



# Report: Growth Management Board of Supervisors, July 15, 2008

DEPARTMENT OF PLANNING AND BUILDING

1. Board direction
2. Historical background
3. Outreach
4. Population, Housing, Resource Trends
5. Suggested strategies
6. Recommendation

# 1. Board Direction

- **Board direction May 2007:**
  - study improvements to GMO (including more exemptions, shifting growth to urban areas, linking to smart growth principles) and consistency with RMS
- **Board direction January 29, 2008:**
  - engage stakeholders and return with more details including work estimates



## 2. Historical Background

### Original Concepts

- “Blue Ribbon” Advisory Committee
  - “Package” of recommendations
  - Success on several
  - Several not implemented



# “Blue Ribbon” Advisory Committee Recommendations and Results

1. Form a Regional Growth Management Authority among jurisdictions (**not done**).
2. Revise the Resource Management System to require mandatory actions at Levels of Severity (**adopted but not implemented**).
3. Adopt an ordinance with a maximum annual number of residential permits (**adopted**).
4. Impose a temporary moratorium on permits in antiquated subdivisions (**not done**).



## “Blue Ribbon” Advisory Committee Recommendations and Results (2)

5. Adopt an Agriculture and Open Space Element to integrate into a settlement pattern strategy (adopted but not integrated).
6. Address affordable housing in a growth management ordinance (adopted), and establish a countywide housing authority (not done).
7. Adopt an Infrastructure Element and identify funding to implement it (not done).
8. Appoint an economic development commission (Economic Advisory Committee appointed).



# Potential Follow-up

Consider implementing & refining former recommendations, for example:

- Re-visit the Level of Severity action requirements in RMS
- Update the lead time frames for Levels of Severity in RMS
- Prepare an Infrastructure Element
- Reconsider a County Housing Authority



# 3. Outreach

- Webpage established
- Flyer sent to stakeholders
- Meetings with stakeholder groups:
  - Agriculture
  - Development / Business
  - Environment



# Agriculture

- Farm Bureau
- Cattlemen's Association
- CattleWomen
- California Women for Agriculture
- Paso Robles Wine Country Alliance
- Central Coast Ag Tourism Council
- Grower-Shipper Association
- Independent Grape Growers Association
- Central Coast Greenhouse Growers
- Central Coast Wine Grape Growers Association
- Central Coast Grown
- Ag Task Force

# Agriculture Feedback

- Manage small-parcel development to avoid adverse effects on agriculture
- Shift projected unincorporated growth to cities first, then county towns
- Consider creating new towns or villages to absorb projected growth



# Development/Business

- Atascadero Association of Realtors
- Paso Robles Association of Realtors
- Pismo Coast Association of Realtors
- Scenic Coast Association of Realtors
- SLO Board of Realtors
- SLO Homebuilders Association
- SLO Builders' Exchange
- SLO Chamber of Commerce
- Economic Vitality Corporation
- American Institute of Architects
- SLO Green Build
- People's Self Help Housing Corporation
- Workforce Housing Coalition

# Development/Business Feedback

- Cooperate with the cities and special districts
- Streamline the development review process
- Fund infrastructure and services equitably
- Communicate benefits of smart growth
- Establish GMO incentives within cities
- incentives for strategic growth in urban areas prior to regulations to limit rural growth
- Focus growth where resources will not be impacted



# Environment

- California Conservation Corps
- California Native Plant Society
- Central Coast Salmon Enhancement
- Citizens for Planning Responsibly
- Coastal San Luis Resource Conservation District
- Environment in the Public Interest
- Environmental Center of San Luis Obispo County
- Friends of the Fiscalini Ranch Preserve
- Greenspace: The Cambria Land Trust
- Habitat for Humanity for San Luis Obispo County
- Land Conservancy of SLO County
- Land Watch
- Los Padres Forest Watch
- Morro Coast Audubon Society
- Nature Conservancy
- North County Watch
- Resource Conservation and Development Council
- Save the Mesa
- Sierra Club - Santa Lucia Chapter
- SLO Coast Alliance
- SLO County Bicycle Coalition
- Small Wilderness Area Preservation
- Surfrider Foundation, San Luis Bay Chapter

# Environment Feedback

- Define resources as the web of processes (eco-systems) that must be sustained
- Use “true-cost pricing” of eco-system damage from growth
- Include the cost of buildings and operating facilities in funding infrastructure
- Create a fund or bank for community plan implementation



# Environment Feedback

- Discourage zoning for jobs and sales taxes next to communities that object
- Expand communities only if resources are available and scaled for the community
- Use distance factors to determine the costs of rural residential services, infrastructure



