

EXHIBIT B

Proposed Amendments to Framework for Planning - Coastal Zone General Plan Amendment LRP2005-00013

Planning Commission Recommended Draft

Proposed new text is underlined. Existing text proposed to be deleted is in ~~strikeover~~.

Amend the Preface of Coastal Zone Framework for Planning, Part I of the Land Use Element of the General Plan, page VII, 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. 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 existing and future 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. As new development demands more resources, the challenge to the County is to focus on "living within its means" and to sustain our resources for current and future generations. Similar attention is needed to maintaining sustainable capacities for public services and facilities.

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 Coastal Zone 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 Coastal Zone Framework for Planning, Part I of the Land Use Element of the General Plan, page 1-1 as follows:

CHAPTER 1: INTRODUCTION & GENERAL GOALS OF THE LAND USE ELEMENT & LOCAL COASTAL PROGRAM

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 (elements) of the San Luis Obispo County General Plan as shown in Table 1. The Land Use Element also incorporates the Land Use Plan portion of the County Local Coastal Program (LCP). ~~The LUE~~ The plan has been prepared in accordance with state law regulating General Plans and Local Coastal Programs, and it has been adopted by the county Board of Supervisors and California Coastal Commission. 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 Coastal Zone. ~~The LUE will also~~ serves as a reference point and guide for future land use planning studies throughout the county.

For ease of understanding and administration, the Land Use Element and ~~Land Use Plan portion of~~ the Local Coastal Program have been combined into a single plan for the Coastal Zone, which is the area subject to established by the California Coastal Act of 1976. The LCP is consistent with additional standards and procedures contained in Public Resources Code Section 30510 et seq. that are established for the preparation, approval and certification of Local Coastal Programs ~~are required by state law~~.

**Table 1
General Plan Elements**

General Plan Elements	Descriptions
Land Use Framework for Planning 13 Area Plans (4 in the Coastal Zone) Local Coastal Program (or Plan) Coastal Plan Policies	Designations and descriptions of types of land use and density of dwellings-per-acre that are allowed in mapped districts or land use categories, also showing areas subject to flooding. Land Use Element within the Coastal Zone is the Local Coastal Program, which implements the Coastal Act and is certified by the California Coastal Commission
Circulation	Maps and policies for transportation routes and modes such as vehicles and transit, correlated with the Land Use Element
Housing	A plan with analysis of existing and projected housing needs, and goals, policies and programs for the preservation, improvement and development of housing
Open Space	A plan for the preservation and conservation of open-space land, in recognition that open space is a limited and valuable resource which must be conserved wherever possible
Conservation	A plan for the conservation of natural resources, including water, forests, soils, harbors, wildlife and other biological

**Table 1
General Plan Elements**

General Plan Elements	Descriptions
	resources
Noise	An analysis of existing noise problems and projected noise levels, with policies and implementation measures to minimize exposure to excessive noise
85 Safety	A plan for the protection of the community from unreasonable risks associated with earthquakes, geologic hazards, flooding and fires
Master Water & Sewer Plan	A plan for the collection, storage and distribution of water supplies and sewage disposal
Energy	A plan for the efficient use of energy resources, electricity generation and transmission and fossil fuel production
Offshore Energy	A plan for the location and extent of on-shore resources and facilities that would be appropriate for addressing off-shore oil development and production
Economic	Policies to establish a context and priorities for economic development
Parks and Recreation	Policy guidance regarding the provision of park and recreation services, documenting the county's existing park and recreation resources, and evaluating park and recreation needs

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 require 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.

There are similar guidelines for the preparation of Local Coastal Programs (LCP). Public Resources Code Section 30500 requires that "each local government lying whole or in part, within the coastal zone shall prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction." It is the intent of the state legislature that Local Coastal Programs be sufficiently specific to meet the requirements of Public Resources Code 30108.5 which is defined as follows:

"Local Coastal Program" means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level. Similarly, a "Land Use Plan" means the relevant portion of a local government's General Plan, or Local Coastal Element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

For the coastal zone where the Coastal Act applies, the county has combined the Land Use Element and Local Coastal Program (Local Coastal Plan is used interchangeably) ~~Land Use Plan~~ into a single plan comprised of the following:

- Coastal Zone Framework for Planning,
- Coastal Plan Policies Document,
- Four area plans ~~ning area texts~~ (North Coast, Estero, San Luis Bay and South County) and
- Land Use Category maps.

The criteria for review of Local Coastal Programs are found in Chapter 3 of the California Coastal Act (commencing with Section 30200) which include policies and standards regarding public access, recreation, marine environment, land resources, development, and industrial development.

General plans and Local Coastal Programs are implemented primarily through zoning and subdivision regulations. Implementation of these plans also occur 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 and local coastal program.

A B. PLANNING APPROACH

The Land Use Element, which includes the Local Coastal Plan, 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, The land use maps illustrate long-term land use and growth policies, and but they are adopted as the official zoning maps and also used to evaluate current development proposals in much the same way as former district maps of 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 ~~Zoning Ordinance has been replaced with~~ the Coastal Zone Land Use Ordinance (CZLUO) is the zoning ordinance for the coastal zone of the county.

Together, the Land Use Element and Coastal Zone Land Use Ordinance are an integrated land use policy and regulatory system. The policies of the LUE and the enforceable standards of the CZLUO work together to ensure the compatibility of uses.

- The LUE provides policy and conceptual land use guidance and establishes where land uses may be located within land use categories.
- The ~~CZLUO ordinances~~ regulates site design and development within the land use categories.
- A use required to have a permit by the CZLUO cannot be approved unless it is consistent with the Land Use Element.

~~In general, the LUE allows a wider range of land uses than zoning that attempts to maintain harmonious land uses by rigidly segregating uses in separate districts. The performance standards of the Coastal Zone Land Use Ordinance ensure compatibility of adjacent uses. The LUE and CZLUO 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.~~

~~Later, the Land Use Element was amended to include and incorporate the certified Local Coastal Program Land Use Plan including the Coastal Plan Policies Document, Coastal Framework for Planning, and Coastal Zone Area plans which include programs, standards and land use maps.~~

B C. ORGANIZATION OF THE LAND USE ELEMENT FOR THE COASTAL ZONE

The Land Use Element, ~~which includes the local coastal plan,~~ has four major sections: Coastal Framework for Planning, the Coastal Plan Policies Document, 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 - Coastal Zone

Part I of the Land Use Element, Coastal Framework for Planning, contains Policies and Procedures that apply to the unincorporated area of the Coastal Zone, defining how the LUE is used together with the Coastal Zone Land Use Ordinance (CZLUO) and other adopted plans.

Coastal 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 for determining consistency of a proposed discretionary land use, development or subdivision with the Land Use Element to ensure it will be compatible with county land use policy.
- ~~2~~ 4. The descriptions of purpose and character for each land use category in Chapter 7 and the population 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~~ 2. The parcel size ranges, population density, and building intensity criteria in Chapter 6 are used with Chapter 23.04 of the CZLUO to review proposed land divisions for general plan and Local Coastal Program consistency.
- ~~4~~ 3. The allowable use charts (Coastal Table O) and use definitions in Chapter 7 determine whether a land use is allowed in the land use category where a proposed site is located. Coastal Table O also determines whether the standards of Chapter 23.08 of the Coastal Zone Land Use Ordinance apply in a particular land use category.

[Existing text from this point on page 1-8 to the end of the chapter, including Figure 1-1, is not addressed and is omitted with the intent to be located before the next section, Major Issues.]

C. MAJOR ISSUES

The LUE is designed to address the following land use issues relative 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, escalating growth pressures from these two urban areas are converging locally. Similar metropolitan growth is now foreseeable here as a threat to our well-known quality of life.
2. Clerk ~~More compact forms of housing are not being built in enough quantity to provide homes that are affordable to people of all income levels, and this does not meet the broader housing needs of the population.~~

3. Increased "sprawl" decreases the amount of natural and agricultural areas that have been instrumental in the maintenance of the County's small-scale character.
4. Low-density development does not encourage public transit, pedestrian or bicycle travel, although these are the healthiest and most energy-efficient forms of transportation.
5. 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.
6. The "sprawl" pattern creates competing demands for funding infrastructure, roads, highways and services, which threaten the County's fiscal health.
7. The desirability of our area combined with 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.

D. PLANNING PRINCIPLES, GENERAL GOALS AND IMPLEMENTING STRATEGIES OF THE LAND USE ELEMENT

The following principles and policies reflect the Board of Supervisors' adoption of "Smart Growth Principles." The purpose of these principles and policies is to better define and focus the County's pro-active planning approach. This approach includes strategic planning, which considers constraints and opportunities and identifies realistic, short-term strategies that will achieve longer-term goals. Accordingly, the combination of smart growth and strategic planning is considered "strategic growth," which seeks cooperation among communities to resolve concerns, respect resource limitations and enhance economic prosperity.

As resources become more limited and the costs of infrastructure increase, the Land Use Element encourages planning for compact, efficient and environmentally sensitive development to better utilize energy, land, water and fiscal resources. It emphasizes community-centered growth that provides people with additional travel, housing and employment choices that are closer to job centers and public facilities.

The following principles reflect the County's mission and vision to plan and develop safe, healthy, livable, prosperous and well-governed communities by balancing economic, environmental and social equity concerns in planning and development decisions. Each principle is further defined by goals and supported by implementing strategies actions to ensure progress toward the principles. The implementing strategies shall be started and funded within the priorities and time frames that are listed in Table A-1, Appendix A, for timely achievement of the strategic growth goals.

Strategic Growth Definition for San Luis Obispo County

Strategic growth is a compact, efficient and environmentally sensitive pattern of development that

County Mission:

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

County Vision:

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

Planning and Building Department Mission:

Promoting the Wise Use of Land Helping to Build Great Communities

provides people with additional travel, housing and employment choices. It focuses future growth away from rural areas and limited resources, closer to existing and planned job centers and public facilities where sustainable resources are available.

Strategic Growth Principles

1. Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. 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 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.

Together, the principles and goals define how land will be used and resources will be protected. 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 area plans.

The goals also function as criteria to help determine consistency of a development proposal with the LUE/LCP. New development should be located, designed and built in a manner that furthers these general principles and goals, as well as complying with all other provisions of the LUE/LCP. The following are the general goals of the Land Use Element and Local Coastal Program:

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

Goals

- 1. Environment - Maintain and protect a living environment that is safe, healthful and pleasant for all residents by:**
 - a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and threatened and endangered species.
 - b. Balancing the capacity for growth allowed by the Land Use Element with the sustained availability of resources for future generations.
 - c. Reducing future impacts to natural resources by developing cost-effective infrastructure to meet community needs.

- d. Preserving open spaces, scenic public views, sensitive and important plant and wildlife habitats and cultural resources.
- e. Giving highest priority to avoiding or minimizing significant environmental impacts from development through site and project design. Mitigating adverse impacts that cannot be avoided by using the best available methods and technology, to the maximum extent feasible.



Figure 1-3: Hollister Peak

2. Air Quality - Preserve, protect and improve the air quality of the county by:

- a. Seeking to attain and exceed or at least maintain ~~or exceed~~ state and federal ambient air quality standards.
- b. Mitigating to the extent feasible, potential adverse air quality impacts from new development using the best available technology.
- c. Minimizing the generation of air pollutants and greenhouse gases from existing and projected growth by promoting compact, urban infill development and discouraging leap frog or rural sprawl development patterns, which can reduce travel time and distance.
- d. Implementing land use, circulation and infrastructure policies and programs that result in ~~promote and encourage~~ the use of transportation alternatives to the single-passenger vehicle in order to minimize travel time, distance and trip generation and reduce vehicle miles traveled.
- e. Minimizing travel time and distance and trip generation by the location of land uses.
- f. Encouraging the use of alternative energy sources such as solar, wind, and wave technology to reduce the use of non-renewable resources.

