

EXHIBIT LRP2005-00013:A (Inland)

**Amendments to Framework for Planning (Inland)
General Plan Amendment LRP2005-00013**

**Legislative Editing Adopted by the Board of Supervisors
April 28, 2009**

- Adopted new text is underlined. Existing text adopted to be deleted is in ~~strikeover~~.
- Modified sections on pages 8 – 21, 22 – 25, and 29 – 32 are from the Planning Commission Recommended Draft Exhibit A, with adopted editing.

Amend the Preface of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, page vi, 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 in California and the nation. 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 affordable 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. Examples of strategies to meet these challenges are to increase the energy efficiency within buildings and locating development near available infrastructure.

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 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 Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 1-1, as follows:

CHAPTER 1: INTRODUCTION TO THE LAND USE ELEMENT



Figure 1-1: Scenic Morros in a rural setting between San Luis Obispo and Morro Bay

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 (or elements) of the San Luis Obispo County General Plan as shown in Table 1. The plan has been prepared in accordance with state law, and it has been adopted by the county Board of Supervisors. 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 county. The LUE also serves as a reference point and guide for future land use planning studies throughout the county.

Table 1

General Plan Elements	Descriptions
<u>Land Use</u> Framework for Planning 13 Area Plans (4 in the Coastal Zone) Local Coastal Program (or Plan) Coastal Plan Policies	<u>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</u>
<u>Circulation</u>	<u>Maps and policies for transportation routes and modes such as vehicles and transit, correlated with the Land Use Element</u>

Table 1

<u>General Plan Elements</u>	<u>Descriptions</u>
<u>Housing</u>	<u>A plan with analysis of existing and projected housing needs, and goals, policies and programs for the preservation, improvement and development of housing</u>
<u>Agriculture and Open Space</u>	<u>A plan that balances protection of natural resources and open space with the needs of production agriculture, and that minimizes impacts to ongoing production agriculture, while recognizing that open space is a limited and valuable resource which must be conserved wherever possible.</u>
<u>Conservation</u>	<u>A plan for the conservation of natural resources, including water, forests, soils, harbors, wildlife and other biological resources</u>
<u>Noise</u>	<u>An analysis of existing noise problems and projected noise levels, with policies and implementation measures to minimize exposure to excessive noise</u>
<u>Safety</u>	<u>A plan for the protection of the community from unreasonable risks associated with earthquakes, geologic hazards, flooding and fires</u>
<u>Master Water & Sewer Plan</u>	<u>A plan for the collection, storage and distribution of water supplies and sewage disposal</u>
<u>Energy</u>	<u>A plan for the efficient use of energy resources, electricity generation and transmission and fossil fuel production</u>
<u>Offshore Energy</u>	<u>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</u>
<u>Economic</u>	<u>Policies to establish a context and priorities for economic development</u>
<u>Parks and Recreation</u>	<u>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</u>

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 encourage 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.

General plans are implemented primarily through zoning and subdivision regulations. Implementation of general plan policies also occurs 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.

A B. PLANNING APPROACH

The Land Use Element (LUE) 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 now adopted as the official zoning maps and also used to evaluate current development proposals in much the same way as former district maps of a 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 Land Use Ordinance (LUO) is the zoning ordinance and provides comprehensive development standards and review procedures.

Together, the Land Use Element and Land Use Ordinance are an integrated land use policy and regulatory system. The policies of the LUE and the enforceable standards of the LUO 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 through the designation of land use categories.
- The LUO establishes which uses are allowed in each land use category and regulates site design and development within the land use categories.
- No use required to have a permit by the LUO can be approved unless it is consistent with the Land Use Element.

~~In general, the LUE and LUO allows a wider range of land uses than previous zoning, which attempted to maintain harmonious land uses by rigidly segregating uses in separate districts.~~

The performance standards of the Land Use Ordinance ensure compatibility of adjacent uses. The LUE and LUO 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.~~

B G. ORGANIZATION OF THE LAND USE ELEMENT

The Land Use Element has three major sections: Framework for Planning, 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 - Inland Area

Part I of the Land Use Element, Framework for Planning, contains policies and procedures that apply to the unincorporated area outside the coastal zone, defining how the LUE is used together with the Land Use Ordinance and other adopted plans.

Framework for Planning is only used in reviewing development and land division proposals as follows:

1. The principles and policies in Chapter 1 are used for determining the consistency of a proposed discretionary land use, development or subdivision application with the Land Use Element to ensure it will be compatible with county land use policy.
2. The descriptions of purpose and character for each land use category in Chapter 6 and the 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. The parcel size ranges, density and building intensity criteria in Chapter 6 are used with Chapter 22.22 of the Land Use Ordinance to establish parcel size standards and review proposed land divisions for general plan consistency.

[Existing text from this point 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.]

E. MAJOR ISSUES

The following land use issues relate 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, the distance between these areas is in effect diminishing. Similar metropolitan growth is now foreseeable here as a threat to our well-known quality of life.
2. Post-World War II development trends have emphasized large-lot, suburban and rural development which have resulted in a dependence on automobile travel. However, this type of development is too expensive for most existing county residents, making ~~is impractical for~~ public transit inefficient and increasing dependence on single occupancy vehicle trips. It in turn increases energy consumption, contributes to air pollution and greenhouse gas emissions, increases traffic congestion and affects public health.. Increasing real estate values also create pressure to convert agricultural and resource-rich land.
3. Partly due to our setting and national reputation, a high market demand exists for this large-lot (low density) development which is commonly called low-density “sprawl” development.
4. 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.
5. Increased "sprawl" decreases the amount of natural and agricultural areas that have been instrumental in the maintenance of the County's small-scale character.
6. Low-density development does not encourage public transit, pedestrian or bicycle travel, although these are the healthiest and most energy-efficient forms of transportation.
7. 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.
8. The “sprawl” pattern creates demands for funding infrastructure, roads, streets and highways that threaten the fiscal health of the County, by competing with financial resources needed to provide other public services and facilities.
9. 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.
10. Communities lack affordable housing and well-paying jobs. Communities may not have adequate land for multi-family housing and commercial development in appropriate locations.
11. The semi-arid climate within the county is subject to limited amounts of rainfall and “recharge” of groundwater basins and surface reservoirs. Most communities and rural areas have developed without avoiding eventual water shortages, so that currently five of the six major groundwater basins are in critical or overdraft conditions. To better manage water resources, the potential impacts of land use patterns and water consumption should be recognized, with the understanding that more compact residential development consumes less water per unit than large-lot development.

F A. PLANNING PRINCIPLES, GENERAL POLICIES GOALS AND IMPLEMENTING STRATEGIES

The following principles and policies goals describe the fundamental purposes for the Land Use Element and Circulation Element. These general goals reflect the Board of Supervisors' adoption of a set of "Smart Growth Principles." The purpose of these principles and policies is to better define and focus the county's pro-active planning approach and balance environmental, economic and social equity concerns. 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 policies and supported by implementing strategies 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 in Appendix A, for timely achievement of the strategic growth policies.

Strategic Growth Definition for San Luis Obispo County

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

Strategically planned communities are urban or village areas with the following characteristics:

- Adequate resources, services and facilities for long-term growth (20 years),
- Inter-connected street systems, bicycle and pedestrian ways,
- Neighborhood areas that can accommodate a variety of housing types that are affordable to all income groups, which are located close to focal points serving daily needs,
- Adequate areas for commerce, employment, education, recreation, civic and social life.

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

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 and strategically planned 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 policies 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 other chapters of this report and in the area plans. The provisions of the Land Use and Circulation Elements are designed to carry out these goals. ~~Proposed amendments to specific policies or the land use category maps should also carry out these goals. The policies and provisions of the Land Use Element should:~~

The policies also function as criteria to help determine the consistency of a development proposal with the LUE. New development should be located, designed and built in a manner that furthers these principles and goals, as well as complying with all other provisions of the LUE.