# 4. Population, Housing and Resource Trends



# Major Challenges in SLO County

- Lack of identified & available long-term water resources
- Increased cost of infrastructure
- Effects of increasing rural development
- Rural growth effects on agricultural lands
- Traffic volumes and congestion
- Population growth
- Assuring a vital and growing economy

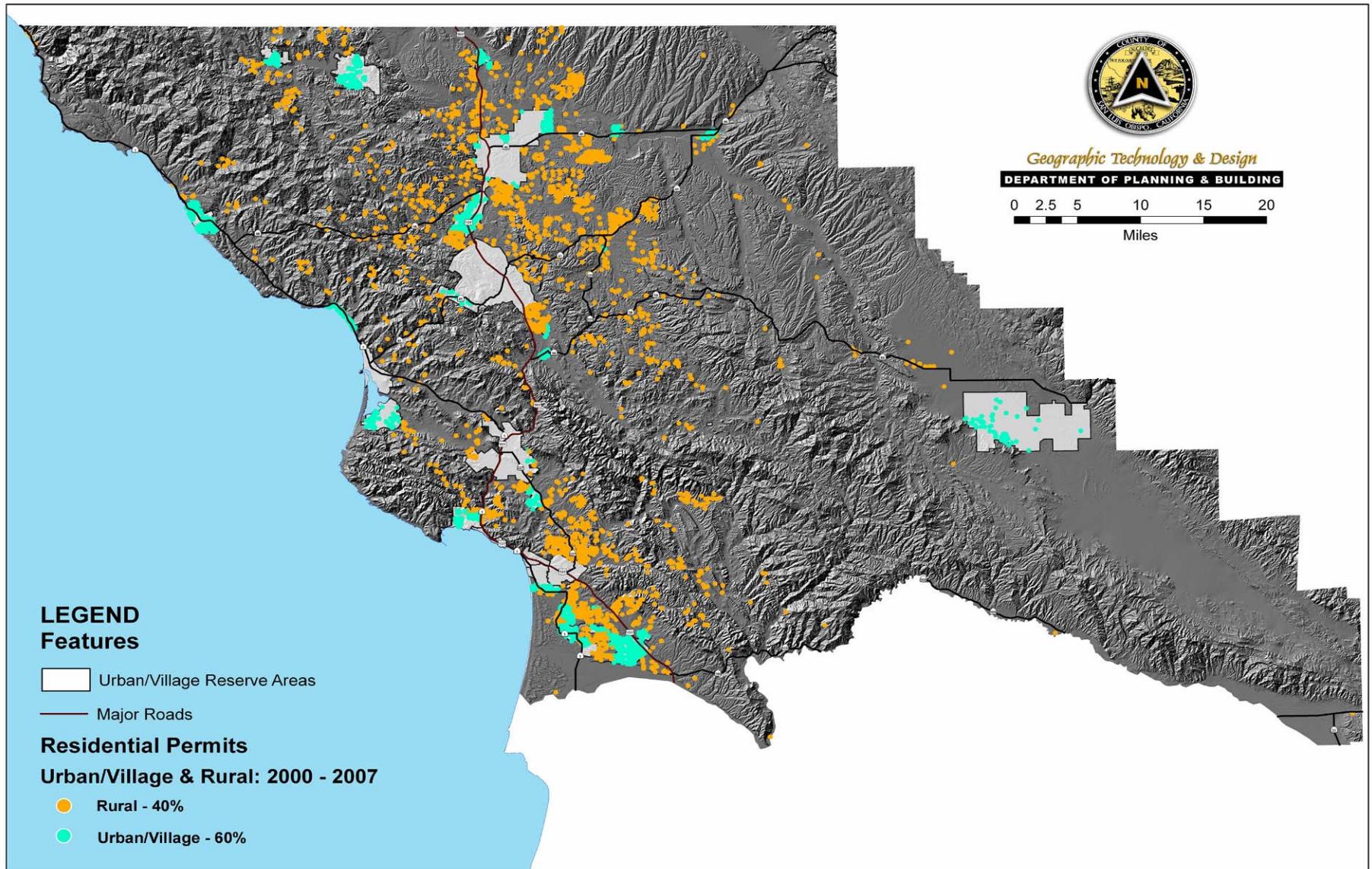


# Growth Trends, 2000-2007

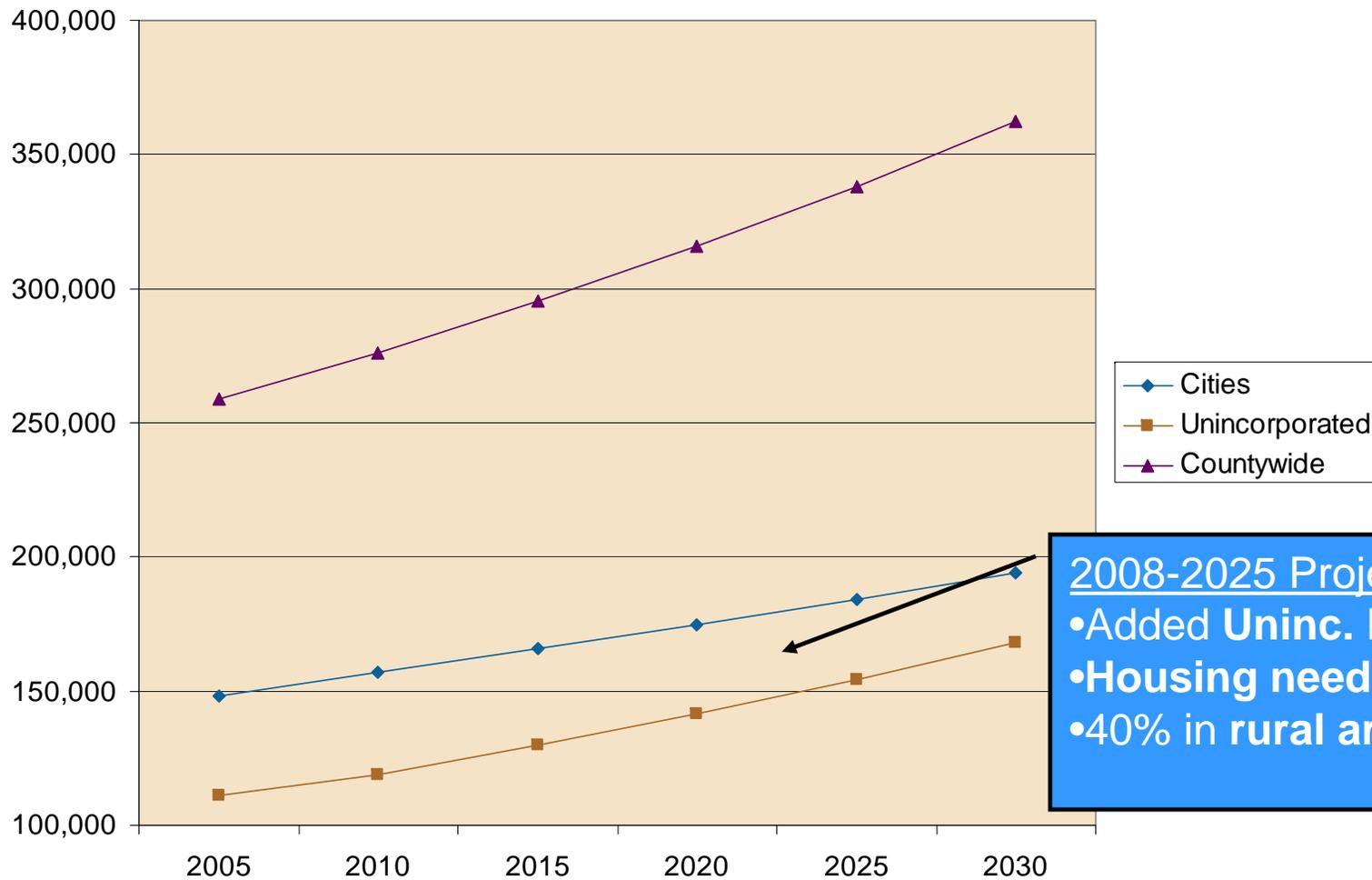
- Building Permits, Rural = 2,868 (40%)
- Building Permits, Urban = 4,353 (60%)
  
- Existing No. Rural Parcels = 24,000 (36%)
- Existing No. Urban Parcels = 43,000 (64%)
- New lots approved (2000-2007) = 1,250



