



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

Date: March 11, 2015

To: Los Osos Community Advisory Council

From: Kerry Brown, Project Manager

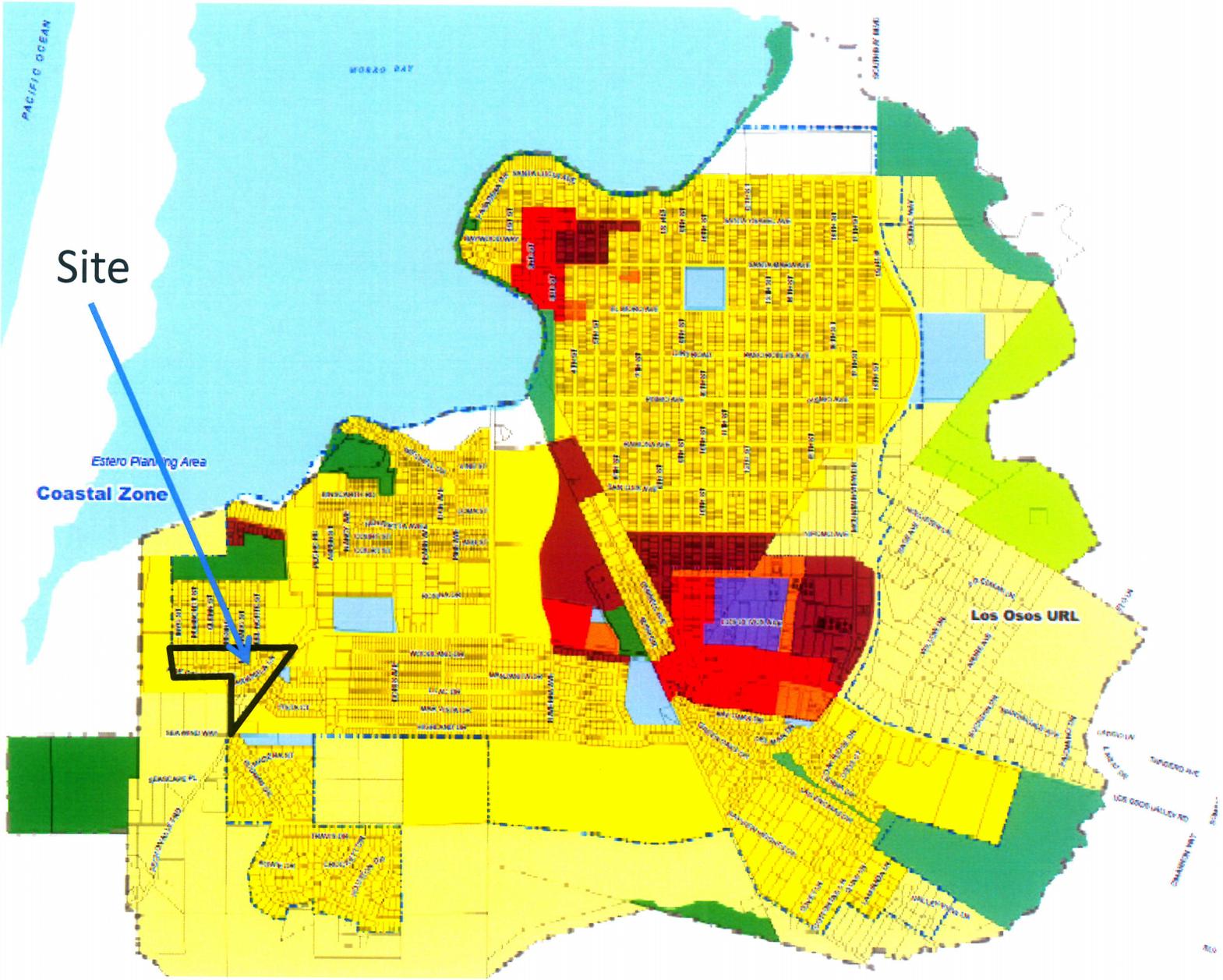
**RE: County of San Luis Obispo General Plan Amendment/ Local Coast Plan Amendment
LRP2014 -00021**

The County is processing a General Plan Amendment / Local Coastal Plan to adjust the Urban Service Line to include the neighborhood/subdivision of Monarch Grove. The project description is as follows:

Request by the County of San Luis Obispo to amend the Estero Area Plan, Los Osos Urban Area, to adjust the Urban Services Line to include the neighborhood/subdivision of Monarch Grove. The site is located south of Monarch Lane and west of Pecho Valley Road, in the subdivision of Monarch Grove, in the community of Los Osos. The site is in the Estero planning area. County File No: LRP2014-00021. Assessor Parcel Number: Multiple (see attached maps).