[START OF REVISIONS TO PLANNING COMMISSION RECOMMENDED DRAFT]

Basic text is the Planning Commission recommended Exhibit A draft language, with editing conventions removed, to page 21. Editing of this text is underlined for new text, and in ~~strike through~~ to delete text.

Principle 1: Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. ~~Conserve agricultural resources and~~ Protect agricultural land and resources.

Policies Goals

1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents ~~by conserving non-renewable resources and replenishing renewable resources.~~
2. ~~Balance the capacity for~~ Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable ed capacity availability of resources, public services and facilities. ~~for future generations.~~



Figure 1-3: Hollister Peak

3. ~~Preserve and sustain important water resources, watersheds and riparian habitats. Identify and preserve open spaces, scenic public views, and sensitive and important plant and wildlife habitats and cultural resources.~~
4. Preserve and protect the air quality of the county by seeking to exceed or at least maintain the minimum state and federal ambient air quality standards.
5. ~~Energy Conservation – Support the conservation of~~ Conserve energy resources by:
 - a. Planning for energy efficiency and conservation in land use and transportation transit plans, and in subdivision and building regulations.
 - b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources.
 - c. ~~Encouraging land use and transit measures that reduce the use of petroleum products~~
6. ~~Protect agricultural, natural and other rural areas between cities and communities, and work with landowners and these communities to maintain their rural character and land uses.~~
7. Encourage the protection and use of agricultural land for the production of food, fiber and other agricultural commodities, and support the rural economy and locally-based commercial agriculture ~~local agricultural markets~~.
8. ~~Support the rural economy and local agricultural markets, by protecting production agriculture and its associated activities.~~
9. ~~Provide for an environmentally sustainable rate of orderly development within the planned capacities of resources and services, within the county's and citizens' financial ability to provide them.~~
10. ~~Design and maintain a land use pattern and population capacity in the General Plan that is consistent with the renewable capacities of existing natural resources, public services and facilities, and their programmed expansion where funding has been identified.~~
11. ~~Reduce future impacts to natural resources by developing cost-effective infrastructure to meet community needs.~~
12. Give highest priority to avoiding ~~or minimizing~~ significant environmental impacts from development through site and project design. Where such impacts cannot be avoided, minimize them to the maximum extent feasible. ~~by using Use the best available methods and technology to the maximum extent feasible to mitigate adverse impacts that cannot be avoided.~~



Figure 1-4: Vegetable row crops

Implementing Strategies

1. Revise the Land Use Element, Land Use Ordinance and the Growth Management Ordinance to assure sustainable ~~identify resource capacities for long-term direct new growth, and to identify suitable development areas that will maintain natural resources at sustainable levels in both rural and urban areas with the least constraints.~~
2. 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 ~~acquire and preserve facilitate open space acquisition and preservation.~~
3. ~~Work with the agricultural community, conservation communities and advisory committees on~~ Establish a program that links rural land conservation with agricultural economic development; supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources. Form a committee of agricultural, conservation and advisory committee representatives to assist the program.
4. Create an urban and rural forestry program that encourages ~~engages~~ property owners, developers and communities to in-planting, maintaining and protecting trees to enhance air quality and help ~~mitigate for increases in~~ offset carbon dioxide emissions.
5. Revise the Land Use and Conservation and Open Space Land Use Elements and County ordinances to give ~~emphasis on to, and~~ incentives for; energy-efficient construction that minimizes its carbon footprint, especially ~~with particular emphasis on development~~ in rural areas.

Principle 2: Strengthen and direct development towards existing and strategically planned communities.

Policies Goals

1. Maintain rural areas in a distinction between ~~urban and rural development by planning for rural uses that are predominately~~ agriculture, low-intensity recreation, very low-density residential uses, and open space uses, ~~in order to~~ that preserve and enhance a well-defined rural character.
2. Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village reserve areas.
3. Plan for most future development to be within existing and strategically planned cities and communities. ~~, to enhance community development, capitalize on existing infrastructure, and to preserve rural character, open space and protect agricultural uses.~~
4. ~~Encourage opportunities for~~ Create complete communities with appropriate areas for housing, commerce, civic uses, schools employment and non-residential development, recreation and open spaces that will create complete communities.



Figure 1-5: Edge of Santa Margarita

5. ~~Plan and~~ Create active and vital urban and village environments that are attractive, compact and orderly arrangements of ~~buildings, structures and open space, appropriate to the size and scale of development for each community.~~
6. ~~Plan a pattern of strategically located commercial and/or industrial areas that is compatible with overall land use, convenient to patrons and alternative transportation modes, realistically related to market demand and the needs of the neighborhood and community, and near areas designated for residential use. Plan adequate and convenient areas within communities for employment and economic development near transit and residential areas.~~
7. ~~Encourage the~~ Phase ing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near existing development, as illustrated in Figure 1-6.
8. Consider urban expansion Land Use Element amendments when the available inventory of suitable internal or "infill" land is largely developed and only when resources, services and facilities ~~are available~~ to adequately accommodate the associated growth can be assured.
9. Give high priority to funding needed infrastructure improvements in a timely manner within existing and strategically planned urban and village areas.
10. ~~Fund~~ The cost of additional services and facilities will be fairly shared among ~~from~~ those who most immediately benefit and the entire community ~~such as new residents, businesses, public agencies, and visitors. Based on reliable studies such as cost benefit analyses, funding methods may include dedications, in lieu fees or other exactions, to assure that adequate services are available.~~
11. ~~Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.~~
12. Provide adequate community amenities, ~~such as~~ parks, natural areas and trails in support of ~~with~~ new development, which will support a high quality of life and a compact form of community development.
13. ~~Require site design for planned development projects that provides a range of housing sizes, footprints and design features.~~



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

Implementing Strategies

1. Amend the Land Use Element and Ordinance to 1) maintain rural areas in low-intensity uses, 2) avoid expanding Residential Rural and Residential Suburban categories in rural areas, and 3) preserve and enhance a well-defined rural character.

2. Revise the Transfer of Development Credits (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 Land Use Ordinance and the area plans to implement these planning goals.~~
4. Work with communities to create and maintain distinct urban boundaries next to rural areas, while allowing for compact community expansion ~~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.~~
5. Work with agencies, cities, special districts, and unincorporated communities and their advisory councils, to identify suitable strategic growth opportunity development areas within and adjacent to existing communities ~~and adjacent expansion areas at their edges~~ for compact, affordable development, where supported by sustainable resource capacities.
6. 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.
7. Develop a regional and ~~or~~ sub-regional economic and land use strategy to stimulate creation of head-of-household jobs, improve the ~~current~~ jobs-housing imbalance and strengthen the economy within each community.
8. Plan ~~a pattern of strategically located~~ commercial and/or industrial areas that are ~~is~~ compatible with overall land use, convenient to patrons, neighborhoods and alternative transportation modes, and reflect ~~realistically related to~~ market demand and ~~the~~ neighborhood needs. ~~of the neighborhood and community, and near areas designated for residential use.~~
9. Revise the Resource Management System and the Growth Management Ordinance to give a higher priority to serving existing and strategically planned communities with adequate resources, streets and infrastructure, ~~related to their needs~~, over outlying rural areas.
10. Conduct long-term planning (20+ years) to fund and provide the creation of additional, sustainable public resources, services and facilities to serve existing communities in with sufficient time to avoid overburdening existing resources, services and facilities.
11. ~~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.~~
12. ~~Work with service districts to e~~ Coordinate County land use actions with service districts responsibilities to provide sufficient public resources, services and facilities.
13. ~~Explore creating an “infrastructure first” policy, that requires where the funding (for example, through community financing districts) and/or provision of infrastructure is required before development is allowed to proceed., with assistance from mechanisms such as community financing districts.~~
Create an infrastructure policy that addresses the following goals:
 1. New development pays its fair share.
 2. The larger community pays its fair share for existing deficiencies and improvements providing general benefit.
 3. Infrastructure is in place or funded concurrent with the need.
 4. Funding mechanisms such as community facilities districts.
14. Amend the Land Use Ordinance to require that amendments to the Land Use Element or Ordinance, which ~~that~~ propose increases in density or additional development, where critical resource levels ~~certified Resource Management System levels II or III exist~~, shall not be approved unless they provide proof that ~~of~~ adequate, ~~available~~ water and sewage disposal

capacities then exist and are available to serve: 1) development resulting from the proposed amendment, 2) ~~in addition to~~ existing development, and 3) ~~and~~ the allowed development on vacant parcels within the rural, urban or village areas that are subject to the RMS Levels of Severity.

