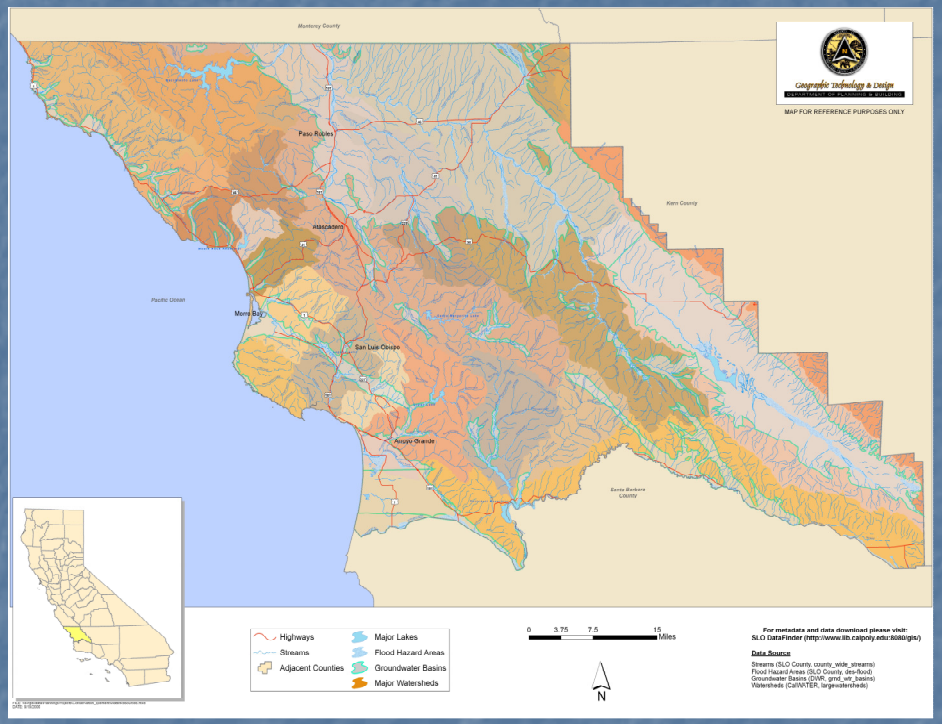
# Land Use & Circulation Elements Update




## Briefing for Advisory Councils
## January 2010

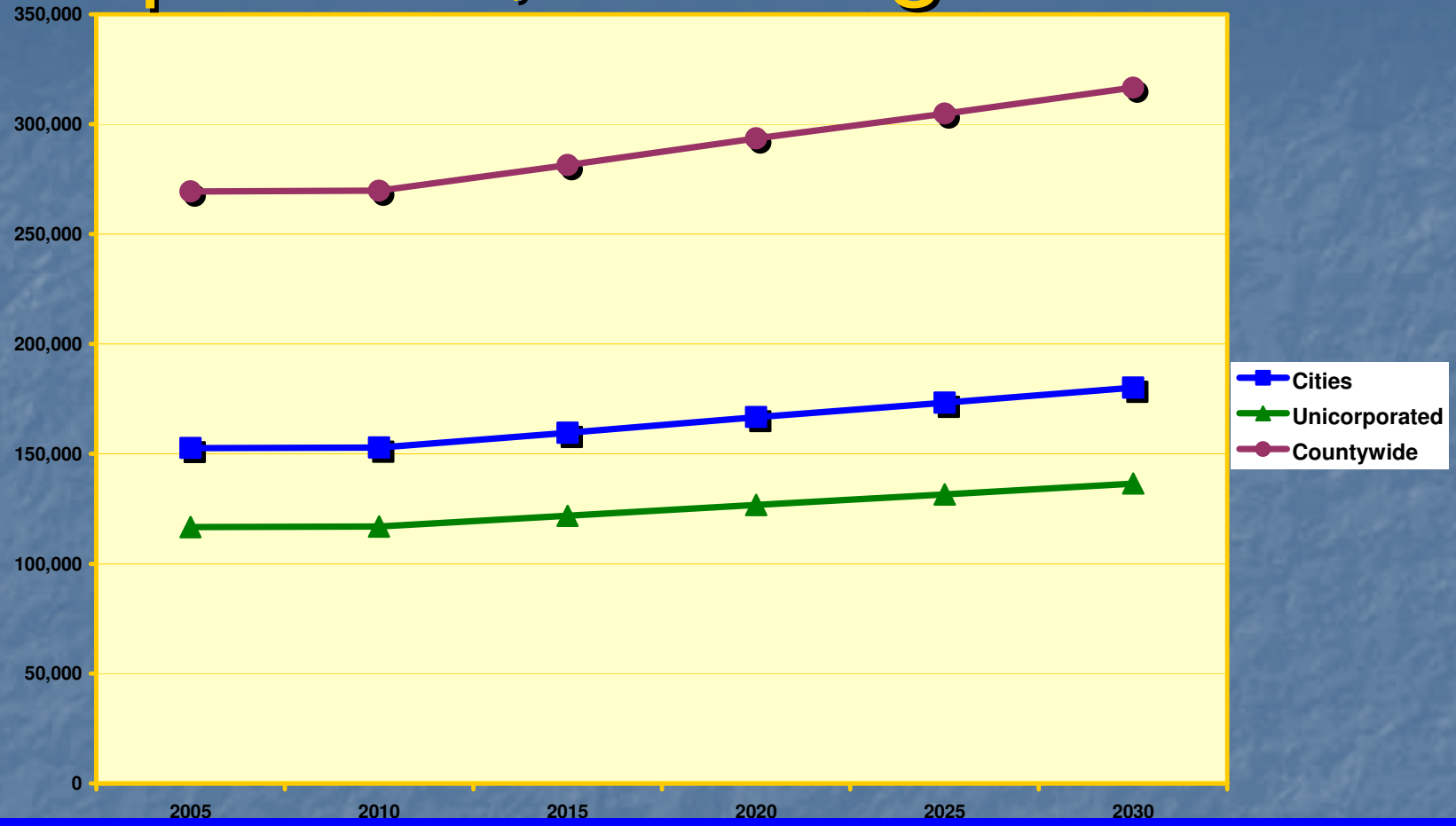
# Land Use & Circulation Elements Update