3.12. Open Space - Preserve urban and rural open space as an irreplaceable resource for future generations by:

- a. Encouraging cooperation of governmental agencies, landowners, and non-profit organizations in the preservation of open space.
- b. Balancing the rights of individual property owners and need for open space.
- c. Encouraging better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations.

- d. ~~Protecting~~ Preserving ~~important~~ agricultural, natural and other rural areas between communities, and working with landowners and these communities to maintain ~~their~~ rural character and land uses.

4. Agriculture - Encourage the protection of commercial agricultural land, both prime and non-prime soils, for the production of food, fiber, and other agricultural commodities by:



Figure 1-4: Vegetable row crops

- a. Supporting the rural economy and local agricultural markets by protecting production agriculture and its associated activities.

~~5~~ 13. Resource Use and Energy Conservation - Support the conservation of energy resources by:

- a. ~~Requiring~~ Planning for energy efficiency and conservation through land use and transit balances plans, and in subdivision and building ~~regulations that require energy conservation methods incorporated into their 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 a semi-arid climate.~~
- d. Encouraging land use and transit measures that reduce use of petroleum products.

6. Population Growth - Provide for an environmentally sustainable rate of orderly development within the planned capacities of resources and services by:

- a. Developing and maintaining information on population growth rates.
- b. ~~Maintaining~~ Establishing a growth management system that protects communities and resources from the adverse effects of growth.
- c. Establishing a growth management rate annually according to the Growth Management Ordinance.
- d. Guiding allocated development to areas of the county capable of sustaining growth without adverse effects.
- e. Providing the lead time necessary to fund and put in place resources and public services necessary to support population growth, considering the availability of resources and the county's and taxpayers' financial ability to provide them.

Implementing Strategies

1. Work with the agricultural and conservation communities and advisory committees on a program that links land conservation with agricultural economic development, supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources.
2. Revise the Land Use Element, Coastal Zone Land Use Ordinance and the Growth Management Ordinance to ~~re~~-direct new growth to suitable development areas that maintain natural resources at sustainable levels in both rural and urban areas with the least constraints.
3. 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.
4. Develop and refine effective techniques for land conservation, such as land banks, density transfers, and agricultural and conservation easements, and pursue grants and innovative financing tools to facilitate open space acquisition and preservation.
5. 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 or a Community Services District within its sphere of influence, urban area or rural referral area.
6. Create an urban and rural forestry program that engages property owners, developers and communities in planting, maintaining and protecting trees to enhance air quality and mitigate for increases in carbon dioxide emissions.
7. Revise the Conservation and Land Use Elements and county ordinances to give emphasis on, and incentives for energy-efficient construction that minimizes its carbon footprint, with particular emphasis on development in rural areas.

Principle 2: Strengthen and direct development toward existing communities.

Goals

1. Distribution of Land Uses - Plan for most future development to be within cities and existing communities to enhance community development, capitalize on existing infrastructure, and to preserve rural character and open space and protect agricultural uses ~~Encourage an urban environment that is an orderly arrangement of buildings, improvements, and open space appropriate to the size and scale of development for each community by:~~
 - a. Maintaining a clear distinction between urban and rural development. Rural uses outside of urban and village areas should be predominately agriculture, low-intensity recreation, very low-density residential and open space uses, which will preserve and enhance a well-defined rural character ~~the pattern of identifiable communities.~~
 - b. Avoiding the establishment or expansion of Residential Rural and Residential Suburban areas outside urban or village reserve areas.

c. Planning active and vital urban environments that are attractive and compact, with the arrangements of buildings, structures and open space appropriate to the size and scale of development for each community.

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

d. ~~Developing urban and rural settlement strategies.~~

e. Implementing policies to determine where growth should occur, and to clearly distinguish between urban, village, and outlying rural areas.



Figure 1-6: Compact community with a commercial core near residential areas (1/4 mile radius)

2 5. Location and Timing of Urban Development - Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by:

a. Encouraging the phasing of urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second, lands adjacent to or near these areas ~~by~~.

b. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive areas, and hazard lands, into communities, using the latest ordinances, positive incentives, settlement strategies, and transfer of development credits programs, where feasible.

c. Considering urban expansion when the available inventory of suitable "infill" land is largely developed, and only when resources, services and facilities are available to adequately accommodate the associated growth.

d. Giving high priority to funding needed infrastructure improvements in a timely manner within existing urban and village areas. ~~Require consideration of the timely availability of funding as an integral part of expanding public facilities and services.~~

3 9. Public Services and Facilities - Conduct long-term planning (20+ years) to provide and fund additional, sustainable public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities by:

- a. Avoiding the use of public resources, services, and facilities beyond their renewable capacities.
- b. Planning for and monitoring new development through the resource management system and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities, or service levels.
- c. ~~Funding~~ Financing the cost of additional services and facilities from those who benefit such as ~~new local~~ residents, businesses, public agencies, and visitors. Based on reliable studies, such as cost benefit analyses, funding methods may include dedications, development impact fees, in-lieu fees, or other exactions to assure that adequate services are available.
- d. Locating new public service facilities as close as possible to the users. If facilities are necessary in rural areas, allow for sufficient buffers to protect environmentally sensitive, and agricultural areas.
- e. Planning new land uses that avoid overburdening existing resources, services and facilities.
- f. Provide adequate community amenities, such as parks, natural areas and trails with new development, in order to support a high quality of life and a compact form of community development.

4 6. Residential Land Uses - Preserve and enhance the quality of residential areas by:

- a. Locating urban residential densities within urban or village reserve lines near or within suitable employment areas.
- b. Protecting residential areas from incompatible and undesirable land uses.
- c. Preserving desirable neighborhood characteristics such as compatible uses, open views and yard areas, sense of scale, landscaping, pedestrian ways, and other amenities.
- d. Providing affordable housing opportunities for those who need them, including senior citizens, service and agricultural workers.
- e. Requiring major developments and long range plans to create a balance between available jobs and housing in coastal communities, by locating them in areas that reduce the need for commuting.
- f. Requiring site design for planned development projects that provides a range of housing sizes, footprints and design features.

5 7. Commercial and Industrial Land Uses - Designate commercial and/or industrial areas that are compatible with overall land use by:

- a. Designating visitor serving and community serving commercial areas that are located near existing similar development and their users.
- b. Creating and preserving desirable neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, landscaping, pedestrian ways, and other amenities.
- c. Designating commercial land uses that will be convenient to users and consumers, realistically related to market demand, and near areas where employees will likely reside.

6 8. Visitor Serving, Recreation and Resort Development - Preserve and enhance visitor opportunities in appropriate locations as an important part of the coastal economy by:

- a. Requiring that new destination resorts and recreational development such as hotels, conference centers, and golf courses be located within or adjacent to urban or village areas, or existing visitor destination points.
- b. Allowing limited small scale recreational development such as motels, restaurants, parks, and beaches in rural areas - if consistent with all other provisions of the coastal program.
- c. Implementing the California Coastal Act by acknowledging that visitor serving facilities have priority over private residential, non-visitor serving commercial or industrial development, but not over agriculture or coastal dependent industry.
- d. Recognizing that while visitor serving uses are encouraged by the California Coastal Act, they shall not exceed resource capabilities, conflict with agricultural uses, or be permitted when adverse environmental effects may result.
- e. Carefully balancing the needs of visitors, businesses, and local residents.
- f. Periodically reviewing the location of 'V'- Visitor Serving Overlay classifications during the Plan update process.

Implementing Strategies

1. Work with cities, and unincorporated communities and their advisory councils, to identify suitable development areas within existing communities and adjacent expansion areas at their edges for compact, affordable development, where supported by sustainable resource capacities.
2. Revise the TDC program to more effectively shift potential rural development to communities with adequate infrastructure and conserve nearby rural lands.
3. Revise the Land Use Element, the Coastal Zone Land Use Ordinance and the area plans to implement these planning goals.
4. 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.

5. 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, related to their needs, over outlying rural areas.
6. 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 village and urban areas.
7. Work with service districts to coordinate County land use actions with district responsibilities to provide sufficient public services and facilities
8. Coordinate with the cities to consider accepting greater shares of overall countywide growth with corresponding reductions in unincorporated area growth, and to consider compensating assistance from the county to offset the transportation, financial and other demands from this growth.
9. Explore creating an “infrastructure first” policy, where the funding and/or provision of infrastructure is required before development is allowed to proceed, with assistance from mechanisms such as community financing districts.
10. Amend the Land Use Ordinance to require that amendments to the Land Use Element or Ordinance that propose increases in density or additional development where certified Resource Management System levels II or III exist shall provide proof of adequate, available water and sewage disposal capacities to serve the proposed amendment in addition to existing development and the allowed development on vacant parcels within the urban or village area

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

Goals

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



Figure 1-7: Streetscape on a downtown street

Strategies

1. Maintain and enhance community separation by establishing and maintaining a distinct urban edge between urban and rural areas, and creating rural conservation policies, strategies and incentives.
2. Retain or create distinct urban reserve boundaries by revising the Land Use Element and Ordinance to require development intensities that reflect a clear difference between urban and rural densities and character.

3. Revise the Countywide Design Guidelines to encourage appropriate, place-based, pedestrian-oriented designs within communities.
4. Foster a strong sense of place by working with communities to identify local, valued aspects within each community in “placemaking” techniques and programs.
5. Establish an inter-department team to create locally-based public facilities and amenities that preserve community character.
6. Work to identify and obtain sources of funding to implement programs for improving and funding mechanisms for infrastructure and street and civic enhancements such as plazas, gathering places and public art.
6. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.
7. Encourage property owners to protect and conserve historic buildings and resources within and outside communities, using a variety of means such as the Mills Act, an incentive program for the restoration and preservation of historic structures.

Principle 4: Create walkable neighborhoods and towns.

Goals

1. Improve communities and public health by connecting streets, bicycle, pedestrian and transit facilities between neighborhoods to maximize circulation opportunities.
2. Plan for schools, parks, transit stops and commercial districts to be located as focal points for walkable neighborhoods within urban and village areas, based on convenient walking distances between them, as illustrated in Figure 1-7.
3. Plan for maximum connectivity between different land uses by including walkways or paseos between buildings and sites, and street-fronting buildings to avoid barriers or separation between uses.
4. Create attractive street enhancements and public spaces that serve as gathering places on corridors and at connecting locations.
5. Expand parks, natural areas, and recreation facilities with new urban development to enhance a community’s quality of life and improve public health.

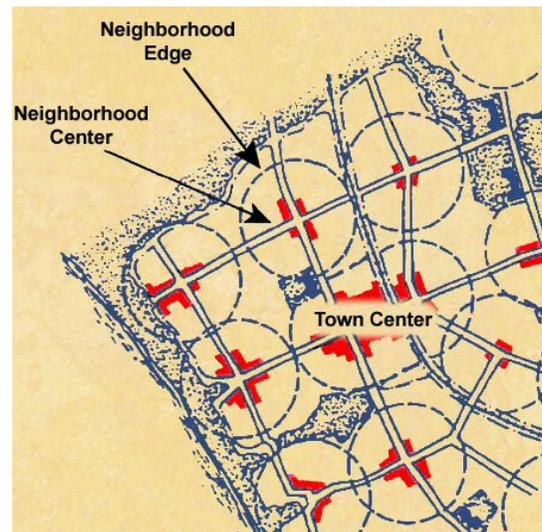


Figure 1-8: Walkable neighborhoods

Implementing Strategies

1. Update the Countywide Design Guidelines with community, neighborhood, street and project designs that integrate and promote pedestrian and bicycle travel and activity with high levels of connectivity.

2. Develop funding mechanisms to finance the design, construction and maintenance of attractive street and civic environments that attract pedestrians.
3. Revise CZLUO, LUE area plans to enhance neighborhoods with small-scale and appropriate commercial areas, parks, recreation, family, cultural and civic facilities within convenient walking distances.
4. 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.
5. Work with the General Services Department to plan and implement parks and recreation facilities within walking distance of neighborhoods.
6. Pursue a street tree program on urban streets and public parking lots.