15. Enact revisions to the Land Use and the Real Property Division Ordinances to revise or introduce regulations that will promote urban infill instead of prevent it. Consider regulations such as, but not limited to parking, height limits, lot coverage, minimum lot size, minimum densities, setbacks, street widths and similar development standards.

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

Policies ~~Goals~~

1. Protect and restore ~~the valued aspects of each community's~~ the valuable history, cultures, images and identity ~~and civic pride~~ of communities and rural areas.
 2. Protect ~~Provide~~ rural areas separation between communities to achieve ~~maintain or restore~~ the images of well-defined communities within an attractive rural setting.
 3. ~~Maintain and enhance community separation by~~ Establishing and maintaining a distinct urban edge between urban and rural areas to enhance community separation while allowing for appropriate and compact urban expansion at the urban edge.
- 
- Figure 1-7: Streetscape on a downtown street
4. Enhance the commercial identity and viability of downtowns.
 5. Foster ~~and enhance~~ a strong local identity through ~~will be fostered by~~ with appropriate design of public spaces and buildings. ~~guidance for streetscapes, public plazas and art, and civic buildings and facilities.~~

Implementing Strategies

1. ~~Identify and~~ Prepare and implement policies and programs in the Conservation and Open Space Element to conserve rural visual character within “community separators” that benefit the land owners and adjacent communities.
2. ~~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.~~
3. Revise the Land Use Element and Ordinance to 1) ~~r~~Retain or create distinct urban ~~reserve~~ boundaries and 2) ~~by revising the Land Use Element and Ordinance to~~ require development intensities that create ~~reflect~~ a clear difference between urban and rural areas ~~densities and character.~~
4. Revise the Countywide Design Guidelines to encourage appropriate, place-based (locally relevant), pedestrian-oriented designs within communities.

5. Foster a strong sense of place by identifying local, valued aspects within each community ~~in~~ (“placemaking”) ~~techniques and programs.~~
6. Establish an inter-departmental team to fund and develop ~~create locally-based~~ public facilities and amenities that preserve community character, such as public buildings, plazas, parks, and public art.
7. ~~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.~~
8. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.
9. 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.

Policies ~~Goals~~

1. ~~Improve communities and public health by connecting streets, bicycle, pedestrian and transit facilities are between neighborhoods to maximize circulation opportunities.~~
2. Locate land uses so that most housing is within a walking distance of ¼ mile from ~~Plan communities with~~ for schools, parks, public spaces, transit stops and commercial districts within convenient, walkable, ¼ mile distances from ~~to be located as focal points for walkable neighborhoods within urban and village areas, based on~~ within convenient walking distances of neighborhoods between them, as illustrated in Figure 1-8.
3. Plan for maximum connectivity between different land uses through ~~by including~~ walkways or other means ~~paseos between buildings and sites and continuous facades of 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. Provide ~~Expand~~ parks, natural areas and recreation facilities with new urban development to enhance a community’s quality of life and improve public health.
6. Create neighborhoods and non-residential areas that minimize fear and crime through environmental and urban design.

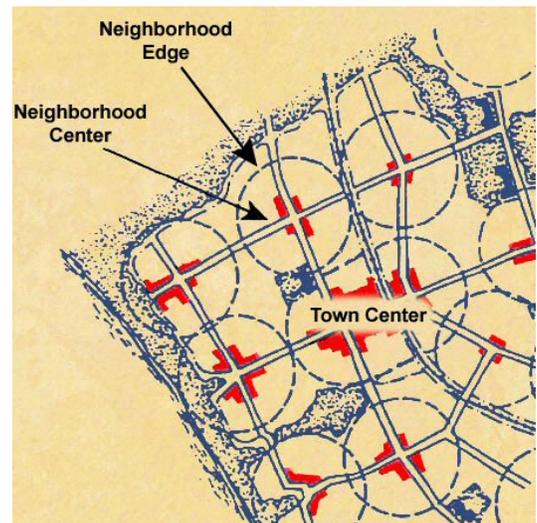


Figure 1-8: Walkable neighborhoods

Implementing Strategies

1. Update the Countywide Design Guidelines to create maximum connectivity between with ~~community,~~ neighborhoods, streets and projects ~~designs that integrate and promote for~~ pedestrian and bicycle travel ~~and activity with high levels of connectivity.~~
2. Revise the Land Use Ordinance and Land Use Element ~~area plans~~ to enhance neighborhoods with small-scale and appropriate commercial areas; parks and recreation areas; public spaces; and ~~recreation,~~ family, cultural and civic facilities, all within convenient walking distances from housing. Work with the General Services Agency to plan and implement parks and recreation facilities.
3. ~~Develop funding mechanisms to finance the design and construction and maintenance of attractive street and civic environments that attract pedestrians.~~
4. ~~Support~~ Enhance downtowns and commercial areas with attractive civic and pedestrian facilities, events and promotions, and facilitate ways to finance them, for example, through forming ~~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.
7. Enhance major boulevards and downtown streets with street trees, street furniture, textured crosswalks, planted medians and ornamental ~~or signature~~ lighting.
8. Revise community plans, the Countywide Design Guidelines and the Land Use Ordinance to include features that will minimize fear and crime and strengthen a sense of community by environmental design methods.

Principle 5: Provide a variety of transportation choices.

Policies ~~Goals~~

1. Design a safe, reliable and effective transportation system that protects natural and scenic resources and minimizes environmental impacts ~~provides safety, reliability and effectiveness within feasible economic and technical means preserves important natural resources and features, promotes the esthetic quality of the region and minimizes adverse environmental changes.~~
2. Reduce and m~~Minimize~~ the generation of air pollutants and greenhouse gases from existing and future development, ~~projected growth by implementing land use and circulation policies and programs that offer transportation alternatives to the single passenger vehicle, and~~ with emphasis on reducing vehicle miles traveled.
3. Coordinate ~~Integrate~~ land use and transportation planning ~~in coordination with~~ cities to ensure that all transportation demands can be safely and adequately accommodated.



Figure 1-9: Bike lane on a residential street

4. Provide public transit, bicycle lanes, multi-use trails and pedestrian walkways that connect ~~to~~ population centers, schools, shopping and other community destinations within and between communities, to encourage alternative transportation.
5. Make communities more bicycle- and pedestrian-friendly ~~by designing streets that moderate the speed of traffic and provide~~ with 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 major transit corridors and transit stops and within convenient walking distance between ~~to~~ destinations.
2. Give high priority to funding 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. 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.
5. Provide multi-use trails (for walking, bicycling and equestrian travel) between and through communities, and connect them with other means of alternative transportation, consistent with the Parks and Recreation Element.