1. Background
2. Concept
3. Major Themes
4. Key Topics
5. Organization
6. Results, Benefits
7. Schedule
8. Advisory Council Participation

# Major Challenges in SLO County

- Long-term water resources
- Increased cost of infrastructure
- Effects of increasing rural development
- Rural growth: effects on agriculture
- Traffic volumes and congestion
- Assuring a vital and growing economy

# Population, Housing Growth




## 2008-2030 Projections

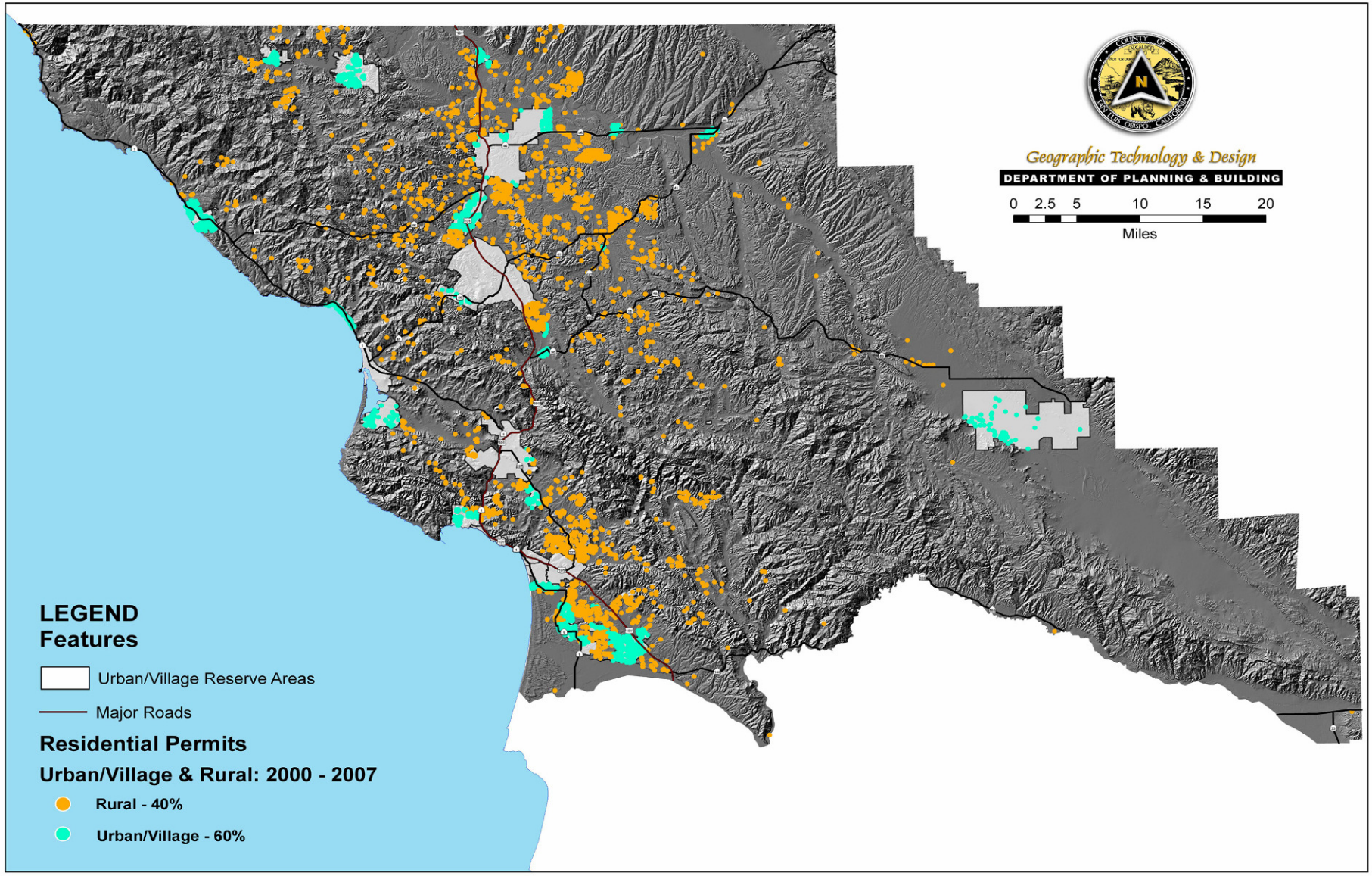
| | |
|---|---|
| Unincorporated Population: | +26,000 |
| Housing Units Needed: | +10,800 |
| Potential Rural Growth (units): | +4,300 |

# Where Has Growth Occurred?

2000-2007 Growth Trends:

- 40% of building permits in the unincorporated rural area (too high)