Principle 5: Provide a variety of transportation choices.

Goals

1 10. ~~Circulation~~– Integrate land use and transportation planning by:

- a. Designing a transportation system that provides safety, reliability and effectiveness within feasible economic and technical means, preserving important natural resources and features, promoting the aesthetic quality of the region, and minimizing adverse environmental changes.
- b. Minimizing the generation of air pollutants and greenhouse gases from existing and projected growth by implementing land use and circulation policies and programs that offer transportation alternatives to the single-passenger vehicle and reduce vehicle miles traveled.
- c. Coordinating with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.
- d. Encouraging the development of alternative transportation modes such as bike-ways, carpooling, transit systems, and other methods that serve the resident and visitor needs of the coastal areas.
- e. Exploring the possibility of utilizing and expanding transit ~~management~~ systems and operations before making decisions that will significantly alter the character of the coastal roads, highways, and the communities that they serve.



Figure 1-9: Bike lane on a residential street

f. Providing public transit, bicycle lanes and pedestrian ways that connect between population centers, schools, shopping and other community destinations, to encourage alternative transportation.

- g. Making communities more bicycle- and pedestrian-friendly by designing streets that moderate the speed of traffic and provide safe and attractive routes for bicyclists and pedestrians.

Implementing Strategies

1. Integrate LUE area and community plans more closely with transit and pedestrian facilities by providing more intensive and diverse land uses near transit stops and within convenient walking distances between destinations.
2. Give high priority to funding facilities for biking, walking and transit facilities and operations within the transportation planning programs of the county and the San Luis Obispo Council of Governments.
3. Seek grant opportunities for integrated land-use transportation planning where more intensive corridors and large-property development are contemplated.
4. Enhance major boulevards and downtown streets with street trees, street furniture, textured crosswalks, planted medians and ornamental or signature lighting.
5. Give highest priority in the programming of Local Transportation Funds (LTF-TDA) to fully fund public transit operations, multimodal connections to public transportation, and to facilitate strategic growth.

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

Goals

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



Figure 1-10: Creekside Gardens affordable housing

Strategies

1. 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.
2. Update CZLUO and LUE area plans to provide a complete range of housing choices for all incomes.
3. Refine the Countywide Design Guidelines, community design plans and specific plans to integrate higher density development within existing neighborhoods.
4. Modify the Land Use Element and Coastal Zone Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.
5. Modify the Coastal Zone Land Use Ordinance regulations to encourage housing designs that result in affordability and enhance public health, safety, convenience and a high quality of life.
6. Modify the Coastal Zone Land Use Element and Ordinance to create a new land use designation, such as “Mobilehome Park (MHP)” to be applied to existing mobile home parks and sites where future mobilehome parks are appropriate.

7. Modify the Coastal Zone Land Use Ordinance to restrict the number of unrelated adults that may reside within a residential unit, to protect the safety and quality of residential living and neighborhoods.
8. Modify the Coastal Zone Land Use Ordinance to allow the “true-cost” price of parking to be applied to willing users, and to allow more affordable units without parking for residents who do not wish to pay for it.

Principle 7: Encourage mixed land uses.

Goals

1. Encourage residential units in compact, affordable designs as part of commercial or other non-residential projects (outside of Visitor Serving (V) priority areas) as appropriate, 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 1-11: Mixed retail and residential uses in Sacramento

Implementing Strategies

1. 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.
2. Create a program to facilitate the financing of public improvements associated with affordable mixed-use projects.
3. Include mixed-use development within programs and regulations for affordable housing.
4. Revise LUE/CZLUO policies to encourage the conversion of shopping centers and strip commercial streets (outside of Visitor Serving (V) priority areas) into mixed-use developments, thereby enhancing their integration with the community.
5. Reduce parking standards in the Coastal Zone Land Use Ordinance for mixed-use developments in relation to the size of project and its location, such as in relation to a central business district or transit stop, and consider creating in-lieu parking fee programs.

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 to enhance the livability of compact neighborhoods, such as community rooms, day-care and senior centers, libraries, pocket parks or plazas.



Figure 1-12: Compact neighborhood design

Implementing Strategies

1. Revise the Countywide Design Guidelines to illustrate compact neighborhood and building design that fits within existing development visually and functionally.
2. Revise the Land Use and Subdivision Ordinances to identify and encourage livable, compact building and subdivision designs.
3. Revise the Land Use and Subdivision Ordinances to provide for convenient access to private and/or public open space in compact projects, and to include such spaces as plazas, community gardens, playgrounds and natural areas in these projects.
4. Reduce the Coastal Zone Land Use Ordinance requirements for off-street parking where uses are related in a pedestrian scale to each other, in order to facilitate compact neighborhood design, increase the viability of projects and encourage other modes of transportation, without adversely affecting opportunities for coastal access.
5. Ease parking requirements for compact projects where community parking facilities are available, and work with developers and communities to finance and build such facilities.
6. Educate the public, developers and designers 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.

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

Goals

- 1 ~~4~~. **Implementation and Administration - Improve the effectiveness of the planning process by:**
 - a. ~~Working~~ Working toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element
 - b. Expediting development review procedures and providing incentives, such as priority processing for qualifying projects, for development that most effectively implements these principles.
 - c. Working closely with cities to provide continuity between city and county land use planning, and to achieve common land use goals through reciprocal agreements.

- d. Encouraging maximum public participation in the decision making process when new plans are developed and when development is being reviewed.
- e. Encouraging comments from other agencies, districts, community advisory councils, special interest groups, property owners, residents, and other individuals.
- f. Developing clear policies, programs, and performance standards that encourage the most desirable community living and working environment for the residents of the county.
- g. Conducting planning and development review that considers the needs of occupants and end-users as well as stakeholders in the outcomes.
- h. Using easy-to-understand language and media to convey proposals and ideas clearly.
- j. Creating incentives that reduce the time and/or expense of the review process for projects that are deemed consistent with these strategic growth principles.

2 14. Property Rights - Recognize and protect property rights by:

- a. Seeking to maintain a balance between the rights of property owners and efforts to plan for the community.
- b. Not taking property without just compensation.
- c. Recognizing and protecting the rights of all property owners, individuals and groups to comment and participate in coastal planning and land use decisions.

3 15. Economics - Promote a strong, diverse, and viable local economy by:

- a. Pursuing planning policies that balance economic, environmental, and social needs of coastal areas.
- b. Recognizing the importance of tourism and agriculture as significant parts of the economic base of the coastal areas.
- c. Considering the economic effects of land use planning decisions.

Strategies

1. Prepare illustrated zoning and design standards within the Coastal Zone Land Use Ordinance or similar document that reduce uncertainty and enhance understanding of requirements, such as a “form-based” code.
2. Identify locations where strategic growth projects (which are consistent with these principles) can be eligible for expedited review.
3. Convene a streamlining task force among staff and stakeholders to review opportunities for streamlining the permit process

4. 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.

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 those having a stake in the outcome in order to obtain opinions and feedback on planning and project issues early in the process.
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 integrated regulations, project review, transportation funding and capital improvement programming.



Figure 1-13: Planning workshop

Implementing Strategies

1. Inform stakeholders about strategic growth and the decision-making process by various means, such as forums and the media.
2. Consolidate the outcomes of previous community visioning exercises that have demonstrated the public’s preferences on where and how new growth should be located and designed, to build consensus about attaining compact, walkable communities and rural preservation.
3. Involve the public, advisory and other groups, cities and other jurisdictions often and routinely into the planning and development review processes by early outreach, referrals and responses.
4. Provide more and expanded access to media to develop more understanding of planning and project review.
5. Convene an inter-departmental team to coordinate and integrate strategic growth goals into each department, and within the County budget, capital improvements program (CIP) and grant funding processes
6. Expand public notification for discretionary projects in rural areas.

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.

Strategies

1. Promote cooperation between the county and all jurisdictions in forming a strategic growth vision, carrying out strategic growth policies, and using mutual agreements and implementation programs as primary tools.
2. Work with cities, counties, regional boards, agencies and institutions to identify specific areas in which to develop more compact urban forms, implement strategic growth principles, and provide needed housing and jobs.
3. 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.
4. 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.
5. Refrain from approving development in unincorporated areas along the urban fringes that will burden city services or conflict with a LAFCO Memorandum of Agreement or other form of cooperation, unless specific mitigation measures can be included.

Amend Chapter 4 of Coastal Zone Framework for Planning, Part I of the Land Use Element of the General Plan, page 4-1, as follows:

CHAPTER 4: PUBLIC SERVICE CONSIDERATIONS

A. INTRODUCTION

A major function of local government is to provide public services, such as provisions for water and sewer, police and fire protection, parks, roads, public health services and education, within its jurisdiction. However, the provision of public services and facilities has not kept pace with growth since the mid-1970s, and it has become increasingly difficult to deliver adequate services at an affordable price. The designation 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. It is now well-documented and widely accepted that services can be provided more cost-effectively to communities that are strategically located and compact by design. Therefore, new development or re-development within existing communities is preferable to expansion.

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 results in~~ some financial support for the increased service demands it creates, the cost to government of providing needed services frequently exceeds the return.
2. New residential and commercial development often occurs before the up-front costs to improve necessary improvements to facilities and services are available can be funded and completed to serve the new occupants and other users, 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.
5. While county facilities fees will offset some of the associated costs of new development, other funding methods must be found to fund costs of providing, maintaining and upgrading public services for existing development.

C. GOALS AND IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES

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. 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 Strategies:

- 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, development impact fees, in-lieu fees or exactions, and special financing districts.
- c. Locate new public service facilities as close as possible to users, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

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, parks and open space preserves uses, in order to which will preserve and enhance the pattern of identifiable communities a well-defined rural character.~~

Implementing Strategies:

- 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 are necessary to maintain an adequate level of public services, through impact fees and special financing districts.
- c. Establish funding methods that pay for necessary capital improvements and operation of necessary facilities.

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, transportation and services are developed and used in an efficient pattern.

Implementing Strategies:

- a. Give high priority and support for 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 and support for urban expansion that proposes attractive transitions from existing development, connections to existing streets and prominent pedestrian and public transit connections to destinations.
- c. Discourage low-density suburban or rural residential proposals for urban expansion or services,

Goal:

- 4. 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.

Implementing Strategy:

Schedule development to occur when needed services are available or can be supplied concurrently.

D. URBAN RESERVE LINES

A basic requirement for providing public 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 urban reserve lines, urban service lines, and village reserve lines.

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, to support continuing local development.
- 4. Community preferences about the amount and timing of growth.

5. The need for agriculture, recreation, watershed, habitat or open space, which are considered priority uses under the Coastal Act and the County's Local Coastal Program.

The principles and goals in Chapter 1 and the land use policies in the CZLUE 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.

Consideration of Urban and Village Expansion

Any changes to an Urban Reserve Line require an amendment to the Land Use Element and Local Coastal Program. The amendment must be approved by the Board of Supervisors and the Coastal Commission.

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

Avila Beach	Morro Bay
Cambria	Oceano
Cayucos	Pismo Beach
Grover Beach	<u>Los Osos</u>

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

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 and provide significant open space land for creating natural area preserves and open space adjacent to or near a community.
5. The proposal will not convert productive or prime agricultural land, consistent with the Local Coastal Plan and agricultural policies in the Agriculture and Open Space Element.
6. Required public services and transportation facilities will be funded or available at the time of development.
7. The timing is appropriate for expansion due to an inadequate inventory 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 Urban Services Line is the Urban-Rural boundary as defined in the Local Coastal Plan. 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. Placement of the USL is based upon existing and planned service system capacities and upon community plans. Planned improvements should be included in a capital improvement program with reasonable funding likelihood prior to extension of the USL to new areas.