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

Policies Goals

1. ~~Plan for~~ Locate most new housing ~~urban residential development to be~~ within urban or village areas and ~~reserve lines,~~ close to jobs, employment areas, while protecting residential areas from incompatible ~~and~~ undesirable uses.
2. Provide quality housing choices that are affordable to people with a variety of income levels.
3. Provide a range of housing types within each neighborhood, and avoid creating adverse concentrations of affordable units ~~where affordable units are mixed compatibly with market-rate housing.~~



Figure 1-10: Creekside Gardens affordable housing

Implementing Strategies

1. Implement the Housing Element to implement these policies. ~~create opportunities for quality housing for people of all income levels, in proximity to employment and within walking distance to daily needs.~~

2. Update the Land Use Ordinance and LUE area plans to encourage a diversity of housing (sizes, types, and costs) within subdivisions and neighborhoods provide a complete range of housing choices for all incomes.
3. ~~Revise~~ Refine the Countywide Design Guidelines, community design plans and specific plans to illustrate how to integrate higher density development ~~design~~ within existing neighborhoods.
4. Amend the Land Use Ordinance to require site designs for condominium and planned development projects that provide a range of housing sizes, footprints and design features.
5. Modify the Land Use Element and Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.
6. ~~Modify 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. 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.
8. ~~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.~~
9. 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.~~

Principle 7: Encourage mixed land uses.

Policies Goals

1. Integrate residential units designed for affordability with non-residential uses in order to Encourage residential units in compact, affordable designs as part of commercial or other non-residential projects as appropriate, to bring workplaces, commercial development and homes closer together for workers, senior citizens and others..
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. ~~Encourage~~ Include mixed-use development ~~through~~ ~~with~~ affordable housing programs and regulations ~~for affordable housing~~
4. ~~Revise LUE community plans and Land Use Ordinance standards~~ policies to encourage the conversion of shopping centers and strip commercial streets into mixed-use developments; ~~thereby enhancing their integration with the community.~~
5. Reduce parking standards in the Land Use Ordinance for mixed-use developments, based on ~~in relation to their size of project and its location, such as~~ in relation to a central business district or transit stop. Consider creating in-lieu parking fee programs.

Principle 8: Take advantage of compact building design.

Policies ~~Goals~~

1. Develop compact small-scale neighborhoods ~~and buildings that contain~~ residential ~~and non-residential~~ uses that are affordable-by-design and efficient in land and energy consumption.
2. Include ~~Provide public and 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; 1) compact buildings and subdivisions designs, and 2) projects that to include amenities such as small-scale plazas, formal gardens, playgrounds and natural areas. in projects.
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, formal gardens, playgrounds and natural areas in these projects.~~
4. Reduce the Land Use Ordinance requirements for off-street parking; where uses are ~~related in a pedestrian scale~~ planned close to each other, in order to facilitate in compact neighborhoods design, to increase the viability of projects and encourage other kinds ~~modes~~ of transportation.
5. ~~Ease parking requirements for compact projects where community parking facilities are available, and~~ Work with developers and communities to finance and build such community parking facilities near that will also serve compact development.
6. Continue public education efforts ~~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.

Policies ~~Goals~~

- ~~1. Work toward~~ Minimize ~~ing~~ administrative delays and costs to fee payers in the administration of the Land Use Element.
2. Expedite development review procedures and provide incentives, such as reduced fees for facilities and other project-related costs, such as priority processing for qualifying projects, for development that most effectively implements these principles and locates where plan policies encourage it to occur.
- ~~3. Conduct planning and development review that~~ Encourages public participation in planning and development review, and considers the needs of all affected persons. stakeholders, occupants and end users as well as stakeholders in the outcomes.
4. Use easy-to-understand language and media to convey proposals and ideas clearly.
- ~~5. Create incentives that reduce the time and/or expense of the review process for projects that are deemed consistent with these strategic growth principles.~~

Implementing Strategies

- ~~1. Simplify and Prepare~~ Simplify and Prepare illustrated zoning and design standards within the Land Use Ordinance or similar document in order to make them clear and understandable, for example, through use of that ~~reduce uncertainty and enhance understanding and certainty~~ of requirements, such as a “form-based” code.
2. Identify suitable locations for where strategic growth projects (~~which that~~ are consistent with these principles) ~~can to~~ be eligible for expedited review.
3. Convene a streamlining task force of ~~among~~ staff and stakeholders to ~~review opportunities for streamline ing~~ the permit process to implement strategic growth policies.
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.~~
5. Explore whether the use of master environmental impact reports (EIRs) for community plan updates would benefit communities and developers. The Master EIR concept should include addressing impacts at a project level, including on- and off-site mitigation measures, for any strategic growth or expansion site.

Principle 10: Encourage community and stakeholder collaboration.

Policies ~~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. Encourage cooperation between ~~Work with the County,~~ cities and unincorporated communities ~~to build a spirit of cooperation in~~ to avoiding and solve ~~ing~~ growth and development issues early.
4. ~~Create a unified interest among~~ County departments to ~~in~~ achieve ~~ing~~ compact, mixed-use, walkable communities by coordinating ~~, such as through integrated~~ regulations, project review, transportation funding and capital improvement programming.

Implementing Strategies

1. Inform the public and 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 on previous efforts to create consensus with the public about attaining compact, walkable communities and rural preservation.
3. Involve the public, advisory and other groups, cities and other jurisdictions often and routinely in the planning and development review processes by early outreach, referrals and responses.
4. Provide more ~~and expanded~~ access to County media to enhance the public's ~~develop more~~ understanding of planning and project review.
5. Convene an inter-departmental team to ~~coordinate and~~ integrate strategic growth goals into each County department's work program, and into ~~within~~ the County budget, capital improvements program (CIP) and grant funding processes.
6. Expand public notification for discretionary projects in rural areas.
7. Work with communities to avoid approving projects that are not supported by a city or a community services district within its sphere of influence; or urban area ~~or rural referral area~~.



Figure 1-13: Planning workshop

Principle 11: Strengthen regional cooperation.

Policies ~~Goals~~

1. Work closely with cities and regional agencies 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 strategic growth principles ~~the goals in this chapter;~~ engage public participation and encourage "ownership" of the process and the outcomes.

Implementing Strategies

1. Promote cooperation between the county and all jurisdictions to ~~in~~ form ~~ing~~ and carry ~~ing~~ out strategic growth policies based on shared values, develop ~~ing~~ ~~or using existing~~ mutual agreements and implement ~~ation~~ 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, and to make sure that development meets community and strategic growth goals, and to preserve natural resources.~~
- ~~4.~~ ~~Identify, shared values 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 unincorporated urban fringes that will burden city services or conflict with city-County agreements, a LAFCO Memorandum of Agreement or other form of cooperation, unless specific mitigation measures are can be included.~~

[END OF REVISIONS TO PLANNING COMMISSION RECOMMENDED DRAFT]

~~Population Growth~~

~~Distribution of Land Uses~~

~~Phasing of Urban Development~~

~~Residential Land Uses~~

~~Commercial and Industrial Land Uses~~

~~Public Services and Facilities~~

~~Circulation~~

~~Administration~~

Amend Chapter 4 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on 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 time improvements in pace with development and 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.

[SECTION START OF REVISIONS TO PLANNING COMMISSION RECOMMENDED DRAFT]

Basic text is the Planning Commission recommended Exhibit A draft language, with editing conventions removed, to page 25. Editing of this text is underlined for new text, and in ~~striketrough~~ to delete text.