# Location of Residential Building Permits: 2000-2007

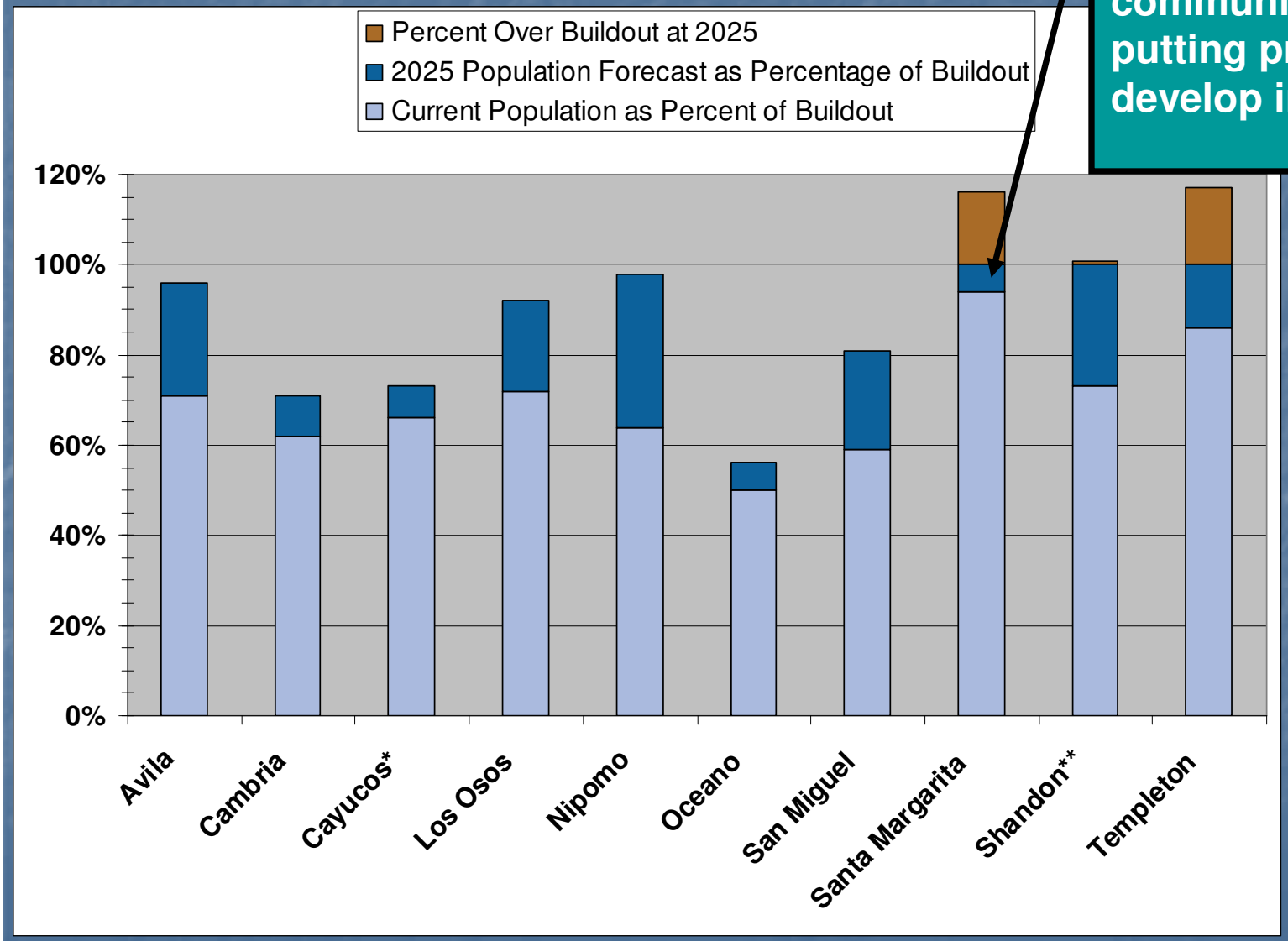


# Where Will the Projected Growth Occur?

The percentage of growth occurring in the unincorporated rural areas needs to be reduced.