The Urban Services Line allows for orderly phasing of community expansion within an urban reserve line, as illustrated on Figure 4-1. The USL should be reviewed periodically 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 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 be coordinated to schedule extensions of public services and utilities needed for urban development. As improvements are 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. Such areas are referred to as "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. The area plans contain standards identifying appropriate interim uses and densities for holding areas where particular uses cannot be compatibly established in advance of full urban services.

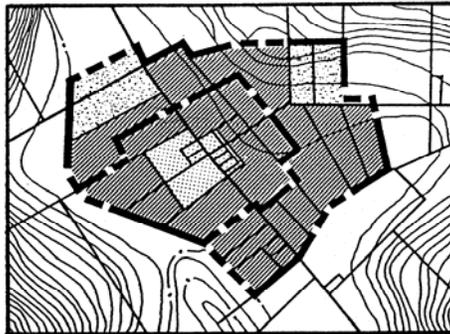
Due to a variety of reasons, the boundaries of service providers and special districts may not be co-terminus with USLs and even URLs. Some districts have entered into contracts or agreements with property owners to provide services in exchange for obtaining resources, facilities or easements. In general, these kinds of service boundary extensions should be discouraged so that service planning is closely aligned with planned land uses. The USL should be considered as the appropriate boundary for all applicable service providers, to clarify where services are appropriate, avoid conflicts between agencies, to coordinate the extension of services in accordance with planned resources, and to implement the Planning Principles and Goals in Chapter 1 regarding compact development forms and directing growth to urban areas. For these reasons, the county should coordinate with the California Public Utilities Commission in order for its decisions on the boundary locations of private service purveyors to be consistent with the USL.

Expansion of a USL is accomplished through an amendment of the Land Use Element and Local Coastal Program and should occur after LAFCo has amended the corresponding sphere of service line (see Section H below). Factors that should be met before approving an expanded Urban Service Line or the boundary of a service district or private service provider include the following:

ORDERLY PHASING OF COMMUNITY EXPANSION WITHIN AN URBAN RESERVE LINE

LEGEND

-  **URBAN RESERVE LINE**
Boundary between urban land uses and rural countryside. Defines primary area for urban growth during twenty year horizon of Land Use Element.
-  **URBAN SERVICE LINE**
Area where urban services exist or are to be extended within the five to ten years after each annual LUE review. USL reviewed yearly to evaluate whether location is realistic in terms of community growth patterns and capacity of community resources.
-  **DEVELOPED AREA**
Areas within the community that are already substantially developed.
-  **PROPOSED URBAN EXPANSION AREA**
Ares for future urban uses and densities which will need full urban services, especially community water and sewer systems.
-  **PROPOSED SUBURBAN EXPANSION AREA**
Planned for future suburban uses and densities, requiring community water but able to accommodate individual septic tanks on an interim basis.



A community is defined by an urban reserve line at its border and by an urban services line within which services can be provided within 5 to 10 years of an LUE review.



As the developed area increases within the urban service line, the capacity for additional growth is evaluated in terms of community resources and facilities.



Expansion of an urban services line may occur if additional development within the urban reserve area can be served with full urban services.

Figure 4-1: Urban Reserve and Urban Service Lines

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 capacities necessary to serve the designated land uses, and resources are available within their sustainable capacities.

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.
5. The proposal is consistent with the Coastal Act and the Local Coastal Program.

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. 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. There are two Village reserve lines within the coastal zone and they have been established for Callender/Garrett, on the Nipomo Mesa in the South County Planning Area, and San Simeon Acres, north of Cambria in the North Coast Planning Area.

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

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 within ~~in~~ areas with urban, suburban and rural densities as shown in the Land Use Element area plans.

TABLE H
LEVELS OF SERVICE

Urban Densities* <i>(One or more dwellings per acre)</i>	Suburban Densities* <i>(One dwelling per one to five acres)</i>	Rural/Agricultural Densities* <i>(One dwelling per five acres or larger)</i>
Community Water System Public Sewers Police Service Fire Protection Parks Street Improvements Street Trees Lighting Street Sweeping Drainage Solid Waste Pickup Ambulance/EMT Libraries Improvement Districts Open Space Maintenance Cultural Facilities Schools	Community Water System Septic Tank Maintenance Police Service Fire Protection Parks Street Improvements Drainage Solid Waste Pickup Ambulance/EMT Libraries Improvement Districts Open Space Maintenance Schools	Individual Wells Septic Tanks Police Service Fire Protection <u>Regional</u> Parks Road Improvements Drainage Solid Waste Pickup Ambulance/EMT Libraries (Mobile) Improvement Districts Schools

Note:

* “Density” in land use planning is a term that refers to the number of dwelling units per acre of land. Urban densities are generally one or more dwelling units per acre; suburban densities usually range from one dwelling unit per one acre to five acres, and rural densities are lower than one unit per five acres. Village areas usually have suburban densities, although exceptions may occur within the Land Use Element area plans. Urban areas normally have urban densities overall, although neighborhoods within village and urban areas may have urban or suburban densities.

H. LOCAL AGENCY FORMATION COMMISSION ~~AND SPECIAL DISTRICTS~~

The Local Agency Formation Commission (LAFCO) is charged with promoting orderly development and balancing that development with the sometimes competing interests of discouraging urban sprawl, preserving open space and prime agricultural lands, and efficiently extending government services. The Legislature has given LAFCOs the authority to carry out changes in governmental organization to promote specified policies in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The CKH Act commences with Section 56000 of the Government Code, and the reader is referred especially to Sections 56001, 56300, 56301, 56375, 56377, and 56668. The Sections contain the following major policy elements:

- 1. Orderly Growth.** LAFCO is charged with discouraging urban sprawl and encouraging orderly growth and development. Providing housing for persons and families of all incomes is an important factor in promoting orderly development;
- 2. Logical Boundaries.** LAFCO is responsible for encouraging the logical formation and determination of boundaries;

3. Efficient Services. LAFCO exercises its authority to encourage adequate, efficient and effective governmental services; and,
4. Preserve Agricultural and Open Spaces. LAFCO is required to exercise its authority to guide development away from open space and prime agricultural land uses unless such actions would not promote planned, orderly, and efficient development.

LAFCO Jurisdiction

Specific Authority. LAFCO has the specific authority to review and approve or disapprove the following:

- Annexations to, or detachments from cities or districts; formation or dissolution of districts; incorporation or disincorporation of cities;
- Consolidation or reorganization of cities or districts;
- The establishment of a subsidiary district(s);
- The development of, and amendments to, spheres of influence;
- Authorization of extension of services beyond an agency's jurisdictional boundaries;
- Provision of new or different services by districts; and,
- Preparation of Municipal Service Reviews and Sphere of Influence studies at least every five years.

Limitation of Authority Relating to Land Use Conditions. In order to carry out the legislative policies identified above, LAFCO has the power to approve or disapprove applications, or to impose reasonable conditions on approval. However, while LAFCO is charged with consideration of the impacts of land use in its determination, it is specifically prohibited from directing specific land use or zoning actions. LAFCO can deny an application where the land use that would result violates the statutory policies of the CKH Act.

Sphere of Influence. The CKH Act provides the legislative authority and intent for establishing a Sphere of Influence and is included by reference in these policies. A Sphere of Influence is defined by the CKH Act as a plan for the probable physical boundaries and services area of a local agency, as determined by the Local Agency Formation Commission. In general the Sphere is a 20-year growth boundary for a jurisdiction's physical development. The Sphere of Influence and Urban Reserve Line are often coordinated and are at times coterminous (identical to one another). The Sphere of Influence policies are intended to be consistent with CKH and take into consideration local conditions and circumstances. The following factors must be addressed when establishing a Sphere of Influence:

1. Present and planned land uses in the area, including agriculture, and open space lands;
2. Present and probable need for public facilities and services in the area;
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
4. Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency

The Act further requires that a Municipal Service Review be conducted prior to, or in conjunction with, the update of a Sphere of Influence. The Service Review evaluates the public services provided by the jurisdiction

and possible changes to a jurisdiction's Sphere of Influence that are currently under consideration. The legislative authority for conducting Service Reviews is provided in Section 56430 of the CKH Act. A Service Review must have written determinations that address the following factors in order to update a Sphere of Influence.

1. Infrastructure Needs & Deficiencies
2. Growth & Population
3. Financing Constraints & Opportunities
4. Cost Avoidance Opportunities
5. Opportunities for Rate Restructuring
6. Opportunities for Shared Facilities
7. Government Structure Options
8. Evaluation of Management Efficiencies
9. Local Accountability & Governance

In completing an update of a jurisdiction's Sphere of Influence, LAFCO considers the General Plans of the County and, when applicable, Cities and special districts. LAFCO also facilitates the development of Memoranda of Agreement (MOA) between the Cities, districts and the County. The MOA is a voluntary agreement that increases cooperation between the City and County with regard to growth and development within the City's or District's Sphere of Influence. The City or District and County should agree on a Sphere of Influence Boundary and provisions for the future development of the area.

~~The California Government Code (Section 54774) 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 Coastal Zone Framework for Planning, Part I of the Land Use Element of the General Plan, page 5-5, as follows:

CHAPTER 5: CIRCULATION ELEMENT

(Text from pages 5-1 to 5-5, section F 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 can have a long-term adverse effect on residents using them. Streets shall be designed in accordance with appropriate standards, and shall incorporate traffic-calming 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

1. Street and pedestrian circulation patterns in newly developed areas should be compatible with the land use and circulation recommendations of the community plans for the planning areas.
2. Arterial roads and streets should be developed to provide appropriate service for local trips, to minimize traffic on principal arterials.
3. Pedestrian circulation should be expressly addressed in project and street designs so that walking is accommodated by various methods of implementation facilitated between projects and other neighborhood destinations by sidewalks, pathways or trails that have adequate width, connections and unobstructed access.
4. 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 from adjacent neighborhoods. Multiple cul de sacs shall be strongly discouraged.
5. Driveway entrances on arterials should be avoided, or in other instances where needed to allow for uninterrupted traffic flow. Alleys may provide suitable access to rear-facing garages, if designs are attractive, avoid through-traffic and provide for visual security, waste handling, infrastructure and maintenance.
6. Local residential streets should generally be interconnected while serving ~~designed to serve~~ limited, localized access needs, rather than through traffic.
7. All dwellings and structures should be readily accessible to emergency and service vehicles.

8. Street standards should be developed using the guidelines of ~~the~~ “A Policy on Geometric Design of Highways and Streets,” “Guide to Urban and Rural Street Design” published by the American Association of State and Highway and Transportation Officials (AASHTO), with focused attention on new flexible standards.
9. 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.
10. Street layouts should be planned to avoid adverse concentration of storm water runoff, and functional location of utility lines such as electric, natural gas, and cable television.
11. Street design should promote safe bicycling by including the placement of bike lanes, routes and bikeways that will implement the County Bikeways Plan ~~provide for the safety of the cyclist as well as the automobile driver with whom they share the streets. These lanes may be located separate from vehicle lanes for safety and convenience.~~

Local Street Intersections

- ~~1. Residential street layouts should generally be designed to consider the use of four-way local street intersections by including where appropriate conventional gridiron street layout patterns.~~
- ~~2. Alternative street intersections and corner radii may be appropriate when based upon good design practices.~~

Parking

1. Adequate off-street parking for residents and guests should be provided in both urban and rural areas. Off-street parking requirements should be reduced where it can reasonably be foreseen that proximity to public transit and essential commercial and public services will reduce parking demand.
2. Parking lots for commercial development shall include shade trees of appropriate type, density and location to provide a minimum of 50% shade of total surface area during summer months.

Street Landscaping

1. Street landscaping should be included in planned street designs to improve the appearance and aesthetic value of urban and village areas.
2. Landscaping should be planned for safety and beauty, emphasizing appropriate use of native, drought tolerant species, to provide buffering and to minimize conflicts between streets, parking, structures, and pedestrian paths.
3. 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.