C. POLICIES GOALS AND IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES

Policies Goals identify public desires to address planning issues and provide a reference point to determine how they should be resolved. The following policies goals are also listed in Chapter 1 along with other land-use and service-related policies goals s.

Objectives identify types of actions that relate to the major issues as well as implementing the general go policies goals . More area-specific objectives and policies are provided in the area plans.

Policy Goal:

1. Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services and facilities. 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. Share the cost of additional services and facilities among those who most immediately benefit and the entire community. ~~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.~~

- c. Locate new public service facilities as close as possible to users, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

Policy 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:**~~

- ~~d. Direct the extension of urban services, as listed in Table H, to areas within urban and village reserve lines, and restrict urban services from being provided outside urban or village areas.~~
- ~~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.~~

Policy Goal:

- 2 3. Encourage the Phase ~~ing~~ of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near 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.

Policy Goal:

- 3 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 Strategies y:

- a. Conduct long-term planning (20+ years) to fund and provide additional, sustainable public resources, services and facilities to serve existing communities in with sufficient time to avoid overburdening existing resources, services and facilities.
- b. 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 the urban reserve line, 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 systems committed in actual capital improvement programs to support continuing local development.
4. Community preferences about the character of growth.

The principles and ~~policies~~ goals in Chapter 1 and the land use policies in the LUE 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 plan updates 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. When the amendment is located within the coastal zone, the amendment must be approved by the Coastal Commission.

Urban Reserve Lines are established by the Land Use Element for the following cities and unincorporated communities inland of the Coastal Zone:

Arroyo Grande
Atascadero
Grover Beach
Nipomo

Oceano
Paso Robles
San Luis Obispo
San Miguel

Santa Margarita
Shandon
Templeton

The following criteria shall be addressed ~~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 policies ~~Goals~~ in Chapter 1, and the policies ~~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 lands in accordance ~~consistent~~ with Agriculture 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 existing or projected 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 address improving ~~e~~ the regional or sub-regional jobs-housing ~~im~~balance.

[SECTION END OF REVISIONS TO PLANNING COMMISSION RECOMMENDED DRAFT]

E. URBAN SERVICE LINES

Within the urban reserve line of each community is the urban services line (USL). 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 potential represented by the urban reserve line. Placement of the USL is based upon existing and planned (committed in capital improvement programs) service system capacities and upon community plans.

The urban services line allows for orderly phasing of community expansion within an urban reserve line, as illustrated in Figure 4-1. The USL should be ~~is~~ reviewed periodically ~~every 5 years~~ 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 thereby 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 to public services and utilities needed for urban development. As improvements are ~~scheduled and~~ 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 ~~In such areas the land use categories~~ applied 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. Article 9 of the Land Use Ordinance contain standards identifying appropriate interim uses and densities for holding areas where particular uses cannot ~~could not~~ 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 Policies 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 should occur after LAFCO has amended the corresponding sphere of service line (see also 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:

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 or are programmed to be available within their sustainable capacities.
3. The proposed urban service area is consistent with and will implement the Planning Principles and Policies 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.

F. VILLAGE RESERVE LINES

There are many areas in the county where homes are grouped in settlements of greater density than

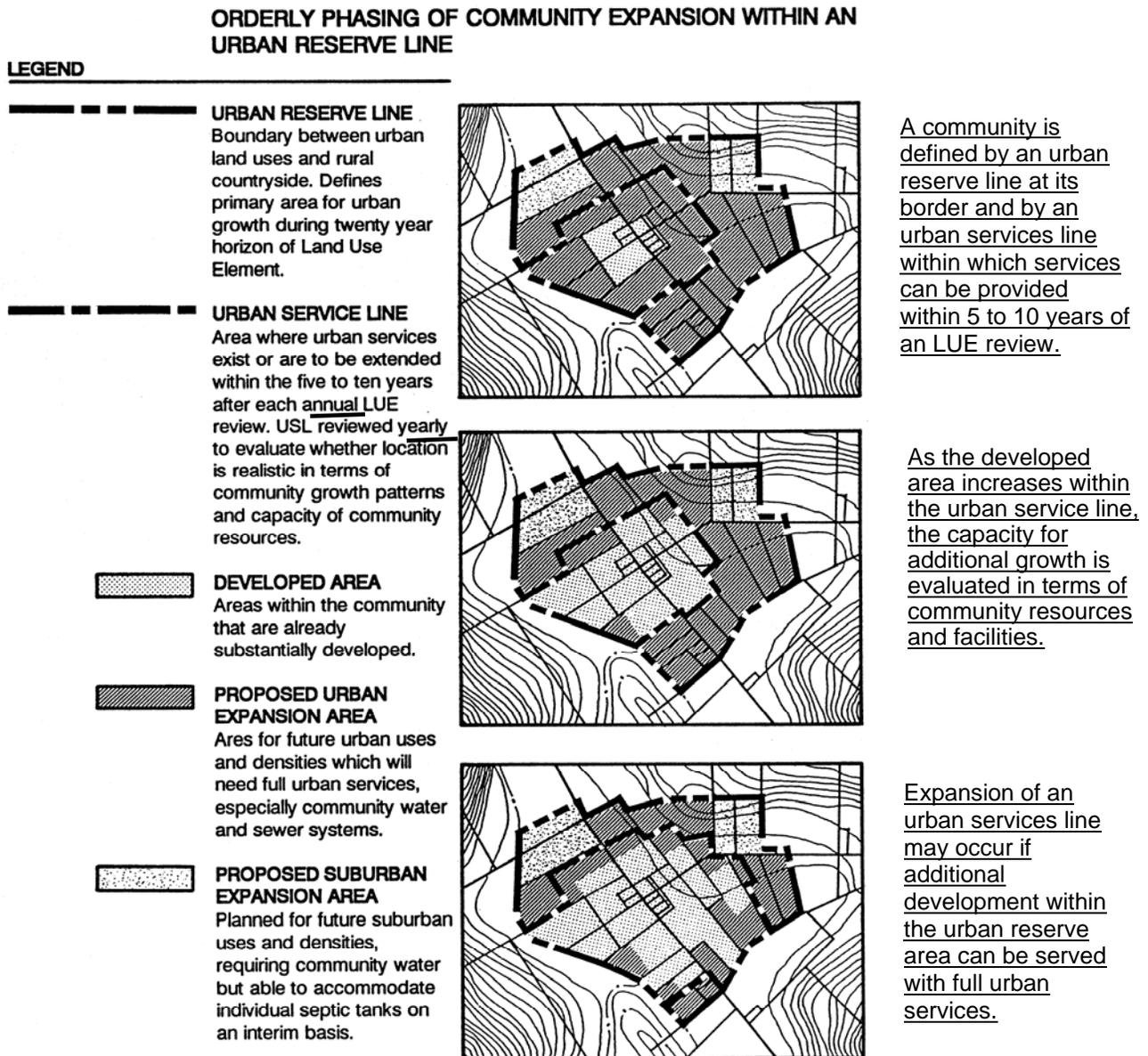


Figure 4-1: Urban Reserve and Urban Service Lines

surrounding rural areas, but which are not self-sufficient communities. In past planning studies, such communities have often been overlooked, remaining undistinguished from the surrounding countryside. 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 and village reserve lines are established for:

Black Lake	Heritage Village	Palo Mesa
California Valley	Los Berros	Pozo
Callender/Garrett	Los Ranchos/Edna	San Simeon Acres
Creston	Oak Shores	Whitley Gardens
Garden Farms	Palo Mesa	Woodlands

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

Note:

* “Density” in land use planning is a term that refers to the average 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.