# Why is a Continuation of the Current Rate of Rural Growth a Concern?

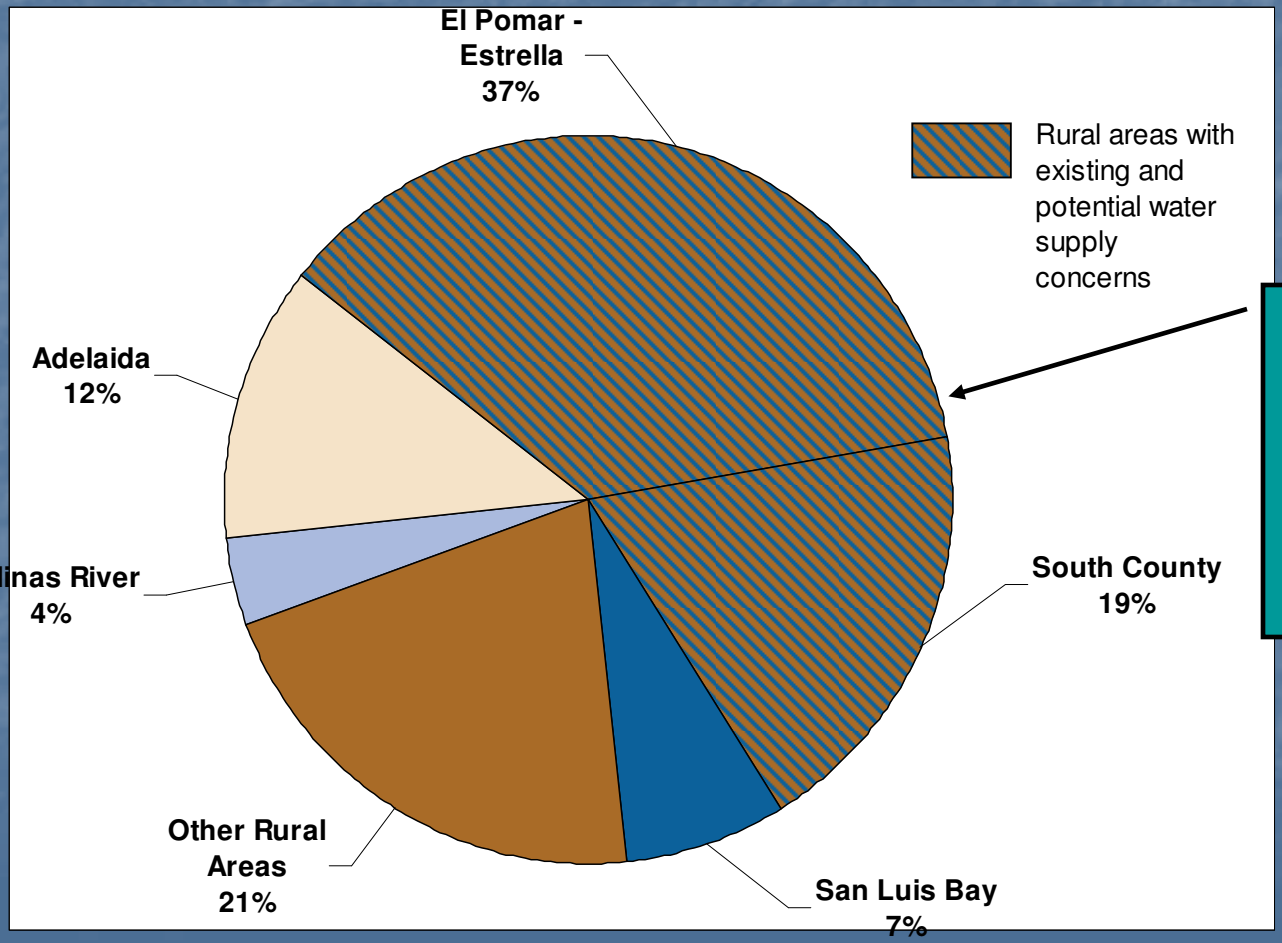
# Buildout of Community Plans