4. 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.
5. 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 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

Special street designs may be necessary in unique local situations, such as in private 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 the Planning Area Standards. Special designs that are available in ~~the~~ "A Policy on Geometric Design of Highways and Streets," "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 project review, such as the need to preserve a woodland or to create a pedestrian or equestrian pathway separated 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 Building and Public Works Department staff as a general plan conformity report is prepared.

An Environmental Impact Determination is then made by the office of the Environmental Coordinator 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 Roads and Highways

The designation of scenic roads and highways is intended to ~~conserve~~ promote and enhance the natural scenic beauty occurring along portions of county roads and state highways. The Coastal Zone portion of San Luis Obispo County has many scenic attributes that contribute to the pleasure of driving through it. 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 Pacific Ocean views, they play an important role identifying the coastal ~~area zone~~ as a special place. Agricultural operations and facilities, ocean views, mountain landscapes and unique geologic features in the rural areas contribute to the scenic quality of the coastal environment. These features are essential to the recreation and tourist industries that are major parts of the local economy.

In recognition of these features, Highway One is designated a State Scenic Highway and National Scenic Byway from San Luis Obispo to the Monterey County line. Additional scenic state highways may be designated through a process with the California Department of Transportation (Caltrans) that is flexible for local evaluation and regulation to protect scenic quality. Local county roads may be designated as scenic corridors through a process that is outlined in the Agriculture and Open Space Element. This section of the Circulation Element incorporates the Scenic Highways Element the Open Space Element which It includes a list of eligible state highways and county roads that qualify for a scenic designation, and detailed mapped designations and policies for the designation protection of scenic highway corridors. The local scenic road designation process does not apply to the state or federal designation processes for scenic highways. The designation of additional scenic roads and highways should be accomplished without undue restrictions on private property, impacts to biological resources or unnecessary burdens on agricultural operations. The implementation policies in the AG/OS Element for designating scenic corridors should be actively pursued to protect the county's high-quality scenic character.

Implementing Strategies for road and highway projects in designated scenic corridors

The following implementing strategies ~~local objectives~~ are stated to implement the Agriculture and Open Space Plan Policy OSP24 ~~that scenic highway provisions should be applied as it applies to all roads and highways that are so designated as scenic highway corridors within the county:~~

1. Construction of improvements, realignments and new road facilities of designated scenic corridor roads and highways should maintain or enhance existing views and not obstruct or diminish them, as can be determined through the coastal development permit process. Identify scenic areas and features within view of state highways, city streets, and county roads in the open space plan and incorporate them into the applicable Area Plan, designating them as Sensitive Resource Areas.
2. Road and highway construction projects of in scenic highway corridors should Adopt programs and standards in the Area Plans 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 points, signs and other facilities within the right-of-way. roads and outdoor advertising, while ensuring that there will not be undue restrictions on private property or agricultural operations. Landscaping should include Encourage area native plants in strategic locations to enhance views and be used in revegetation. in landscaping. Place utilities underground where feasible as part of road improvement projects.
3. Ensure that the location, design and construction of each ~~scenic~~ road or highway blends into and complements the scenic corridor, by coordinating among involved agencies for the integrated design of the project.
4. Provide 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. Walking Pedestrian travel is critical to creating healthy

communities, as it reduces vehicle travel and associated air pollution, including carbon dioxide emissions that contribute to climate change, and it promotes physical and mental well being. Reducing vehicle traffic also will reduce the need for expensive street widening and intersection improvements.

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 development may or may not accommodate trails or pathways. Narrow or dis-connected sidewalks do not serve pedestrian needs well. Pedestrians are typically attracted to wider, inviting routes that connect daily destinations, such as home, school, parks, work and shopping within a five- to ten-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 and the design of all neighborhoods, districts and street corridors.
2. Plan for pedestrians to have maximum access and connectivity between land use destinations, 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, traffic impact fee programs and the Council of Governments funding allocations.
4. Plan and provide multi-use trails that encourage pedestrian, bicycle and equestrian travel between residential areas and other destinations to implement the trails section of the Parks and Recreation Element.

I H. Bikeways

Bicycling is an important component of the county transportation system. Bikeways are designed in a number of ways to provide 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 may be ~~are~~ addressed in the Circulation chapters of the Land Use Element Area Plans. The County Bikeways Plan provides for the advancement of bicycling and includes detailed guidance for developing bike lanes, routes and separated paths.

Implementing Strategies 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, including bike racks, and by changing standards and specifications, signing and related facilities as needed to achieve greater usage.
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.

J.I. Public Transit

Public transit serves the transportation needs of large numbers of people and low-mobility groups (disabled individuals and 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 here by reference as though it were fully stated. (Note that the Regional Transportation Plan is not considered part of the certified Local Coastal Program).

The county has an important role in planning, supporting 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 is necessary to offset increasingly congested streets and highways effectively.

Implementing Strategies for Public Transit

- ~~1. Utilize transit planning as an equal consideration in decisions on using transportation funding for street and highway improvements, during the county budgetary process and the Area Coordinating Council's Unmet Transit Needs process.~~
1. Provide public transit with sufficient connectivity, frequency and hours and days of service to be competitive with the private automobile.
2. Allocate LTF/TDA funds to fully fund public transit services before considering those funds for other transportation needs.
3. Work with the Regional Transit Authority and other transit agencies to coordinate transit routes, facilities and services with planned land uses and with specific development proposals.
4. ~~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.~~
5. ~~Expand the consideration of transit facilities in the land use permit process, by encouraging~~ Encourage mixed-use commercial and residential projects, ~~planned unit developments, participation by~~ and encourage developers ~~to in provide ing~~ transit facilities, park and ride lots and implementation of vehicle trip-reduction programs.
6. 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.

7. Pursue transportation demand management strategies as contained in the regional transportation plan that encourage people to drive less, for instance, with preferential parking for carpoolers.
8. Where feasible and practical, consider computer modeling and other analytical methods to fully evaluate design options.

K J. Airports

Airports provide base facilities for air transportation and air freight and meet recreational needs. The Land Use Element designates areas around county 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.~~
- 1 ~~2~~. The San Luis Obispo County Airport Land Use Plan.
- 2 ~~3~~. The Oceano County Airport Land Use Plan.
- 3 ~~4~~. The Paso Robles City Airport Land Use Plan.

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

L K. 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 L. 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 Coastal Zone Framework for Planning of the General Plan, page 6-7, as follows: (Text from pages 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, ag and open space, conservation, circulation, housing, safety, noise~~);
 - b. Applicable policies in the Coastal Plan Policies Document of the Local Coastal Program.
 - c. The general goals in Chapter 1 of Coastal Framework for Planning (Part I of the Land Use Element);
 - d. The purpose and character statements for Land Use Categories in Section B, description of land use categories;
 - e. Uses listed in Coastal Table O, list of allowable uses; and
 - f. The text, standards and maps of the area plans (Part II of the Land Use Element).
 - g. Applicable policies in the California Coastal Act pertaining to the amendment of a Local Coastal Program.
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~~ community character and style of development in the surrounding area.
3. **Environmental Impacts.** The proposed amendments should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the office of the Environmental Coordinator, 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~~ farmland and farmland of statewide importance as identified by the Natural Resources Conservation Service (NRCS). 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 avoid excessive grading and 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 or 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 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: 1) planned to be available within the time frame anticipated in the applicable area plan; or 2) a capital improvement program is in effect to provide for any such services that are currently deficient; or 3) 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 an appropriate balance of land uses ~~a sufficient supply of land~~ for the population of the community or area within the projected capacity for natural 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 would enable conversion of 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 discouraged unless other locations for development are physically, environmentally or otherwise not feasible in the foreseeable future. Requests for conversion shall be consistent with the Agriculture and Open Space Element, the Conservation Element and Sections 30241, 30241.5 and 30242 of the Coastal Act.

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

APPENDIX A
IMPLEMENTING STRATEGIES AND PROGRAMS
(The entire Appendix is proposed new text. For readability, it is not underlined.)

Table A-1
Schedule for Completing Implementing Strategies
Framework for Planning (Inland and Coastal Zone areas)

Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Principle 1: Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve agricultural resources and protect agricultural land.					
1.1. Work with the agricultural community, conservation communities and advisory committees on a program that links land conservation with agricultural economic development; supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources.	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund; Grants	Medium	2011
1.2. Revise the Land Use Element, Land Use Ordinance and the Growth Management Ordinance to direct new growth to suitable development areas that maintain natural resources at sustainable levels in areas with the least constraints.	1 2 4	Planning and Building; Agriculture Department	Dep't budget; Gen Fund	Essential	2011
1.3. 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.	1 5	Planning and Building; Agriculture Department	Dep't budget; Gen Fund	Essential	In process
1.4. Develop and refine effective techniques for land conservation, such as land banks, transfer of development credits, and agricultural and conservation easements, and pursue grants and innovative financing tools to facilitate open space acquisition and preservation.	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund; Grants	High	2011
1.5. 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 or a Community Services District (CSD) within its sphere of influence, urban area or	1 4	Planning and Building; Advisory Councils; CSDs; Cities	Dep't Budget	Medium	2013

See **NOTES** at the end of Table 1 for more detailed information.

Key to Programs

- | | | |
|---|---|-------------------------------|
| 1. Countywide Plan and Regional Collaboration | 5. Placemaking and Community Enhancements | 9. Infrastructure Development |
| 2. Land Conservation | 6. Transportation Planning | 10. Process Improvements |
| 3. Resource and Growth Management Systems | 7. Affordable Housing Initiatives | |
| 4. Community Plan Updates | 8. Ordinance Administration | |

Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
rural referral area.					
1.6. Create an urban and rural forestry program that engages property owners, developers and communities in planting, maintaining and protecting trees to enhance air quality and mitigate for increases in carbon dioxide emissions.	9	Planning and Building; Public Works	Dep't Budget; Gen Fund; Grants	Medium	2018
Principle 2: Strengthen and direct development towards existing communities.					
2.1. Work with cities, and unincorporated communities and their advisory councils, to identify suitable development areas within existing communities and adjacent expansion areas at their edges for compact, affordable development, where supported by sustainable resource capacities.	1 4	Planning and Building; Cities; CACs; CSDs; Public Works	Dep't Budget	Essential	2013
2.2. Revise the TDC program to more effectively shift potential rural development to communities with adequate infrastructure and conserve nearby rural lands.	2	Planning and Building; Cities; CACs; CSDs; Public Works	Dep't Budget	High	2013
2.3. Revise the Land Use Element, the Land Use Ordinance and the area plans to implement these planning goals.	1 4 8	Planning and Building; Public Works; General Services	Dep't budget; Gen Fund	Essential	Ongoing
2.4. 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.	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
2.5. 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.	3	Planning and Building	Dep't Budget	Essential	2011
2.6. 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 village and urban areas.	9	Planning and Building; Public works; General Services; Districts	Dep't Budget; Gen. Fund	Essential	2013
2.7. Work with service districts to coordinate County land use actions with district responsibilities to provide sufficient public services and facilities	9	Planning and Building; Districts	Dep't Budget	High	Ongoing

See **NOTES** at the end of Table 1 for more detailed information.