# Location of Residential Building Permits: 2000-2007



# Population and Housing Growth Trends

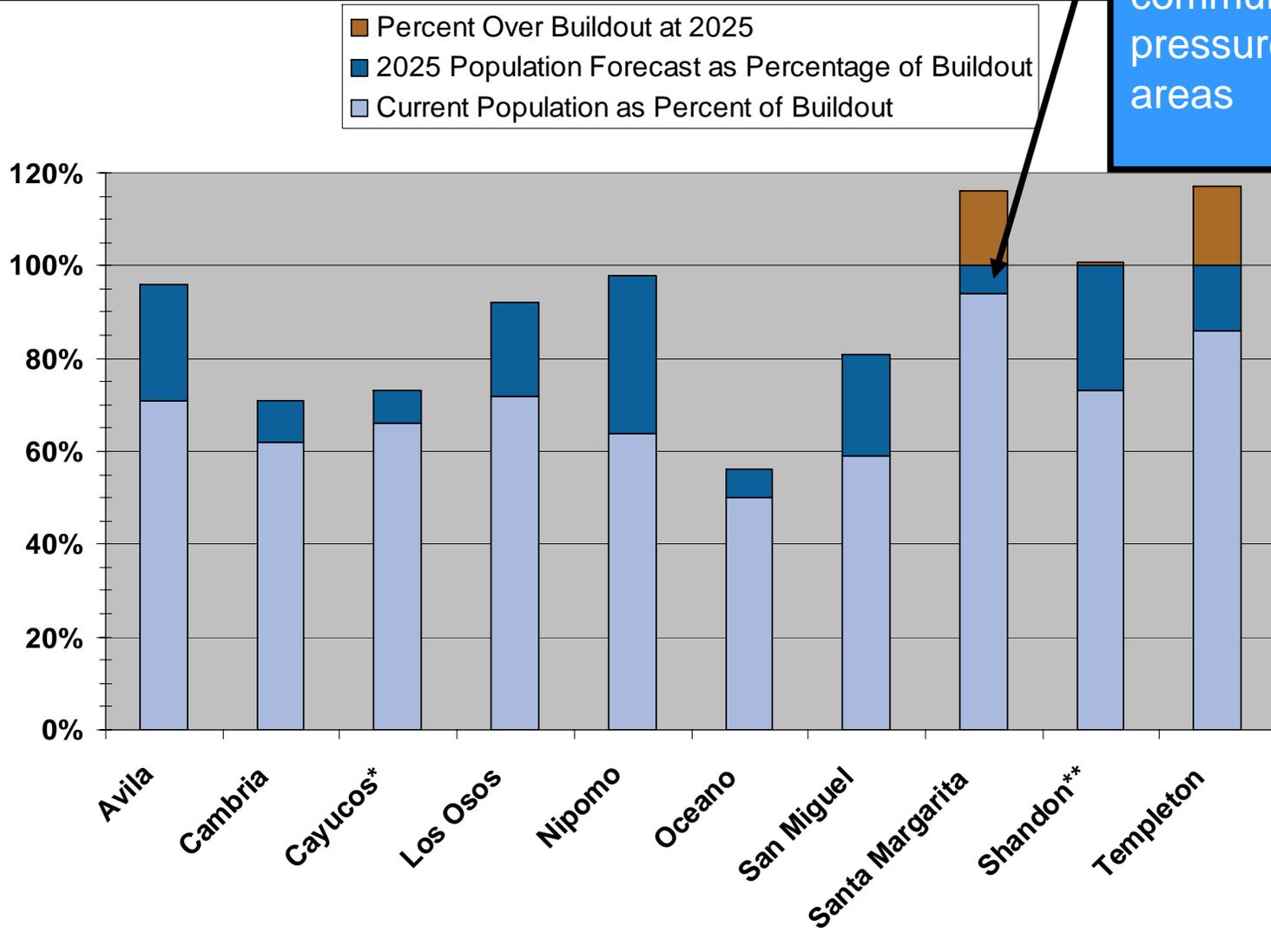


## 2008-2025 Projections:

- Added Uninc. Pop = 40,000+
- Housing needed = 16,000 DU+
- 40% in rural area = 6,500 DU