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

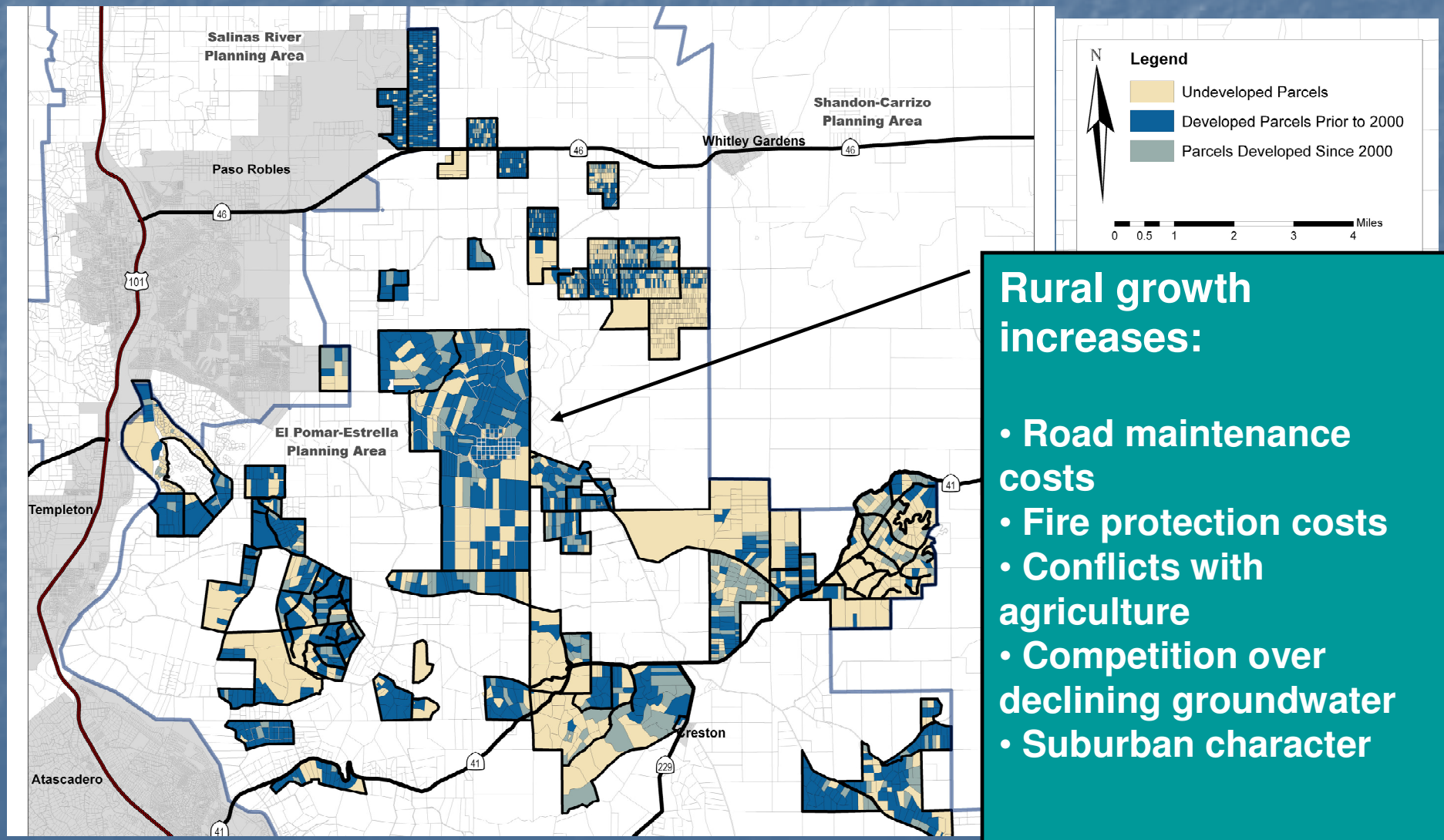
**"Build-out"**

# Rural Area Groundwater Concerns




**A majority of future growth could occur