In rural areas outside the urban reserve line that are experiencing long term physical hardship due to local groundwater shortages, it may become appropriate to establish an urban level community service system for water service only. Consideration should be given to the policies goals provided above in Section C. Policies and Implementing Strategies. Prior to establishment of community water service within a rural area, the affected area plan and Article 9 must be amended to identify a specific water hardship area, to provide policies that explain the justification and objectives for allowing the establishment of community water service, and to provide the standards by which to implement these policies. [Added 1993, Ord. 2614]

[SECTION START OF REVISIONS TO PLANNING COMMISSION RECOMMENDED DRAFT]

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

Local Agency Formation Commissions (LAFCOs) were created to help organize, manage, and regulate the provision of public services to development. LAFCOs were created in 1963 in response to the post World War II development boom and the proliferation of development and local agencies providing public services to California’s fast growing communities. The results of this development boom became evident as more of California’s agricultural land was converted to urban uses. This premature and unplanned development pattern created inefficient and expensive systems of delivering public services using multiple small units of local government. A number of pieces of legislation were passed to help manage this situation, the most recent being the Cortese-Knox-Hertzberg Act of 2000 (CKH Act).

The Legislature has given LAFCOs the authority to carry out changes in governmental organizations that promote the intent of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act). The CKH Act commences with Government Code Section 56000, . . . The CKH Act recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development. In establishing these boundaries LAFCO balances future development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services The San Luis Obispo LAFCO addresses the following factors when considering proposals:

- 1. Orderly Growth.** LAFCO discourages urban sprawl while encouraging orderly growth and development and the efficient provision of services.
- 2. Logical Boundaries.** LAFCO encourages the logical formation and determination of boundaries;
- 3. Efficient Services.** LAFCO encourages the provision of adequate, efficient and effective governmental services; and,
- 4. Preserve Agricultural and Open Spaces.** LAFCO polices 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 is responsible for considering the following proposals:

- Annexations to, or detachments from, cities or special districts;
- Formation or dissolution of special districts;
- Incorporation or disincorporation of cities;
- Consolidation or reorganization of cities or special districts;
- Update and amendment of spheres of influence;
- Authorization of extension of services beyond an agency's jurisdictional boundaries;
- Provision of new or different services by special districts using outside user agreements; and,
- Preparation of Municipal Service Reviews and Sphere of Influence Updates at least every five years, if necessary.

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 prohibited from making decisions specific to the determination of land use or zoning.

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 future 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. Growth and Population projections for the affected area

2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
3. Financial ability of agencies to provide services
4. Status of, and opportunity for, shared facilities
5. Accountability for community service needs including governmental structure and operational efficiencies
6. Any other matter related to effective or efficient service delivery, as required by commission policy

In completing an update of a jurisdiction's Sphere of Influence, LAFCO considers the General Plans of the county and, cities.. LAFCO also facilitates the development of a Memorandum of Agreement (MOA) between individual cities, and the county as described in the CKH Act The MOA is a voluntary agreement that increases the levels of cooperation between the city and county with regard to growth and development within the city's Sphere of Influence. The city and county should agree on a Sphere of Influence boundary and provisions for the future development of the area. A special district and the county may enter into a MOA, but the agreement is not discussed in the CKH Act.

~~The California Government Code (Section 56301) 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.

[END OF REVISIONS TO THIS SECTION OF THE PLANNING COMMISSION RECOMMENDED DRAFT]

Amend Chapter 5 of Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 5-1, as follows:

Chapter 5: CIRCULATION ELEMENT

[Text from pages 5-1 to 5-6 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 ~~of such routes~~ 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 facilitated between projects and other neighborhood destinations by sidewalks, pathways or trails that have adequate width, connections and unobstructed access ~~accommodated by various methods of implementation.~~
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 to reduce the length of vehicle trips and offer alternative routes to destinations.
5. Driveway entrances should be avoided on arterials or other streets 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.
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.~~

Local Street Intersections

~~Residential street layouts should generally be designed to minimize the use of four-way local street intersections by avoiding conventional gridiron street layout patterns.~~

Parking

1. Adequate off-street parking for residents and guests, including spaces for recreational vehicles, should be provided in both urban and rural areas. Off-street parking requirements should be reduced it can

reasonably be foreseen that proximity to public transit and essential commercial and public services will reduce the 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

- a. Street landscaping should be included in planned street designs to improve the appearance and aesthetic value of urban and village areas.
- b. 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.
- c. 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.
- d. 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.
- e. 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 a 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

Due to the considerations listed above, 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 Article 9 of the Land Use Ordinance (Community Planning 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 review of applications for land use permits and subdivisions or capital improvement projects, for example 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 determination is then made 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.

F.G. SCENIC ROADS AND HIGHWAYS

The designation of scenic roads and highways is intended to promote ~~conserve~~ and enhance the natural scenic beauty occurring along portions of county and state highways. The rural areas of San Luis Obispo County have many scenic attributes that contribute to the pleasure of driving through them. Whether these features of the landscape are highly unusual, such as the volcanic ~~M~~morros between San Luis Obispo and Morro Bay, or the more typical oak-studded ranch, they play an important role identifying the county as a special place. Agricultural operations and facilities, ocean views, mountain landscapes and unique geologic features in the rural areas ~~can also help make many of the roads very scenic and~~ contribute to the scenic quality of the rural areas of the county. ~~These features are essential to the~~ Together, these natural and built features provide a scenic environment that encourages the growth of recreation and tourist industries that are major parts of the local economy. Development and enhancement of the scenic roads and highways system should be accomplished without undue restrictions on private property or unnecessary burdens on agricultural operations.

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 contained in the Open Space Element, which It includes a list of eligible state highways and county roads that qualify for a scenic designation, and more 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.

Policies for road and highway projects in designated scenic corridors

The following policies are stated to implement the Agriculture and Open Space Plan Policy OSP24 as it applies to all roads and highways that are 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 development permit process.
2. Road and highway construction projects of in scenic highway corridors should provide special attention to the location, siting and design of visible structures, access points, signs and other facilities within the right-of-way. Landscaping should include area native plants in strategic locations to enhance

views and be used in revegetation. Place utilities underground where feasible as part of road improvement projects.

3. Ensure that the location, design and construction of each road or highway blends into and complements the scenic corridor, by coordinating among involved agencies for the integrated design of the project.
4. Provide 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.

The following local objectives are stated to implement the Agriculture and Open Space Element policy that scenic highway provisions should be applied to all highways so designated within the county:

- ~~1. Identify scenic areas and features within view of state highways, city streets, and county roads in the Agriculture and Open Space Element and incorporate them into the applicable Land Use Element area plan, designating them within Sensitive Resource Areas.~~
- ~~2. Adopt programs in the Land Use Element area plans and standards in the Land Use Ordinance 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 roads and outdoor advertising, while ensuring that there will not be undue restrictions on private property or agricultural operations. Encourage area native plants in landscaping. Promote placing utilities underground where feasible.~~
- ~~3. Ensure that the location, design and construction of each scenic road or highway blend into and complement the scenic corridor, by coordinating among involved agencies for the integrated design of the project.~~
- ~~4. 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 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 the increase in 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 pedestrians 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.

Implementing Strategies 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. BIKEWAYS

Bicycling is an important component of the county transportation system. Bikeways are several types of facilities designed for 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 of 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.

I.J. 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 by reference as though it were fully stated here.

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 ~~will be~~ necessary to offset increasingly congested streets and highways effectively.

Implementing Strategies for Public Transit

1. Provide public transit with sufficient connectivity, frequency and hours and days of service to be competitive with the private automobile. 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.
2. Allocate LTF/TDA funds to fully fund public transit services before considering those funds for other transportation needs. 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.
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 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.
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. Pursue transportation demand management strategies as contained in the Regional Transportation Plan that encourage ~~will manage demand by encouraging~~ people to drive less, for instance, with preferential parking for car poolers.