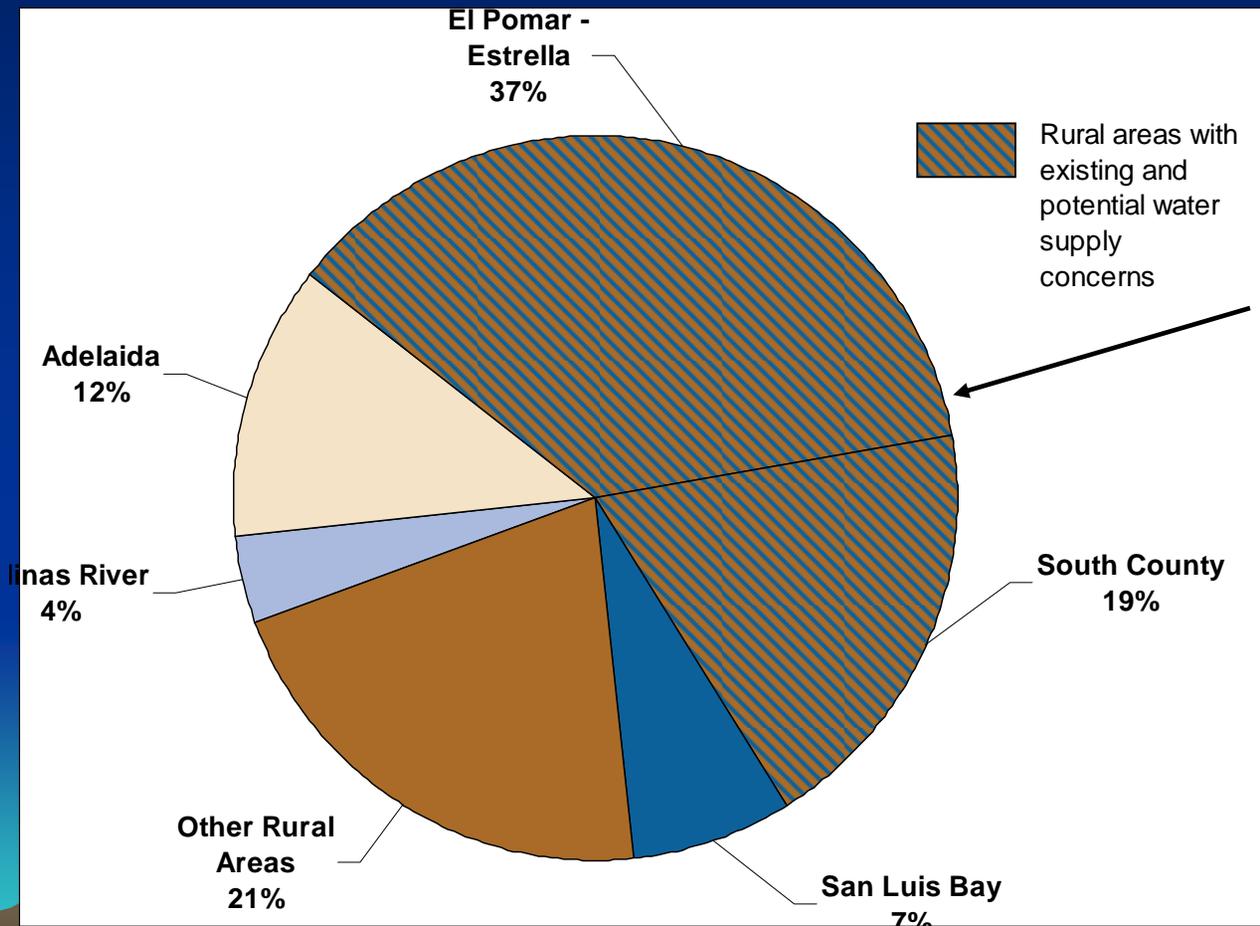
# Build-out of Community Plans

Limited capacity within community plans, putting pressure to develop in rural areas



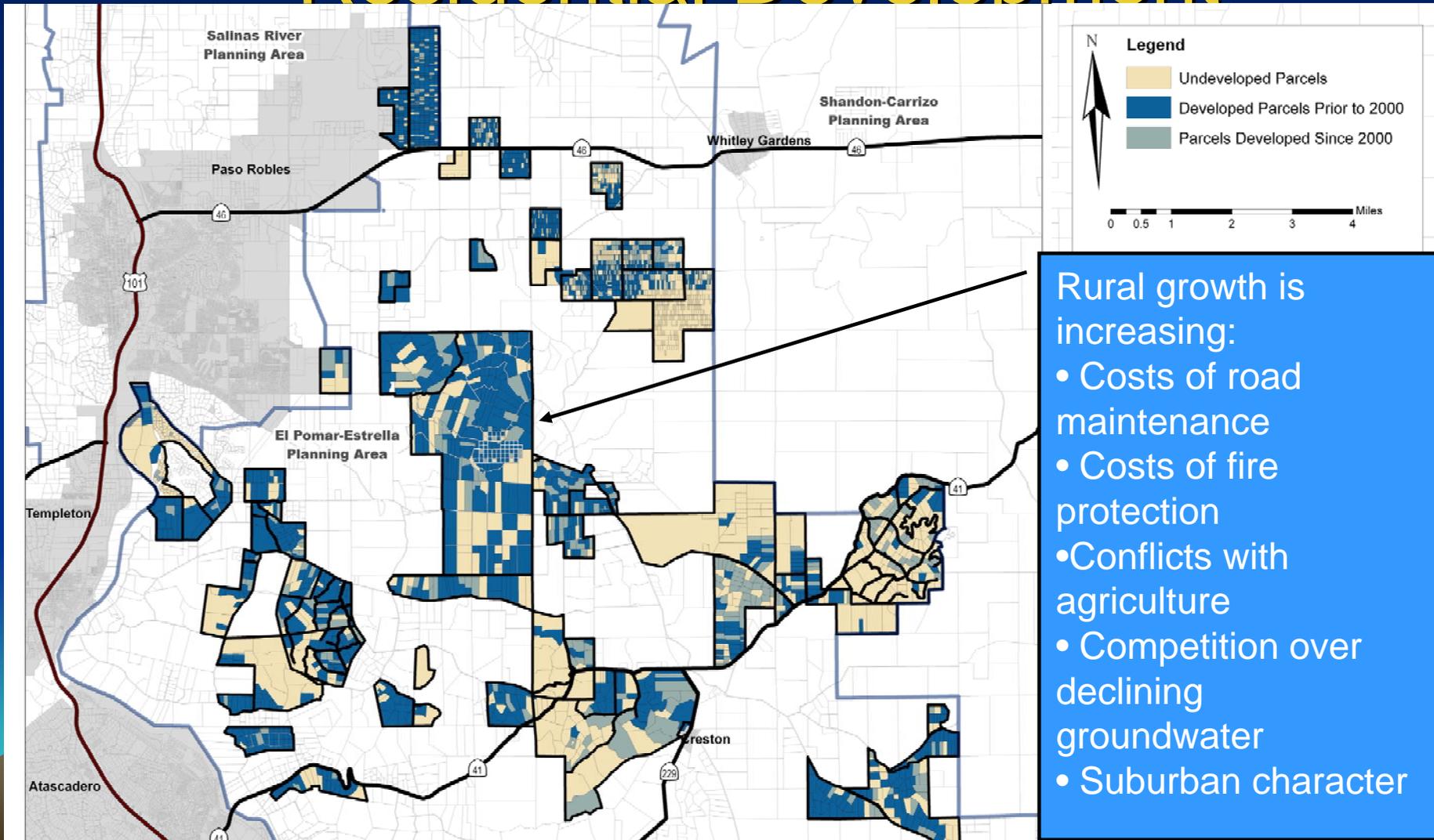
“Build-out”