in areas with existing, potential groundwater problems**

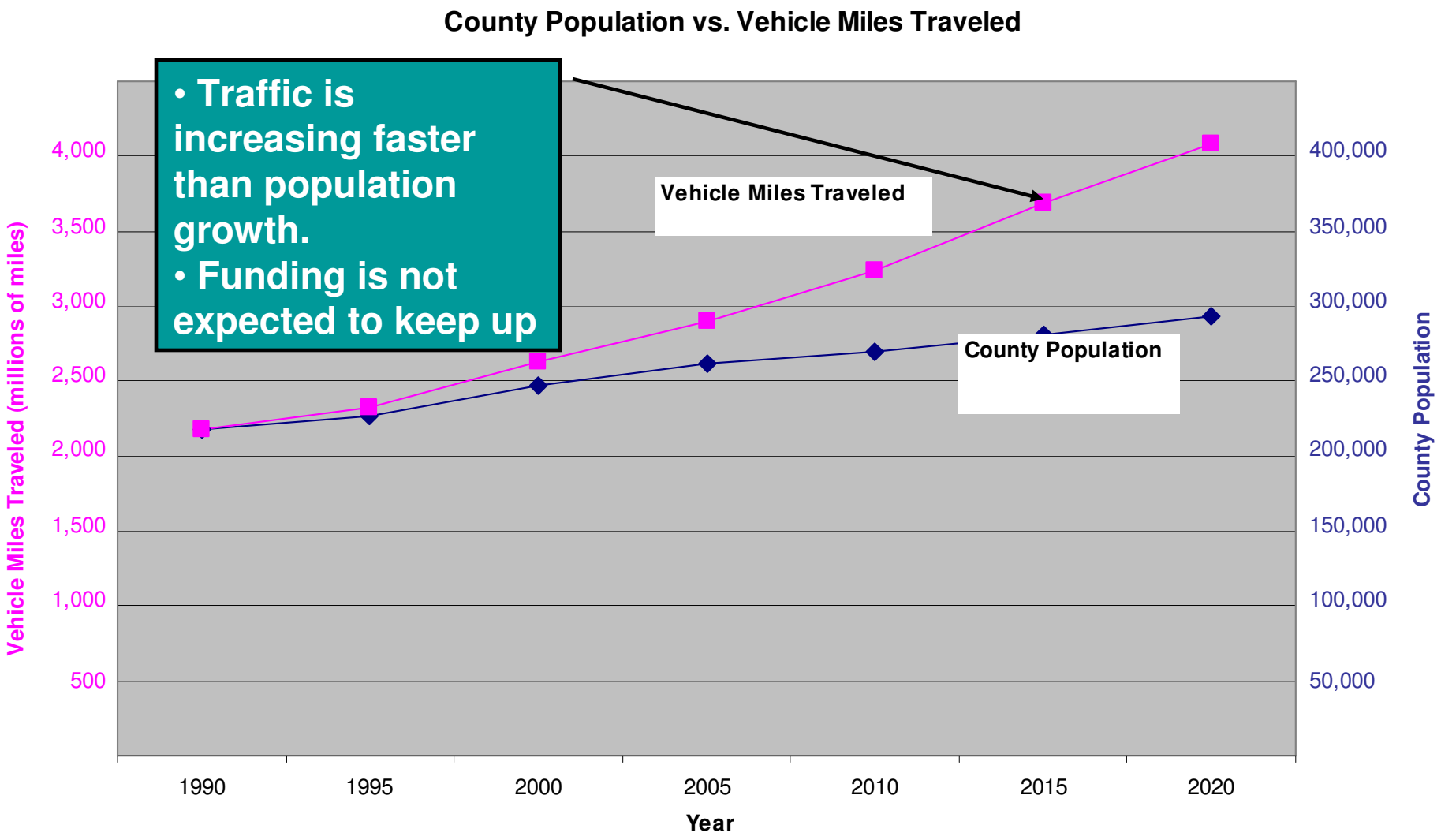
# Non-conforming Subdivisions: El Pomar-Estrella Development Trends