K. AIRPORTS

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

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

L. 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. 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 Framework for Planning (Inland), Part I of the Land Use Element of the General Plan, beginning on page 6-7, as follows:

CHAPTER 6: LAND USE CATEGORIES

[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, Agriculture and Open Space, Conservation, Circulation, Housing, Safety, Noise~~);
 - b. The general policies goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Article 2 of the Land Use Ordinance, list of allowable uses;
 - e. The text and maps of the area plans (Part II of the Land Use Element); and
 - f. The planning area standards of Article 9 (Community Planning Standards) of the Land Use Ordinance.

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 amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination, 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 mapped ~~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 and 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 sewage 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 available or funded within their sustainable capacities. ~~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 ~~that is projected~~ within the projected capacity for natural ~~planned~~ 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 ~~is located in an area where it would not protect~~ 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, ~~at a minimum, be evaluated against the criteria established in~~ the Agriculture ~~and~~ Open Space Element and the Conservation Element for conversion of agricultural land.

B. DESCRIPTION OF LAND USE CATEGORIES

This section describes the 13 land use categories in detail, including their purpose and intended character. The criteria listed for each land use category are the basis for determining actual locations where the categories should be applied.

The statements of purpose and character are to be used as criteria for evaluating whether a Land use Element amendment is appropriate for a specific site, neighborhood or community. The statements of category purpose and character are ~~not~~ to be used to evaluate development proposals. The purpose statements are objectives related to the policies goals in Chapter 1. Character statements identify suitable features or conditions for the location, extent and timing of designating a land use category. These statements also are the basis for establishing allowable uses in Article 2 of the Land Use Ordinance.

[Text from this section to end of chapter is not addressed and is omitted]

APPENDIX A

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

(Text in Table A-1 is from Exhibits LRP2005-00013:A and B. For readability, it is shown with editing done.)

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 energy resources. Protect agricultural land and resources.					
1.1. Revise the Land Use Element, Land Use Ordinance and the Growth Management Ordinance to assure sustainable resource capacities for long-term growth.	1 2 4	Planning and Building; Agriculture Department	Dep't budget; Gen Fund	Essential	2011
1.2. 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 acquire and preserve open space.	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund; Grants	High	2011
1.3. Establish a program that links rural land conservation with agricultural economic development; supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources. Form a committee of agricultural, conservation and advisory committee representatives to assist the program.	2	Planning and Building; Agriculture Department	Dep't budget; Gen Fund; Grants	Medium	2011
1.4. Create an urban and rural forestry program that encourages property owners, developers and communities to plant, maintain and protect trees to enhance air	9	Planning and Building; Public Works	Dep'tBudget; Gen Fund;	Medium	2018

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)
quality and help offset carbon dioxide emissions.			Grants		
1.5. Revise the Land Use and Conservation and Open Space Elements and County ordinances to give incentives for energy-efficient construction that minimizes its carbon footprint, especially in rural areas.	3	Planning and Building	Dep't Budget	Medium	2012
Principle 2: Strengthen and direct development towards existing and expanded communities.					
2.1. Amend the Land Use Element and Ordinance to 1) maintain rural areas in low-intensity uses, 2) avoid expanding Residential Rural and Residential Suburban categories in rural areas, and 3) preserve and enhance a well-defined rural character.	1	Planning and Building	Dep't Budget	Essential	2011
2.2. Revise the Transfer of Development Credits (TDC) program to more effectively shift potential rural development to communities with adequate infrastructure and conserve 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	4 4 8	Planning and Building; Public Works; General Services	Dep't budget; Gen Fund	Essential	Ongoing
2.4. Work with communities to create and maintain distinct urban boundaries next to rural areas, while allowing for compact community expansion.	1 4	Planning and Building; Advisory Councils; CSDs; Cities	Dep't Budget	Medium	2013
2.5. Work with agencies, cities, special districts, unincorporated communities and their advisory councils, to identify suitable strategic growth opportunity areas within and adjacent to existing communities for compact, affordable development, where	1 4	Planning and Building; Cities; CACs; CSDs; Public Works	Dep't Budget	Essential	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)
supported by sustainable resource capacities.					
2.6. Coordinate with the cities to consider accepting greater shares of overall countywide growth with corresponding reductions in unincorporated area growth. 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
2.7. Develop a regional and sub-regional economic and land use strategy to stimulate creation of head-of-household jobs, improve the jobs-housing imbalance and strengthen the economy within each community.	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
2.8. Plan commercial and/or industrial areas that are compatible with overall land use;, convenient to patrons, neighborhoods and alternative transportation modes;, and reflect market demand and neighborhood needs.		Planning and Building	Dep't Budget	Essential	Ongoing
2.9. Revise the Resource Management System and the Growth Management Ordinance to give a higher priority to serving existing and strategically planned communities with adequate resources, streets and infrastructure, over outlying rural areas.	3	Planning and Building	Dep't Budget	Essential	2011
2.10. Conduct long-term planning (20+ years) to fund and provide additional, sustainable public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities.	9	Planning and Building	Dep't Budget	Essential	Ongoing
2.11. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	9	Planning and Building; Public works; General Services; Districts	Dep't Budget; Gen. Fund	Essential	2013
2.12. Coordinate County land use actions with service districts to provide sufficient public	9	Planning and Building;	Dep't Budget	High	Ongoing

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

Key to Programs

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|---|---|-------------------------------|
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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
resources, services and facilities.		Districts			
2.13. Create an infrastructure policy that addresses the following goals: 5. New development pays its fair share. 6. The larger community pays its fair share for existing deficiencies and improvements providing general benefit. 7. Infrastructure is in place or funded concurrent with the need. 8. Funding mechanisms such as community facilities districts.	9	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
2.14. Amend the Land Use Ordinance to require that amendments to the Land Use Element or Ordinance, which propose increases in density or additional development, where critical resource levels exist, shall not be approved unless they provide proof that adequate water and sewage disposal capacities then exist and are available to serve: 1) development resulting from the proposed amendment, 2) existing development, and 3) the allowed development on vacant parcels within the rural, urban or village areas that are subject to the RMS Levels of Severity.	8	Planning and Building	Dep't Budget	High	2011
2.15. Enact revisions to the Land Use and the Real Property Division Ordinances to revise or introduce regulations that will promote urban infill instead of prevent it. Consider regulations such as, but not limited to parking, height limits, lot coverage, minimum lot size, minimum densities, setbacks, street widths and similar development standards.	8	Planning and Building	Dep't Budget	Essential	2011
Principle 3: Foster distinctive, attractive communities with a strong sense of place.					
3.1. Prepare and implement policies and programs in the Conservation and Open Space Element to conserve rural visual character within "community separators" that benefit	1 5	Planning and Building; Agriculture Department	Dep't budget; Gen Fund	Essential	In process

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
the land owners and adjacent communities.					
3.2. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	4 4	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
3.3. Revise the Land Use Element and Ordinance to 1) retain or create distinct urban boundaries and 2) require development intensities that create a clear difference between urban and rural areas.	1	Planning and Building	Dep't Budget	High	2011
3.4. Revise the Countywide Design Guidelines to encourage appropriate, place-based (locally relevant), pedestrian-oriented designs within communities.	8	Planning and Building	Dep't Budget; Gen. Fund	Medium	2011
3.5. Foster a strong sense of place by identifying local, valued aspects within each community (“placemaking”).	5	Planning and Building	Dep't Budget; Gen. Fund	Medium	2013
3.6. Establish an inter-departmental team to fund and develop public facilities and amenities that preserve community character, such as public buildings, plazas, parks, and public art.	9	Planning and Building	Dep't Budget	High	2011
3.7. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	9	Planning and Building; Public Works; General Services	Dep't Budget	High	2013
3.8. 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