# Rural Areas with Groundwater Concerns

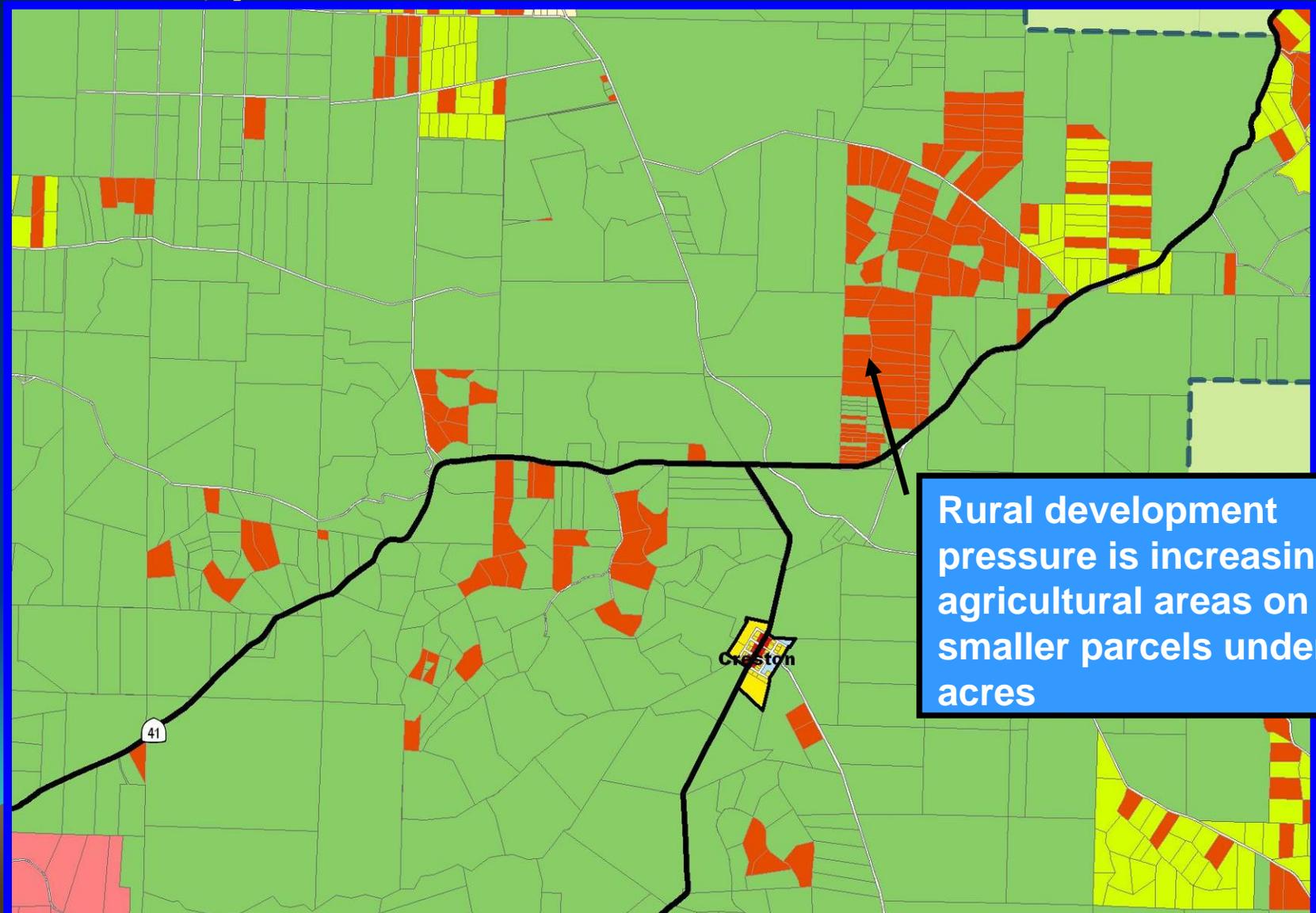


56% of future growth could occur in areas with existing, potential groundwater problems