**Rural growth increases:**

- Road maintenance costs
- Fire protection costs
- Conflicts with agriculture
- Competition over declining groundwater
- Suburban character

# Vehicle Miles Traveled



# Why Revamp the LUE?

- Last comprehensively updated in 1980
- 21st century challenges
  - Greenhouse gas (GHG) reduction (State policies)
  - Reduce vehicle miles traveled (VMT)
- Regional challenges require a regional approach
- Water, infrastructure concerns
- Opportunities to streamline, save $$

# The Concept

- Consolidation, revision of Land Use & Circulation Elements
- Regional approach to growth, resources
- Follow and implement Strategic Growth, Conservation & Open Space Element, Housing Element
- Consolidate planning areas
  - Number of consolidated planning areas, boundaries not set yet

# Why Consolidate into Fewer Planning Areas?

- Cost savings: fewer areas to update
- Avoid piecemeal updating of area plans
- Regional approach needed for issues that cross existing planning area boundaries:
  - growth, housing, jobs, water, VMT,GHG
- Follow watershed boundaries
- Easier for the public to use

# New Plan to Address Areas of Special Interest to Communities

- Some areas of special resources, interest:
  - El Pomar Area
  - Nipomo Mesa Water Management Area
  - Community separators
  - Least constrained areas for potential community expansion
- New plan to retain planning area standards to deal with sites, subdivisions, larger areas