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
3.9. Encourage property owners to protect and conserve historic buildings and resources 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 to create maximum connectivity between neighborhoods, streets and projects for pedestrian and bicycle travel.	8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2011
4.2. Revise the Land Use Ordinance and Land Use Element to enhance neighborhoods with small-scale and appropriate commercial areas; parks and recreation areas; public spaces; and family, cultural and civic facilities, all within convenient walking distances from housing. Work with the General Services Agency to plan and implement parks and recreation facilities.	4 8	Planning and Building	Dep't Budget; Gen. Fund	High	2013
4.3. Develop funding mechanisms to finance the design, construction and maintenance of attractive street and civic environments that attract pedestrians. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	8	Planning and Building; Districts; Public Works	Dep't Budget; Gen. Fund	Essential	2013
4.4. Enhance downtowns and commercial areas with attractive civic and pedestrian facilities, events and promotions, and facilitate ways to finance them, for example, through forming 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	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;	Dep't Budget;	Medium	2013

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
		Public Works; Districts	Gen. Fund		
4.7. 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
4.8. Revise community plans, the Countywide Design Guidelines and the Land Use Ordinance to include features that will minimize fear and crime and strengthen a sense of community by environmental design methods.	5	Planning and Building	Dep't Budget	High	Ongoing
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
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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	6	Planning and Building; Public Works	Dep't Budget	High	2013
5.5. 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.	6	Planning and Building; Public Works	Dep't Budget	High	Ongoing
5.6. Provide multi-use trails (for walking, bicycling and equestrian travel) between and	6	General Services	Dep't Budget	Medium	Ongoing

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
through communities, and connect them with other means of alternative transportation, consistent with the Parks and Recreation Element.					
Principle 6: Create a range of housing opportunities and choices.					
6.1. Implement the Housing Element to implement these policies.	7	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
6.2. Update the Land Use Ordinance and LUE area plans to encourage a diversity of housing (sizes, types, and costs) within subdivisions and neighborhoods.	7 8	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
6.3. Revise 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. Amend the Land Use Ordinance to require site designs for condominium and planned development projects that provide a range of housing sizes, footprints and design features.	8	Planning and Building	Dep't Budget	High	2011
6.5. 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
6.6. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	7	Planning and Building	Dep't Budget	Medium	2011
6.7. 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)
6.8. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	7	Planning and Building	Dep't Budget	Low	2018
6.9. Modify the Land Use Ordinance 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	7	Planning and Building	Dep't Budget	Low	2013
7.3. Encourage mixed-use development through affordable housing programs and regulations.	7	Planning and Building	Dep't Budget	High	2011
7.4. Revise community plans and Land Use Ordinance standards to encourage the conversion of shopping centers and strip commercial streets into mixed-use developments.	8	Planning and Building	Dep't Budget	Medium	2013
7.5. Reduce parking standards in the Land Use Ordinance for mixed-use developments, based on their size and location in relation to a central business district or transit	8	Planning and Building	Dep't Budget	Medium	2013

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
stop. Consider creating in-lieu parking fee programs.					
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 encourage 1) compact buildings and subdivisions and 2) projects that include amenities such as small-scale plazas, formal gardens, playgrounds and natural areas.	8	Planning and Building	Dep't Budget	Essential	2011
8.3. 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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	8	Planning and Building	Dep't Budget	High	2011
8.4. Reduce the Land Use Ordinance requirements for off-street parking; where uses are planned close to each other in compact neighborhoods, to increase the viability of projects and encourage other kinds of transportation.	8	Planning and Building	Dep't Budget	Medium	2013
8.5. Work with developers and communities to finance and build community parking facilities near compact development.	8	Planning and Building	Dep't Budget	Medium	2013
8.6. Continue public education efforts about compact residential design and building.	10	Planning and Building	Dep't Budget; Gen. Fund	High	Ongoing
Principle 9: Make development decisions predictable, fair and cost effective.					
9.1. Simplify and illustrate zoning and design standards within the Land Use Ordinance	8	Planning and Building	Dep't Budget;	High	2013

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
or similar document in order to make them clear and understandable, for example, through use of a “form-based” code.			Gen. Fund		
9.2. Identify suitable locations for strategic growth projects that are consistent with these principles to be eligible for expedited review.	8	Planning and Building	Dep’t Budget	Essential	2011
9.3. Convene a task force of staff and stakeholders to streamline the permit process to implement strategic growth policies.	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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	10	Planning and Building	Dep’t Budget	Essential	In process
9.5. Explore whether the use of master environmental impact reports (EIRs) for community plan updates would benefit communities and developers. The Master EIR concept should include addressing impacts at a project level, including on- and off-site mitigation measures, for any strategic growth or expansion site.		<u>Planning and Building</u>	<u>Dep’t Budget</u>	<u>Medium</u>	<u>2011</u>
Principle 10: Encourage community and stakeholder collaboration.					
10.1. Inform the public and stakeholders about strategic growth by various means, such as forums and the media.	11	Planning and Building	Dep’t Budget; Gen. Fund	Essential	Ongoing
10.2. Build on previous efforts to create consensus with the public 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	11	Planning and Building	Dep’t Budget	High	Ongoing

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
routinely into the planning and development review processes by early outreach, referrals and responses.					
10.4. Provide more access to County media to enhance the publics' understanding of planning and project review.	11	Planning and Building	Dep't Budget	Medium	Ongoing
10.5. Convene an inter-departmental team to integrate strategic growth goals into each County department's work program, and into 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
10.7. Work with communities to avoid approving projects that are not supported by a city or a community services district within its sphere of influence or urban area.		Planning and Building	Dep't Budget	High	Ongoing
Principle 11: Strengthen regional cooperation.					
11.1. Promote cooperation between the county and all jurisdictions to form and carry out strategic growth policies based on shared values, develop mutual agreements and implement programs.	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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	1	Planning and Building	Dep't Budget; Gen. Fund	Essential	2013
11.3. Develop community and resource indicators to assess what each community	4	Planning and Building	Dep't Budget;	Medium	2013

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
needs to be livable and affordable, and to meet community and strategic growth goals.			Gen. Fund		
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. (Ed. Note: Deletion shown only to reflect Exhibit text and keep numbering consistent)	1 4	Planning and Building	Dep't Budget; Gen. Fund	High	2011
11.5. Refrain from approving development in the unincorporated urban fringes that will burden city services or conflict with city-County agreements, unless specific mitigation measures are 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 <u>Share the cost of additional services and facilities among those who most immediately benefit and the entire community.</u>	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

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
Services 1.d Direct the extension of urban services, <u>as listed in Table H</u> , 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.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 2.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 2.c Discourage low-density suburban or rural residential proposals for urban expansion or services.	1 4	Planning and Building	Dep't Budget	High	Ongoing
Schedule 3.a Conduct long-term planning (20+ years) to fund and provide additional, sustainable public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities.		Planning and Building	Dep't Budget	Essential	Ongoing
Services 3.b 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:					

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
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
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	6	Public Works, General Services,	Dep't Budget, Grants	High	Ongoing

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
between and through communities.					
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	High	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
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
Transit 7. Where feasible and practical, consider computer modeling and other		<u>Planning and Building</u>	<u>Dep't Budget</u>	<u>High</u>	<u>Ongoing</u>

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Principles and Implementing Strategies	Programs	Responsible Agencies	Potential Funding	Priority	Time Frame (Years)
analytical methods to fully evaluate design options. (Coastal Zone only)					

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 from 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

- | | | |
|---|---|-------------------------------|
| 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 | |