# Non-conforming subdivisions: El Pomar-Estrella Planning Area Residential Development



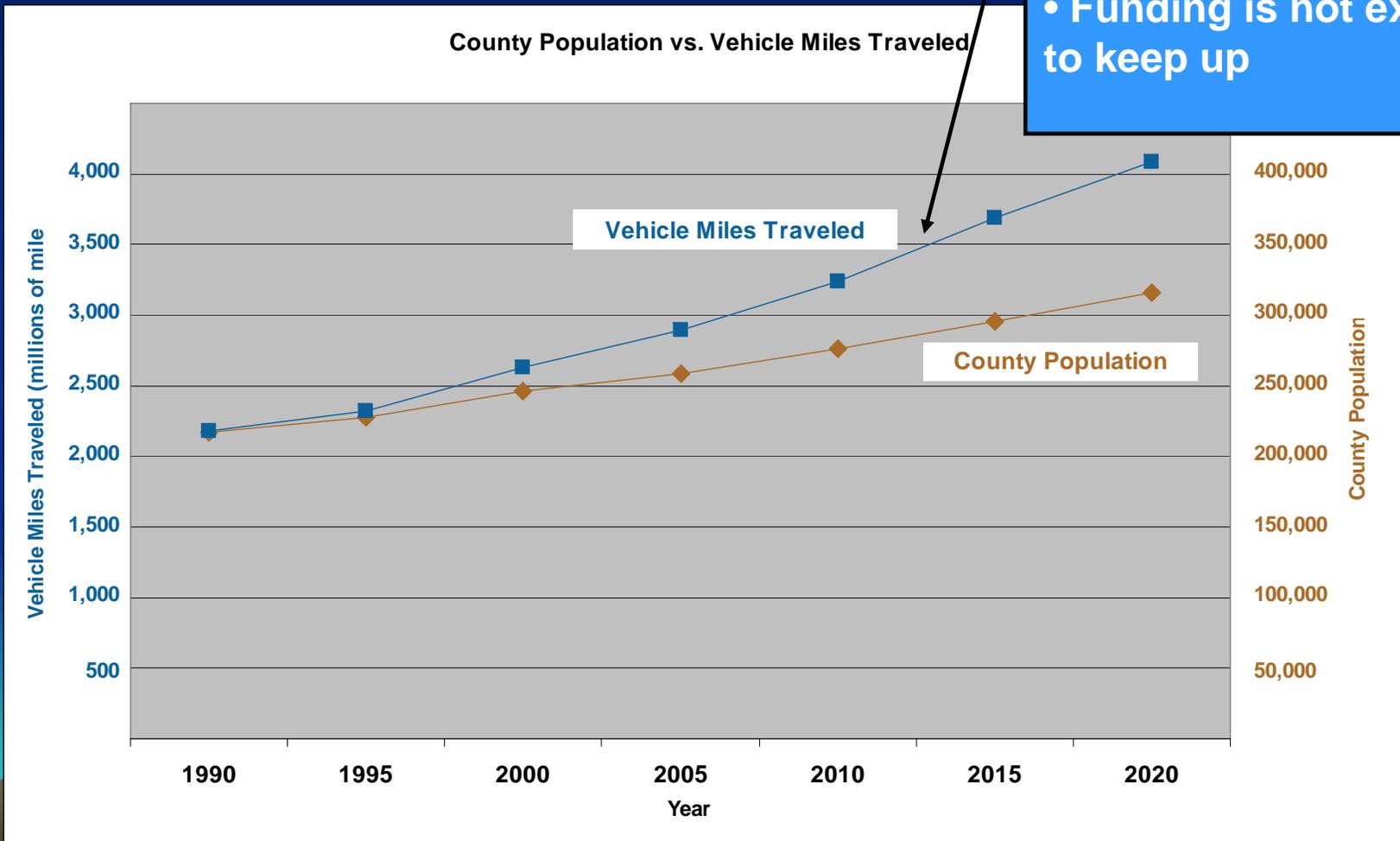
# Homes on lots less than 20 acres, agricultural areas near Creston