Key to Programs

- | | | |
|---|---|-------------------------------|
| 1. Countywide Plan and Regional Collaboration | 5. Placemaking and Community Enhancements | 9. Infrastructure Development |
| 2. Land Conservation | 6. Transportation Planning | 10. Process Improvements |
| 3. Resource and Growth Management Systems | 7. Affordable Housing Initiatives | |
| 4. Community Plan Updates | 8. Ordinance Administration | |

Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
2.8. Coordinate with the cities to consider accepting greater shares of overall countywide growth with corresponding reductions in unincorporated area growth, and to consider compensating assistance from the county to offset the transportation, financial and other demands from this growth.	1	Planning and Building; Public Works; Cities	Dep't Budget	High	Ongoing
2.9. Explore creating an "infrastructure first" policy, where the funding and/or provision of infrastructure is required before development is allowed to proceed, with assistance from mechanisms such as community financing districts.	9	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013
2.10. Amend the Land Use Ordinance to require that amendments to the Land Use Element or Ordinance that propose increases in density or additional development where certified Resource Management System levels II or III exist shall provide proof of adequate, available water and sewage disposal capacities to serve the proposed amendment in addition to existing development and the allowed development on vacant parcels within the urban or village area.	8	Planning and Building	Dep't Budget	High	2011
Principle 3: Foster distinctive, attractive communities with a strong sense of place.					
3.1. Maintain and enhance community separation by establishing and maintaining a distinct urban edge between urban and rural areas, and creating rural conservation policies, strategies and incentives.	1 4	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
3.2. Retain or create distinct urban reserve boundaries by revising the Land Use Element and Ordinance to require development intensities that reflect a clear difference between urban and rural densities and character.	1	Planning and Building	Dep't Budget	High	2011
3.3. Revise the Countywide Design Guidelines to encourage appropriate, place-based, pedestrian-oriented designs within communities.	8	Planning and Building	Dep't Budget; Gen. Fund	Medium	2011
3.4. Foster a strong sense of place by working with communities to identify local, valued aspects within each community in "placemaking" techniques and programs.	5	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013
3.5. Work to identify and obtain sources of funding to implement programs for improving and funding mechanisms for infrastructure and street and civic enhancements such as plazas, gathering places and public art.	9	Planning and Building; Public Works; General Services	Dep't Budget	High	2013

See **NOTES** at the end of Table 1 for more detailed information.

Key to Programs

- | | | |
|---|---|-------------------------------|
| 1. Countywide Plan and Regional Collaboration | 5. Placemaking and Community Enhancements | 9. Infrastructure Development |
| 2. Land Conservation | 6. Transportation Planning | 10. Process Improvements |
| 3. Resource and Growth Management Systems | 7. Affordable Housing Initiatives | |
| 4. Community Plan Updates | 8. Ordinance Administration | |

Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
3.6. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.	5	Planning and Building; Public Works	Dep't Budget; Gen. Fund	Low	Ongoing
3.7. Encourage property owners to protect and conserve historic buildings and resources within and outside communities, using a variety of means such as the Mills Act, an incentive program for the restoration and preservation of historic structures.	5	Planning and Building	Dep't Budget	Low	Ongoing
Principle 4: Create walkable neighborhoods and towns.					
4.1. Update the Countywide Design Guidelines with community, neighborhood, street and project designs that integrate and promote pedestrian and bicycle travel and activity with high levels of connectivity.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
4.2. Develop funding mechanisms to finance the design, construction and maintenance of attractive street and civic environments that attract pedestrians.	8	Planning and Building; Districts; Public Works	Dep't Budget; Gen. Fund	Essential	2013
4.3. Revise the LUO and LUE area plans to enhance neighborhoods with small-scale and appropriate commercial areas, parks, recreation, family, cultural and civic facilities within convenient walking distances.	4 8	Planning and Building	Dep't Budget; Gen. Fund	High	2013
4.4. 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.	5	Planning and Building	Dep't Budget; Gen. Fund; Grants	Medium	2013
4.5. Work with the General Services Department to plan and implement parks and recreation facilities within walking distance of neighborhoods.	9	Planning and Building; General Services	Dep't Budget	Medium	2013
4.6. Pursue a street tree program on urban streets and public parking lots.	9	Planning and Building; Public Works; Districts	Dep't Budget; Gen. Fund	Medium	2013
Principle 5: Provide a variety of transportation choices.					
5.1. Integrate LUE area and community plans more closely with transit and pedestrian facilities by providing more intensive and diverse land uses near transit stops and within convenient walking distances between destinations.	4 6	Planning and Building; Public Works	Dep't Budget; Gen. Fund	Essential	2013

See **NOTES** at the end of Table 1 for more detailed information.

Key to Programs

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|---|---|-------------------------------|
| 1. Countywide Plan and Regional Collaboration | 5. Placemaking and Community Enhancements | 9. Infrastructure Development |
| 2. Land Conservation | 6. Transportation Planning | 10. Process Improvements |
| 3. Resource and Growth Management Systems | 7. Affordable Housing Initiatives | |
| 4. Community Plan Updates | 8. Ordinance Administration | |

Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
5.2. Give high priority to funding facilities for biking, walking and transit facilities and operations within the transportation planning programs of the county and the San Luis Obispo Council of Governments.	6	Public Works	Dep't Budget	Essential	Ongoing
5.3. Seek grant opportunities for integrated land-use and transportation planning where more intensive corridors and large-property development are contemplated.	6	Planning and Building; Public Works	Dep't Budget	High	2013
5.4. Enhance major boulevards and downtown streets with street trees, street furniture, textured crosswalks, planted medians and ornamental or signature lighting.	6 9	Planning and Building; Public Works	Dep't Budget; Gen. Fund; Districts	Medium	2013
5.5. Exercise maximum flexibility in the programming of Local Transportation Funds (LTF-TDA) to fully fund public transit, multimodal connections to public transportation, and to facilitate strategic growth	6	Planning and Building; Public Works	Dep't Budget	High	Ongoing
Principle 6: Create a range of housing opportunities and choices.					
6.1. 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.	7	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
6.2. Update LUO and LUE area plans to provide a complete range of housing choices for all incomes.	7 8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
6.3. Refine the Countywide Design Guidelines, community design plans and specific plans to integrate higher density development within existing neighborhoods.	8	Planning and Building	Dep't Budget; Gen. Fund	Medium	2011
6.4. Modify the Land Use Element and Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.	7	Planning and Building	Dep't Budget; Gen. Fund	High	2011
6.5. Modify the Land Use Ordinance regulations to encourage housing designs that result in affordability and enhance public health, safety, convenience and a high quality of life.	7	Planning and Building	Dep't Budget	Medium	2011
6.6. Modify the Land Use Element and Ordinance to create a new land use designation, such as "Mobilehome Park (MHP)" to be applied to existing mobile home parks and sites where future mobilehome parks are appropriate.	7	Planning and Building	Dep't Budget	High	In process

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
6.7. Modify the Land Use Ordinance to restrict the number of unrelated adults that may reside within a residential unit, to protect the safety and quality of residential living and neighborhoods.	7	Planning and Building	Dep't Budget	Low	2018
6.8. Modify the Land Use Ordinance to allow the "true-cost" price of parking to be applied to willing users, and to allow more affordable units without parking for residents who do not wish to pay for it.	8	Planning and Building	Dep't Budget	Low	2018
Principle 7: Encourage mixed land uses.					
7.1. 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.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
7.2. Create a program to facilitate the financing of public improvements associated with affordable mixed-use projects.	7	Planning and Building	Dep't Budget	Low	2013
7.3. Include mixed-use development within programs and regulations for affordable housing.	7	Planning and Building	Dep't Budget	High	2011
7.4. Revise LUE/CZLUO policies to encourage the conversion of shopping centers and strip commercial streets (outside of Visitor Serving (V) priority areas) into mixed-use developments, thereby enhancing their integration with the community.	8	Planning and Building	Dep't Budget	Medium	2013
7.5. Reduce parking standards in the Land Use Ordinance for mixed-use developments in relation to the size of project and its location, such as in relation to a central business district or transit stop, and consider creating in-lieu parking fee programs.	8	Planning and Building	Dep't Budget	Medium	2013
Principle 8: Take advantage of compact building design.					
8.1. Revise the Countywide Design Guidelines to illustrate compact neighborhood and building design that fits within existing development visually and functionally.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
8.2. Revise the Land Use and Subdivision Ordinances to identify and encourage livable, compact building and subdivision designs.	8	Planning and Building	Dep't Budget	Essential	2011
8.3. Revise the Land Use and Subdivision Ordinances to provide for convenient access to	8	Planning and Building	Dep't Budget	High	2011

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Key to Programs

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
private and/or public open space in compact projects, and to include such spaces as plazas, community gardens, playgrounds and natural areas in these projects.					
8.4. Reduce the Land Use Ordinance requirements for off-street parking where uses are related in a pedestrian scale to each other, in order to facilitate compact neighborhood design, increase the viability of projects and encourage other modes of transportation, without adversely affecting opportunities for coastal access.	8	Planning and Building	Dep't Budget	Medium	2013
8.5. Ease parking requirements for compact projects where community parking facilities are available, and work with developers and communities to finance and build such facilities.	8	Planning and Building	Dep't Budget	Medium	2013
8.6. Educate the public, developers and designers 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.	10	Planning and Building	Dep't Budget; Gen. Fund	High	Ongoing
Principle 9: Make development decisions predictable, fair and cost effective.					
9.1. Prepare illustrated zoning and design standards within the Coastal Zone Land Use Ordinance or similar document that reduce uncertainty and enhance understanding of requirements, such as a "form-based" code.	8	Planning and Building	Dep't Budget; Gen. Fund	High	2013
9.2. Identify locations where strategic growth projects (which are consistent with these principles) can be eligible for expedited review.	8	Planning and Building	Dep't Budget	Essential	2011
9.3. Convene a streamlining task force among staff and stakeholders to review opportunities for streamlining the permit process.	10	Planning and Building	Dep't Budget	High	2011
9.4. 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.	10	Planning and Building	Dep't Budget	Essential	In process
Principle 10: Encourage community and stakeholder collaboration.					
10.1. Inform stakeholders about strategic growth and the decision-making process by	11	Planning and Building	Dep't Budget;	Essential	Ongoing

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
various means, such as forums and the media.			Gen. Fund		
10.2. Consolidate the outcomes of previous community visioning exercises that have demonstrated the public's preferences on where and how new growth should be located and designed, to build consensus about attaining compact, walkable communities and rural preservation.	1 4	Planning and Building	Dep't Budget	Essential	2011
10.3. Involve the public, advisory and other groups, cities and other jurisdictions often and routinely into the planning and development review processes by early outreach, referrals and responses.	11	Planning and Building	Dep't Budget	High	Ongoing
10.4. Provide more and expanded access to media to develop more understanding of planning and project review.	11	Planning and Building	Dep't Budget	Medium	Ongoing
10.5. Convene an inter-departmental team to coordinate and integrate strategic growth goals into each department, and within the County budget, capital improvements program (CIP) and grant funding processes	11	Planning and Building	Dep't Budget	High	2011
10.6. Increase the minimum distance limits for public notification for discretionary of pending projects in rural areas.	11	Planning and Building	Dep't Budget	Low	2011
Principle 11: Strengthen regional cooperation.					
11.1. Promote cooperation between the county and all jurisdictions in forming a strategic growth vision, carrying out strategic growth policies, and using mutual agreements and implementation programs as primary tools.	1	Planning and Building	Dep't Budget	Essential	2011
11.2. Work with cities, counties, regional boards, agencies and institutions to identify specific areas in which to develop more compact urban forms, implement strategic growth principles, and provide needed housing and jobs.	1	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
11.3. Develop community and resource indicators (which are identifiable measures) to assess what each community needs to be livable and affordable, to make sure that	4	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
development meets community and strategic growth goals, and to preserve natural resources.					
11.4. Identify, with other jurisdictions, important regional values, provide solutions and strategies that enhance important assets, and protect and preserve those assets vulnerable to loss or degradation.	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
11.5. Refrain from approving development in unincorporated areas along the urban fringes that will burden city services or conflict with a LAFCO Memorandum of Agreement or other form of cooperation, unless specific mitigation measures can be included.	10	Planning and Building	Dep't Budget	High	2013
IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES					
Services 1.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.	3	Planning and Building	Dep't Budget	Essential	Ongoing
Services 1.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.	9	Planning and Building, Public Works, Gen. Services	Dep't Budget support	Essential	Ongoing
Services 1.c Locate new public service facilities as close as possible to users, allowing for sufficient buffers to protect adjacent rural and agricultural areas	1 9	Planning and Building, Public Works, Gen. Services, Health, School Districts, agencies	Dep't Budget	Medium	Ongoing
Services 2.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.	1 9	Planning and Building, Public Works, Gen. Services, Health, School Districts, Agencies	Dep't Budget	High	Ongoing
Services 2.b Fund improvements that would primarily benefit the residents or users of	9	Planning and Building,	Dep't Budget	Essential	Ongoing