# Possible Sub-regional Planning Areas

## Land Use and Circulation Elements Update: Possible Sub-Regional Planning Areas

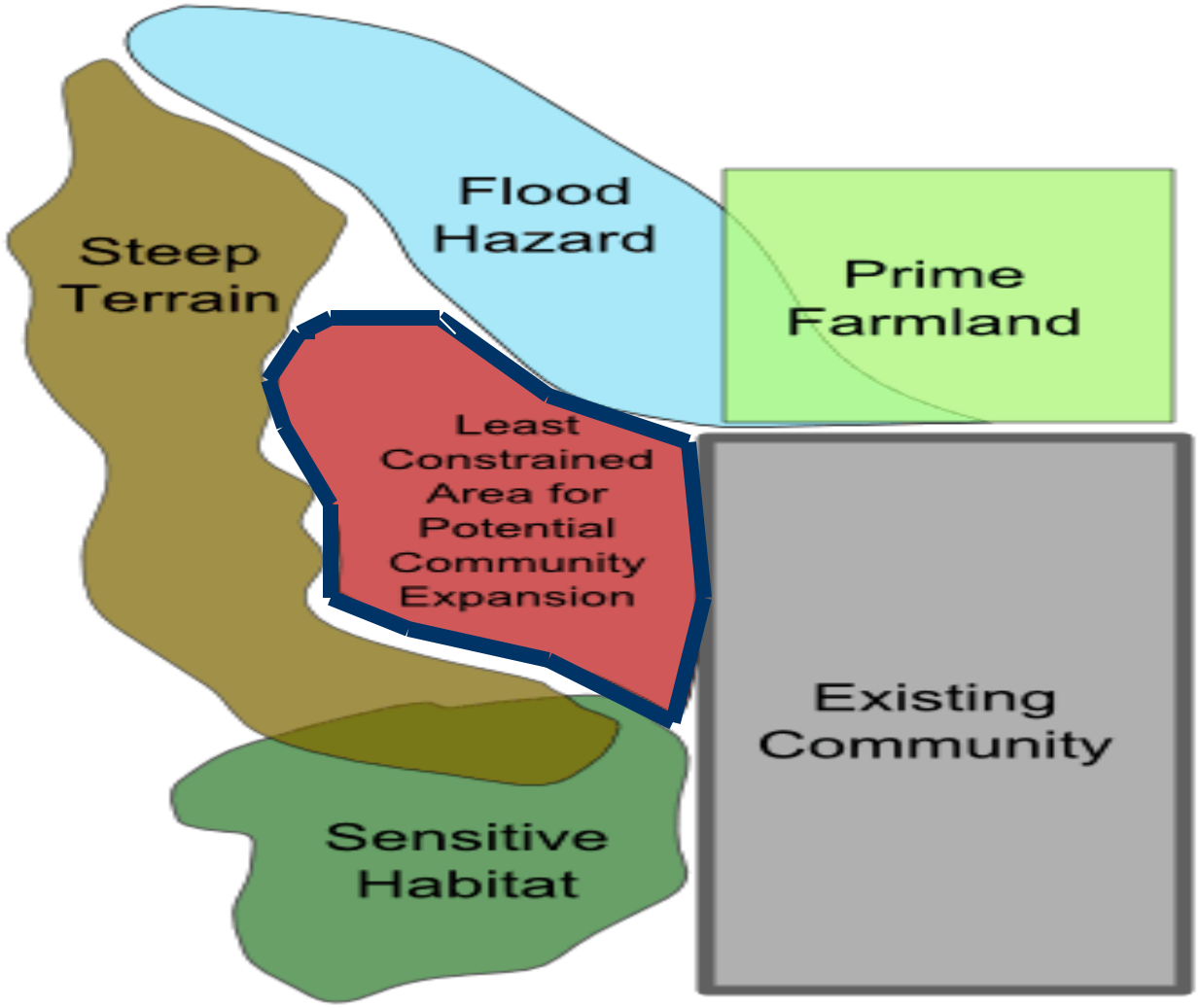
# Major Themes

- Sustainable resources
- Infrastructure planning
- Employment, housing opportunities (linked)
- Economic vitality
- Rural character
- Habitat conservation, bio. resources
- Collaboration with communities, cities, special districts, agencies

# Key Topics

- Land & resource needs for future growth
- Least constrained areas for possible future expansion of unincorporated communities
- Urban/rural interface issues:
  - Community separators
  - Edge development

# Identifying Least Constrained Areas



# Key Topics

- Rural development policies:
  - Limit inappropriate rural development
  - Protect agricultural resources and rural character
  - Focus development in areas with adequate resources and services

# Proposed Organization of LUE

**Land Use & Transportation El.**

- **Part I: Countywide Plan (old Framewrk)**
- **Part II: Rural Plan (w. new plng. areas)**
- **Part III: Community Plans**
- **Part IV: Official Maps**

# Expected Results, Benefits

- Address growth and resources more comprehensively and collaboratively
- Simplify the Land Use Element:
  - Reduce overlapping, redundant policies, standards in 15 plans
- Efficiencies: reduce time, cost to update area plans

# Expected Results, Benefits

- Growth within our resource capacities
- Reduced impacts to rural areas and agriculture
- Reduced greenhouse gas emissions, improved air quality
- Energy and water conservation

# Expected Results, Benefits

- Communities with in-place infrastructure
- Less costly public services
- More housing opportunities for work force
- Jobs located near housing
- Reduced commuting
- Greater economic opportunities
- Overall healthier communities

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Improved env., economy, quality of life

# Schedule

- 1-28-10: Scoping Meeting at Planning Commission
- 2-10: Begin extensive public outreach
- 4-10: Complete technical, background work
- 7-10: Complete intensive public outreach
- 12-10: Release Public Review Draft
- 7-11: Release Public Hearing Draft & DEIR
- 11-11: Start P.C. hearings
- 2-12: Release FEIR
- 6-12: Start Board hearings
- 8-12: Adopt plan

# Advisory Council Involvement

- Intensive public outreach and education program early in the process (starts 2-10)
- Targeted outreach to cities, CSDs, advisory councils and groups
- Advisory Council participation in 3 rounds of public workshops in different regions (starting April 2010)