Rural development pressure is increasing near agricultural areas on smaller parcels under 20 acres

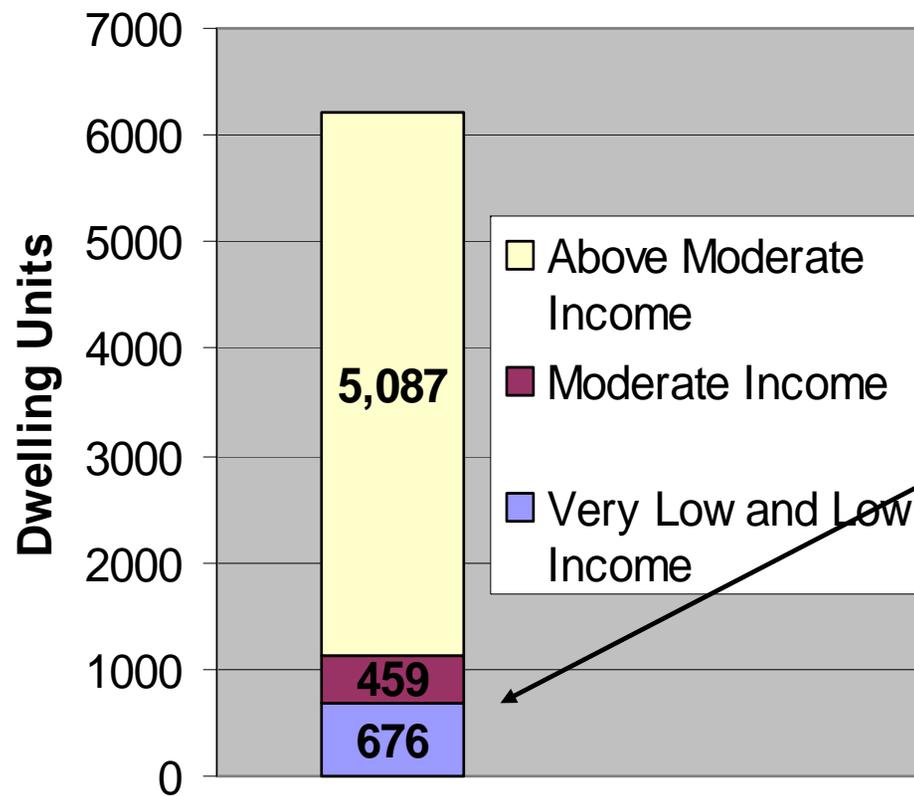
# Vehicle Miles Traveled

- Traffic is increasing faster than population growth.
- Funding is not expected to keep up



# Affordable Housing

Housing Units in SLO County, 2001 - 2006



- Only 18 % of housing units built were affordable to very low & moderate income households
- Only 12% of those were multi-family units
- Many more units are needed to meet public needs for affordable housing

# 5. Suggested Strategies

## Resource Management System (RMS)

- Adjust lead times for Levels of Severity
- Quicker action requirements for Levels of Severity
- Include highway interchanges in RMS
- Incentives for water conservation
- Cooperative groundwater basin management
- Rural development impact fees



# 5. Suggested Strategies (2)

## GMO Strategies on Resource Constraints

- Re-define growth management areas to fit groundwater basins
- Set growth rates low in areas with Levels of Severity 1– 3.



# 5. Suggested Strategies (3)

## Incentives for Strategic Growth in the GMO

- Exempt strategic growth projects from GMO limits, or allocate GMO units within them
- Streamline permitting for strategic growth projects
- Try incentives for desired strategic growth in urban areas before restricting rural growth



## 5. Suggested Strategies (4)

### Shift growth from rural to urban areas

- Reduce growth rate for rural residential development
- Allocate rural residential development on parcels less than 20 acres
- Increase the minimum parcel size for Residential Rural and Suburban subdivisions



# Implementation Steps

Timing of strategies is important:

1. Infrastructure planning and funding
2. Incentives for growth in urban areas, cities
3. RMS, GMO changes to address resources
4. GMO, other ordinance changes to shift development from rural to urban areas

Consider coupling incentives with some limitations



## 6. Recommendation

- Direct staff to prepare specific proposals for ordinance and/or general plan amendments in response to the discussion, and
- Return for authorization to proceed with amendments to implement the proposals