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Key to Programs

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
new development, and that are necessary to maintain an adequate level of public services, through impact fees and special financing districts.		Public Works, Gen. Services, Agencies	support		
Services 3.a Give high priority and support for 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.	1 4	Planning and Building, Public Works, Gen. Services, Health, School Districts, Agencies	Dep't Budget	High	Ongoing
Services 3.b Give high priority and support for urban expansion that proposes attractive transitions from existing development, connections to existing streets and prominent pedestrian and public transit connections to destinations.	1 4	Planning and Building	Dep't Budget	High	Ongoing
Services 3.c Discourage low-density suburban or rural residential proposals for urban expansion or services.	1 4	Planning and Building	Dep't Budget	High	Ongoing
Services 4.a Schedule development to occur when needed services are available or can be supplied concurrently.	3	Planning and Building	Dep't Budget	Essential	Ongoing
IMPLEMENTING STRATEGIES FOR CIRCULATION					
H. Pedestrian Circulation:					
Pedestrian 1. Give high priority to pedestrian travel as a primary component of community planning and the design of all neighborhoods, districts and street corridors.	6 4	Planning and Building, Public Works	Dep't Budget	High	Ongoing
Pedestrian 2. Plan for pedestrians to have maximum access and connectivity between land use destinations, fill in the gaps between disconnected sidewalk segments, and eliminate other barriers to pedestrian access along streets and within sites.	6	Planning and Building, Public Works	Dep't Budget	High	Ongoing
Pedestrian 3. Give high priority to pedestrian facilities and amenities within the County budget process, traffic impact fee programs and the Council of	6	Public Works	Dep't Budget	High	Ongoing

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Key to Programs

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Governments funding allocations					
Pedestrian 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.	6	General Services	Dep't Budget	High	Ongoing
I. Bikeways:					
Bikeways 1. Give high priority to bicycle travel within and between communities in community planning, financing and improvement designs	6 4	Public Works, General Services, Planning and Building	Dep't Budget	High	Ongoing
Bikeways 2. Bicycle travel should be encouraged through community outreach, fully implementing a network of bike lanes and paths and related facilities, including bike racks, and by changing standards and specifications, signing and related facilities as needed to achieve greater usage.	6	Public Works	Dep't Budget	Medium	Ongoing
Bikeways 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.	6	Public Works, General Services,	Dep't Budget, Grants	High	Ongoing
J. Public Transit:					
Transit 1. Provide public transit with sufficient connectivity, frequency and hours and days of service to be competitive with the private automobile	6	Regional Transit Authority	Dep't Budget, Grants	Essential	Ongoing
Transit 2. Allocate LTF/TDA funds to fully fund public transit services before considering those funds for other transportation needs.	6	Public Works	Dep't Budget	High	Ongoing
Transit 3. Work with the Regional Transit Authority and other transit agencies to coordinate transit routes, facilities and services with planned land uses and with specific development proposals.	6	Planning and Building, Public Works, Regional Transit Authority	Dep't Budget	Essential	Ongoing
Transit 4. Encourage mixed-use commercial and residential projects, and encourage developers to provide transit facilities, park and ride lots and implementation of vehicle trip-reduction programs.	6	Planning and Building, Public Works, Regional Transit Authority	Dep't Budget	<u>High</u>	Ongoing
Transit 5. Consider the enactment of Traffic Mitigation and Vehicle Trip-	6	Planning and Building,	Dep't Budget,	Medium	Ongoing

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Key to Programs

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
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.		Public Works, SLOCOG	Grant		
Transit 6. Pursue transportation demand management strategies as contained in the Regional Transportation Plan that encourage people to drive less, for instance, with preferential parking for carpoolers.	6	Planning and Building, Public Works, Regional Transit Authority, SLOCOG	Dep't Budget, Grant	High	Ongoing

NOTES

1. Land Use Ordinance (LUO) references both Inland and Coastal Zone LUO
2. Programs are listed in the Footer by type of planning in order to consolidate similar activity in different principles.
3. Responsible Agencies are listed who are most likely to manage a program to completion.
4. Potential funding may be a variety of sources such as department or district revenues, the county general fund for consulting services, and grants and loans. Dep't Budget in the Potential Funding column means that work would be performed by county staff within their budget; no special funding is required.
5. Priority listings (Essential, High, Medium and Low) are in their relative importance within each time frame.
6. Time frames are the deadline years by when to begin the strategy.

See **NOTES** at the end of Table 1 for more detailed information.

Key to Programs

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**APPENDIX A
IMPLEMENTING STRATEGIES AND PROGRAMS**

**Table A-2
Programs Schedule for Completing Implementing Strategies
Framework for Planning (Inland and Coastal Zone areas)**

Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Countywide Plan and Regional Collaboration	1				
1.7. 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.	1 5	Planning and Building; Agriculture Department	Dep’t budget; Gen Fund	Essential	In process
2.11. Revise the Land Use Element, the Land Use Ordinance and the area plans to implement these planning goals.	1 4 8	Planning and Building; Public Works; General Services	Dep’t budget; Gen Fund	Essential	Ongoing
2.12. Coordinate with the cities to consider accepting greater shares of overall countywide growth with corresponding reductions in unincorporated area growth, and to consider compensating assistance from the county to offset the transportation, financial and other demands from this growth.	1	Planning and Building; Public Works; Cities	Dep’t Budget	High	Ongoing
Services 2.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.	1 9	Planning and Building, Public Works, Gen. Services, Health, School Districts, Agencies	Dep’t Budget	High	Ongoing
Services 3.a Give high priority and support for urban expansion that will result in	1	Planning and Building,	Dep’t Budget	High	Ongoing

See **NOTES** at the end of the table for detailed information

Key to Programs

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|---|---|--------------------------------|
| 1. Countywide Plan and Regional Collaboration | 5. Ordinance Administration | 9. Transportation Planning |
| 2. Land Conservation | 6. Placemaking and Community Enhancements | 10. Infrastructure Development |
| 3. Economic Development | 7. Community Plan Updates | 11. Process Improvements |
| 4. Resource and Growth Management Systems | 8. Affordable Housing Initiatives | |

Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
compact neighborhoods with diverse yet related land uses for housing, school, recreation, work and shopping rather than low density suburban residential development.	4	Public Works, Gen. Services, Health, School Districts, Agencies			
Services 3.b Give high priority and support for urban expansion that proposes attractive transitions from existing development, connections to existing streets and prominent pedestrian and public transit connections to destinations.	1 4	Planning and Building	Dep't Budget	High	Ongoing
Services 3.c Discourage low-density suburban or rural residential proposals for urban expansion or services.	1 4	Planning and Building	Dep't Budget	High	Ongoing
Services 1.c Locate new public service facilities as close as possible to users, allowing for sufficient buffers to protect adjacent rural and agricultural areas	1 9	Planning and Building, Public Works, Gen. Services, Health, School Districts, agencies	Dep't Budget	Medium	Ongoing
1.8. Revise the Land Use Element, Land Use Ordinance and the Growth Management Ordinance to direct new growth to suitable development areas that maintain natural resources at sustainable levels in areas with the least constraints.	1 2 4	Planning and Building; Agriculture Department	Dep't budget; Gen Fund	Essential	2011
3.8. Maintain and enhance community separation by establishing and maintaining a distinct urban edge between urban and rural areas, and creating rural conservation policies, strategies and incentives.	1 4	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
10.7. Consolidate the outcomes of previous community visioning exercises that have demonstrated the public's preferences on where and how new growth should be located and designed, to build consensus about attaining compact, walkable communities and rural preservation.	1 4	Planning and Building	Dep't Budget	Essential	2011
11.6. Promote cooperation between the county and all jurisdictions in forming a strategic growth vision, carrying out strategic growth policies, and using mutual	1	Planning and Building	Dep't Budget	Essential	2011

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
agreements and implementation programs as primary tools.					
2.13. 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.	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
3.9. Retain or create distinct urban reserve boundaries by revising the Land Use Element and Ordinance to require development intensities that reflect a clear difference between urban and rural densities and character.	1	Planning and Building	Dep't Budget	High	2011
11.7. Identify, with other jurisdictions, important regional values, provide solutions and strategies that enhance important assets, and protect and preserve those assets vulnerable to loss or degradation.	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
2.14. Work with cities, and unincorporated communities and their advisory councils, to identify suitable development areas within existing communities and adjacent expansion areas at their edges for compact, affordable development, where supported by sustainable resource capacities.	1 4	Planning and Building; Cities; CACs; CSDs; Public Works	Dep't Budget	Essential	2013
11.8. Work with cities, counties, regional boards, agencies and institutions to identify specific areas in which to develop more compact urban forms, implement strategic growth principles, and provide needed housing and jobs.	1	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
1.9. 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 or a Community Services District (CSD) within its sphere of influence, urban area or rural referral area.	1 4	Planning and Building; Advisory Councils; CSDs; Cities	Dep't Budget	Medium	2013
Land Conservation	2				
1.10. Develop and refine effective techniques for land conservation, such as land banks, transfer of development credits, and agricultural and conservation easements, and pursue grants and innovative financing tools to facilitate open	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund;	High	2011

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
space acquisition and preservation.			Grants		
1.11. Work with the agricultural community, conservation communities and advisory committees on a program that links land conservation with agricultural economic development; supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources.	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund; Grants	Medium	2011
2.15. Revise the TDC program to more effectively shift potential rural development to communities with adequate infrastructure and conserve nearby rural lands.	2	Planning and Building; Cities; CACs; CSDs; Public Works	Dep't Budget	High	2013
Resource and Growth Management Systems					
Services 1.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.	3	Planning and Building	Dep't Budget	Essential	Ongoing
Services 4.a Schedule development to occur when needed services are available or can be supplied concurrently.	3	Planning and Building	Dep't Budget	Essential	Ongoing
2.16. 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.	3	Planning and Building	Dep't Budget	Essential	2011
Community Plan Updates					
5.5. Integrate LUE area and community plans more closely with transit and pedestrian facilities by providing more intensive and diverse land uses near transit stops and within convenient walking distances between destinations.	4 6	Planning and Building; Public Works	Dep't Budget; Gen. Fund	Essential	2013
4.7. Revise the LUO and LUE area plans to enhance neighborhoods with small-scale and appropriate commercial areas, parks, recreation, family, cultural and civic	4 8	Planning and Building	Dep't Budget; Gen.	High	2013

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
facilities within convenient walking distances.			Fund		
11.9. 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.	4	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013
Placemaking and Community Enhancements	5				
3.10. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.	5	Planning and Building; Public Works	Dep't Budget; Gen. Fund	Low	Ongoing
3.11. Encourage property owners to protect and conserve historic buildings and resources within and outside communities, using a variety of means such as the Mills Act, an incentive program for the restoration and preservation of historic structures.	5	Planning and Building	Dep't Budget	Low	Ongoing
3.12. Foster a strong sense of place by working with communities to identify local, valued aspects within each community in "placemaking" techniques and programs.	5	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013
4.8. 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.	5	Planning and Building	Dep't Budget; Gen. Fund; Grants	Medium	2013
Transportation Planning	6				
5.6. Give high priority to funding facilities for biking, walking and transit facilities and operations within the transportation planning programs of the county and the San Luis Obispo Council of Governments.	6	Public Works	Dep't Budget	Essential	Ongoing
Transit 1. Provide public transit with sufficient connectivity, frequency and hours	6	Regional Transit	Dep't	Essential	Ongoing

