Updated Area Plans:

- South County Inland
- San Luis Obispo
- Salinas River
- El Pomar

## Updated Community Plans:

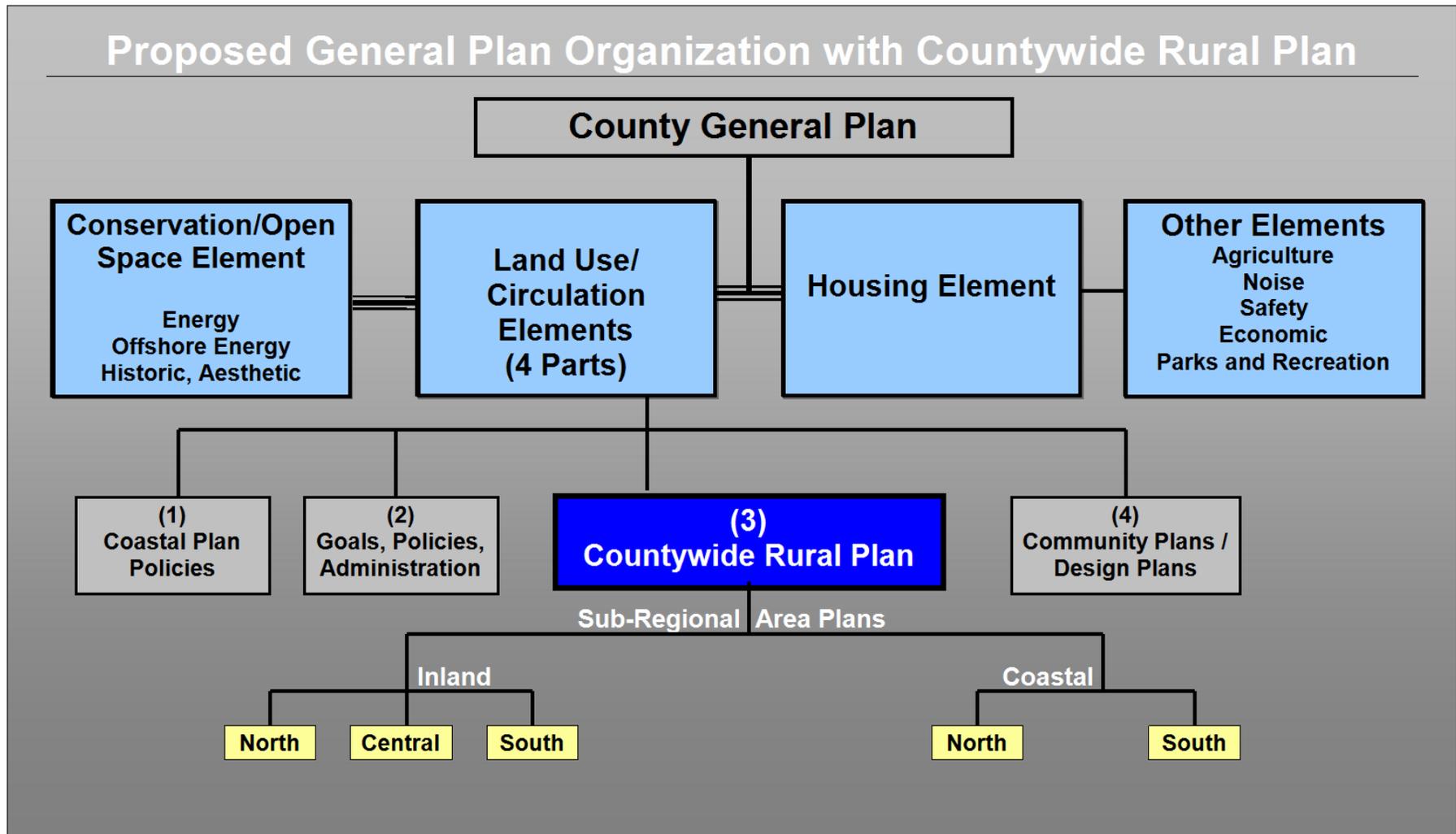
- Oceano
- Avila Beach
- Cambria

## Not Updated Yet

- North Coast
- Huasna/Lopez
- Estero
- San Luis Bay (2)
- Las Pilitas
- Shandon-Carrizo
- Adelaida
- Nacimiento
- Los Padres
- So. County Coastal



# Proposed General Plan Organization with Countywide Rural Plan



# Countywide Rural Plan Benefits

- Significant cost saving over incremental update of area plans
- Elimination of redundancies, overlap of regs.
- Facilitates more collaboration with cities
- Community Plans will get updated faster
- Address ways to reduce greenhouse gas emissions
- Includes regional planning issues - economy, housing, transportation, resources, and air quality



# Work Plan

- Year 1: Consolidation and Research
- Years 2, 3: Plan Preparation, public workshops and outreach, EIR, Hearings



# Board Direction Requested Today

- Receive the staff report
- Authorize processing of Countywide Rural Plan