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
and days of service to be competitive with the private automobile		Authority	Budget, Grants		
Transit 3. Work with the Regional Transit Authority and other transit agencies to coordinate transit routes, facilities and services with planned land uses and with specific development proposals.	6	Planning and Building, Public Works, Regional Transit Authority	Dep't Budget	Essential	Ongoing
5.6. Exercise maximum flexibility in the programming of Local Transportation Funds (LTF-TDA) to fully fund public transit, multimodal connections to public transportation, and to facilitate strategic growth	6	Planning and Building; Public Works	Dep't Budget	High	Ongoing
Pedestrian 1. Give high priority to pedestrian travel as a primary component of community planning and the design of all neighborhoods, districts and street corridors.	6 4	Planning and Building, Public Works	Dep't Budget	High	Ongoing
Pedestrian 2. Plan for pedestrians to have maximum access and connectivity between land use destinations, fill in the gaps between disconnected sidewalk segments, and eliminate other barriers to pedestrian access along streets and within sites.	6	Planning and Building, Public Works	Dep't Budget	High	Ongoing
Pedestrian 3. Give high priority to pedestrian facilities and amenities within the County budget process, traffic impact fee programs and the Council of Governments funding allocations	6	Public Works	Dep't Budget	High	Ongoing
Pedestrian 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.	6	General Services	Dep't Budget	High	Ongoing
Bikeways 1. Give high priority to bicycle travel within and between communities in community planning, financing and improvement designs	6 4	Public Works, General Services, Planning and Building	Dep't Budget	High	Ongoing
Bikeways 3. Regional trails that link communities should be provided consistent with the Parks and Recreation Element, to enable more alternative transportation	6	Public Works, General Services,	Dep't Budget,	High	Ongoing

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
between and through communities.			Grants		
Transit 2. Allocate LTF/TDA funds to fully fund public transit services before considering those funds for other transportation needs.	6	Public Works	Dep't Budget	High	Ongoing
Transit 4. Encourage mixed-use commercial and residential projects, and encourage developers to provide transit facilities, park and ride lots and implementation of vehicle trip-reduction programs.	6	Planning and Building, Public Works, Regional Transit Authority	Dep't Budget	High	Ongoing
Transit 6. Pursue transportation demand management strategies as contained in the Regional Transportation Plan that encourage people to drive less, for instance, with preferential parking for carpoolers.	6	Planning and Building, Public Works, Regional Transit Authority, SLOCOG	Dep't Budget, Grant	High	Ongoing
Bikeways 2. Bicycle travel should be encouraged through community outreach, fully implementing a network of bike lanes and paths and related facilities, including bike racks, and by changing standards and specifications, signing and related facilities as needed to achieve greater usage.	6	Public Works	Dep't Budget	Medium	Ongoing
Transit 5. 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.	6	Planning and Building, Public Works, SLOCOG	Dep't Budget, Grant	Medium	Ongoing
5.7. Seek grant opportunities for integrated land-use and transportation planning where more intensive corridors and large-property development are contemplated.	6	Planning and Building; Public Works	Dep't Budget	High	2013
5.8. Enhance major boulevards and downtown streets with street trees, street furniture, textured crosswalks, planted medians and ornamental or signature lighting.	6 9	Planning and Building; Public Works	Dep't Budget; Gen. Fund; Districts	Medium	2013

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Affordable Housing Initiatives	7				
6.9. Modify the Land Use Element and Ordinance to create a new land use designation, such as “Mobilehome Park (MHP)” to be applied to existing mobile home parks and sites where future mobilehome parks are appropriate.	7	Planning and Building	Dep’t Budget	High	In process
6.10. Modify the Land Use Element and Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.	7	Planning and Building	Dep’t Budget; Gen. Fund	High	2011
7.6. Include mixed-use development within programs and regulations for affordable housing.	7	Planning and Building	Dep’t Budget	High	2011
6.11. Modify the Land Use Ordinance regulations to encourage housing designs that result in affordability and enhance public health, safety, convenience and a high quality of life.	7	Planning and Building	Dep’t Budget	Medium	2011
6.12. 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.	7	Planning and Building	Dep’t Budget; Gen. Fund	Essential	2013
6.13. Update LUO and LUE area plans to provide a complete range of housing choices for all incomes.	7 8	Planning and Building	Dep’t Budget; Gen. Fund	Essential	2013
7.7. Create a program to facilitate the financing of public improvements associated with affordable mixed-use projects.	7	Planning and Building	Dep’t Budget	Low	2013
6.14. Modify the Land Use Ordinance to restrict the number of unrelated adults that may reside within a residential unit, to protect the safety and quality of residential living and neighborhoods.	7	Planning and Building	Dep’t Budget	Low	2018

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Ordinance Administration	8				
4.9. Update the Countywide Design Guidelines with community, neighborhood, street and project designs that integrate and promote pedestrian and bicycle travel and activity with high levels of connectivity.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
7.8. 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.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
8.7. Revise the Countywide Design Guidelines to illustrate compact neighborhood and building design that fits within existing development visually and functionally.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
8.8. Revise the Land Use and Subdivision Ordinances to identify and encourage livable, compact building and subdivision designs.	8	Planning and Building	Dep't Budget	Essential	2011
9.5. Identify locations where strategic growth projects (which are consistent with these principles) can be eligible for expedited review.	8	Planning and Building	Dep't Budget	Essential	2011
2.17. Amend the Land Use Ordinance to require that amendments to the Land Use Element or Ordinance that propose increases in density or additional development where certified Resource Management System levels II or III exist shall provide proof of adequate, available water and sewage disposal capacities to serve the proposed amendment in addition to existing development and the allowed development on vacant parcels within the urban or village area.	8	Planning and Building	Dep't Budget	High	2011
8.9. Revise the Land Use and Subdivision Ordinances to provide for convenient access to private and/or public open space in compact projects, and to include such spaces as plazas, community gardens, playgrounds and natural areas in these projects.	8	Planning and Building	Dep't Budget	High	2011
3.13. Revise the Countywide Design Guidelines to encourage appropriate, place-based,	8	Planning and Building	Dep't	Medium	2011

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
pedestrian-oriented designs within communities.			Budget; Gen. Fund		
6.15. Refine the Countywide Design Guidelines, community design plans and specific plans to integrate higher density development within existing neighborhoods.	8	Planning and Building	Dep't Budget; Gen. Fund	Medium	2011
4.10. Develop funding mechanisms to finance the design, construction and maintenance of attractive street and civic environments that attract pedestrians.	8	Planning and Building; Districts; Public Works	Dep't Budget; Gen. Fund	Essential	2013
9.6. Prepare illustrated zoning and design standards within the Coastal Zone Land Use Ordinance or similar document that reduce uncertainty and enhance understanding of requirements, such as a "form-based" code.	8	Planning and Building	Dep't Budget; Gen. Fund	High	2013
7.9. Revise LUE/CZLUO policies to encourage the conversion of shopping centers and strip commercial streets (outside of Visitor Serving (V) priority areas) into mixed-use developments, thereby enhancing their integration with the community.	8	Planning and Building	Dep't Budget	Medium	2013
7.10. Reduce parking standards in the Land Use Ordinance for mixed-use developments in relation to the size of project and its location, such as in relation to a central business district or transit stop, and consider creating in-lieu parking fee programs.	8	Planning and Building	Dep't Budget	Medium	2013
8.10. Reduce the Land Use Ordinance requirements for off-street parking where uses are related in a pedestrian scale to each other, in order to facilitate compact neighborhood design, increase the viability of projects and encourage other modes of transportation, without adversely affecting opportunities for coastal access.	8	Planning and Building	Dep't Budget	Medium	2013
8.11. Ease parking requirements for compact projects where community parking facilities are available, and work with developers and communities to finance and build such facilities.	8	Planning and Building	Dep't Budget	Medium	2013

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
6.16. Modify the Land Use Ordinance to allow the “true-cost” price of parking to be applied to willing users, and to allow more affordable units without parking for residents who do not wish to pay for it.	8	Planning and Building	Dep’t Budget	Low	2018
Infrastructure Development		9			
Services 1.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.	9	Planning and Building, Public Works, Gen. Services	Dep’t Budget support	Essential	Ongoing
Services 2.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.	9	Planning and Building, Public Works, Gen. Services, Agencies	Dep’t Budget support	Essential	Ongoing
2.18. Work with service districts to coordinate County land use actions with district responsibilities to provide sufficient public services and facilities	9	Planning and Building; Districts	Dep’t Budget	High	Ongoing
2.19. 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 village and urban areas.	9	Planning and Building; Public works; General Services; Districts	Dep’t Budget; Gen. Fund	Essential	2013
3.14. Work to identify and obtain sources of funding to implement programs for improving and funding mechanisms for infrastructure and street and civic enhancements such as plazas, gathering places and public art.	9	Planning and Building; Public Works; General Services	Dep’t Budget	High	2013
2.20. Explore creating an “infrastructure first” policy, where the funding and/or provision of infrastructure is required before development is allowed to proceed, with assistance from mechanisms such as community financing districts.	9	Planning and Building	Dep’t Budget; Gen. Fund	Medium	2013
4.11. Work with the General Services Department to plan and implement parks and recreation facilities within walking distance of neighborhoods.	9	Planning and Building; General Services	Dep’t Budget	Medium	2013
4.12. Pursue a street tree program on urban streets and public parking lots.	9	Planning and Building; Public Works; Districts	Dep’t Budget; Gen.	Medium	2013

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
			Fund		
1.12. Create an urban and rural forestry program that engages property owners, developers and communities in planting, maintaining and protecting trees to enhance air quality and mitigate for increases in carbon dioxide emissions.	9	Planning and Building; Public Works	Dep't Budget; Gen Fund; Grants	Medium	2018
Process Improvements	10				
9.7. 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.	10	Planning and Building	Dep't Budget	Essential	In process
8.12. Educate the public, developers and designers 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.	10	Planning and Building	Dep't Budget; Gen. Fund	High	Ongoing
9.8. Convene a streamlining task force among staff and stakeholders to review opportunities for streamlining the permit process.	10	Planning and Building	Dep't Budget	High	2011
11.10. Refrain from approving development in unincorporated areas along the urban fringes that will burden city services or conflict with a LAFCO Memorandum of Agreement or other form of cooperation, unless specific mitigation measures can be included.	10	Planning and Building	Dep't Budget	High	2013
10.8. Inform stakeholders about strategic growth and the decision-making process by various means, such as forums and the media.	10	Planning and Building	Dep't Budget; Gen. Fund	Essential	Ongoing
10.9. Involve the public, advisory and other groups, cities and other jurisdictions often and routinely into the planning and development review processes by early outreach, referrals and responses.	10	Planning and Building	Dep't Budget	High	Ongoing
10.10. Provide more and expanded access to media to develop more understanding of planning and project review.	10	Planning and Building	Dep't Budget	Medium	Ongoing

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Programs and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
10.11. Convene an inter-departmental team to coordinate and integrate strategic growth goals into each department, and within the County budget, capital improvements program (CIP) and grant funding processes	10	Planning and Building	Dep't Budget	High	2011
10.12. Increase the minimum distance limits for public notification for discretionary of pending projects in rural areas.	10	Planning and Building	Dep't Budget	Low	2011

NOTES

1. Land Use Ordinance (LUO) references both Inland and Coastal Zone LUO
2. Programs are listed in the Footer by type of planning in order to consolidate similar activity in different principles.
3. Responsible Agencies are listed who are most likely to manage a program to completion.
4. Potential funding may be a variety of sources such as department or district revenues, the county general fund for consulting services, and grants and loans. Dep't Budget in the Potential Funding column means that work would be performed by county staff within their budget; no special funding is required.
5. Priority listings (Essential, High, Medium and Low) are in their relative importance within each time frame.
6. Time frames are the deadline years by when to begin the strategy.

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