The purpose of this amendment is to allow the Monarch Grove neighborhood/subdivision to be served by the Los Osos Wastewater Project. Only areas within the Urban Services Line can be served by the Los Osos Wastewater Project (as conditioned by the Coastal Commission).

Prior to processing this amendment, the Board of Supervisors must authorize the County Planning and Building Department to work on the amendment. The Board of Supervisors has not authorized this amendment. This is a pre-authorization referral request, to identify if the Advisory Council has any issues or concerns with this proposal.

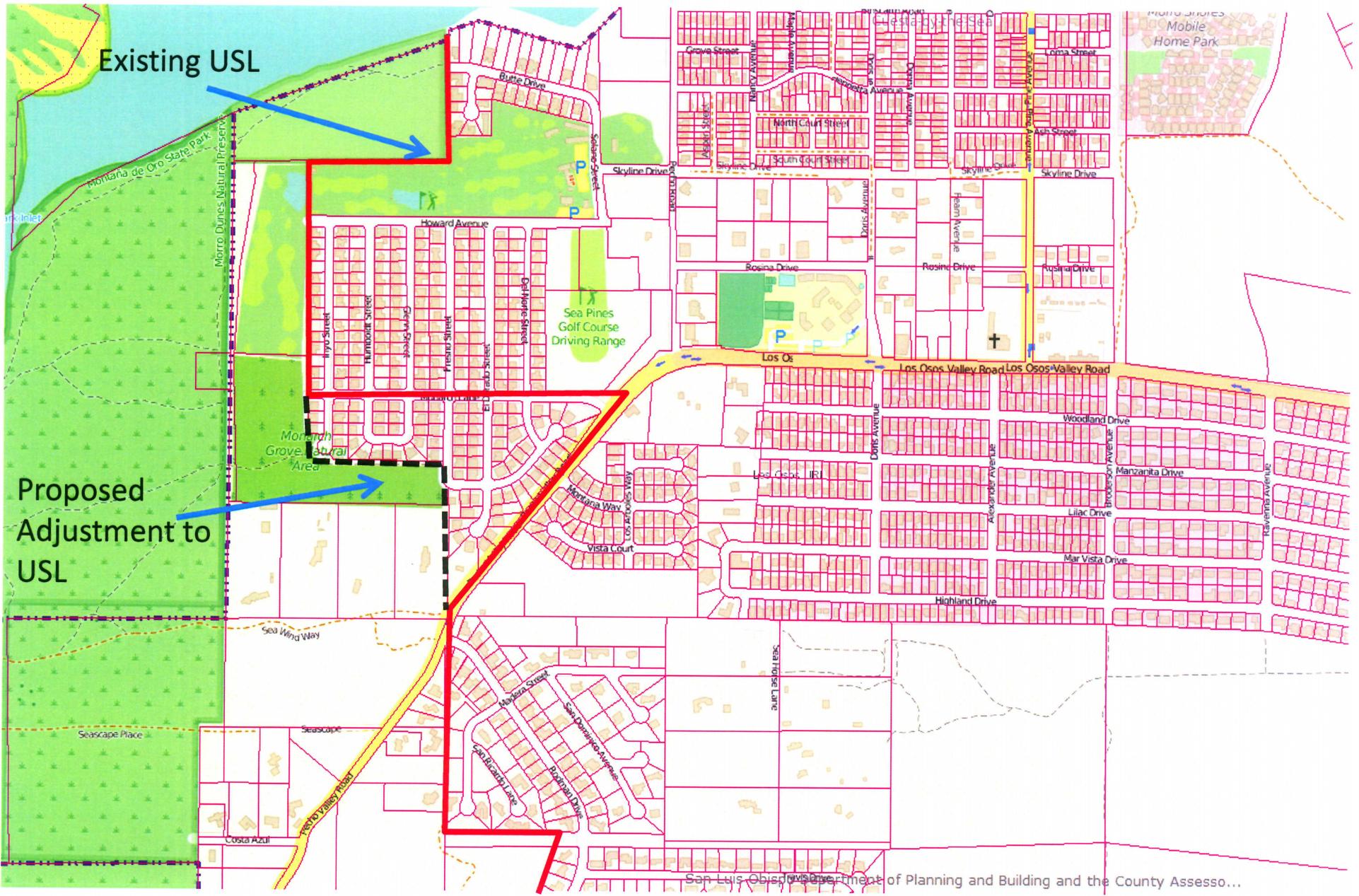


Site

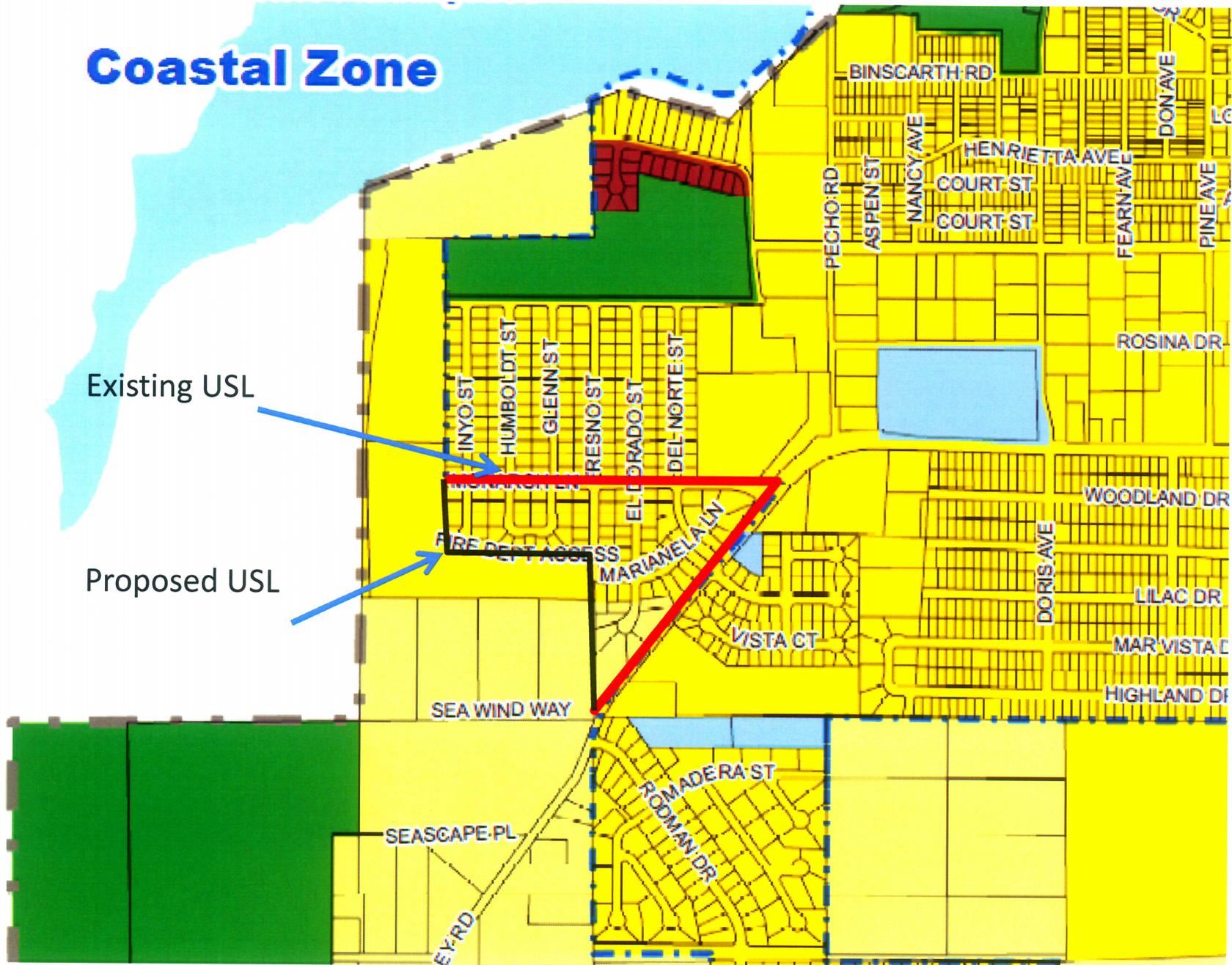
Estero Planning Area

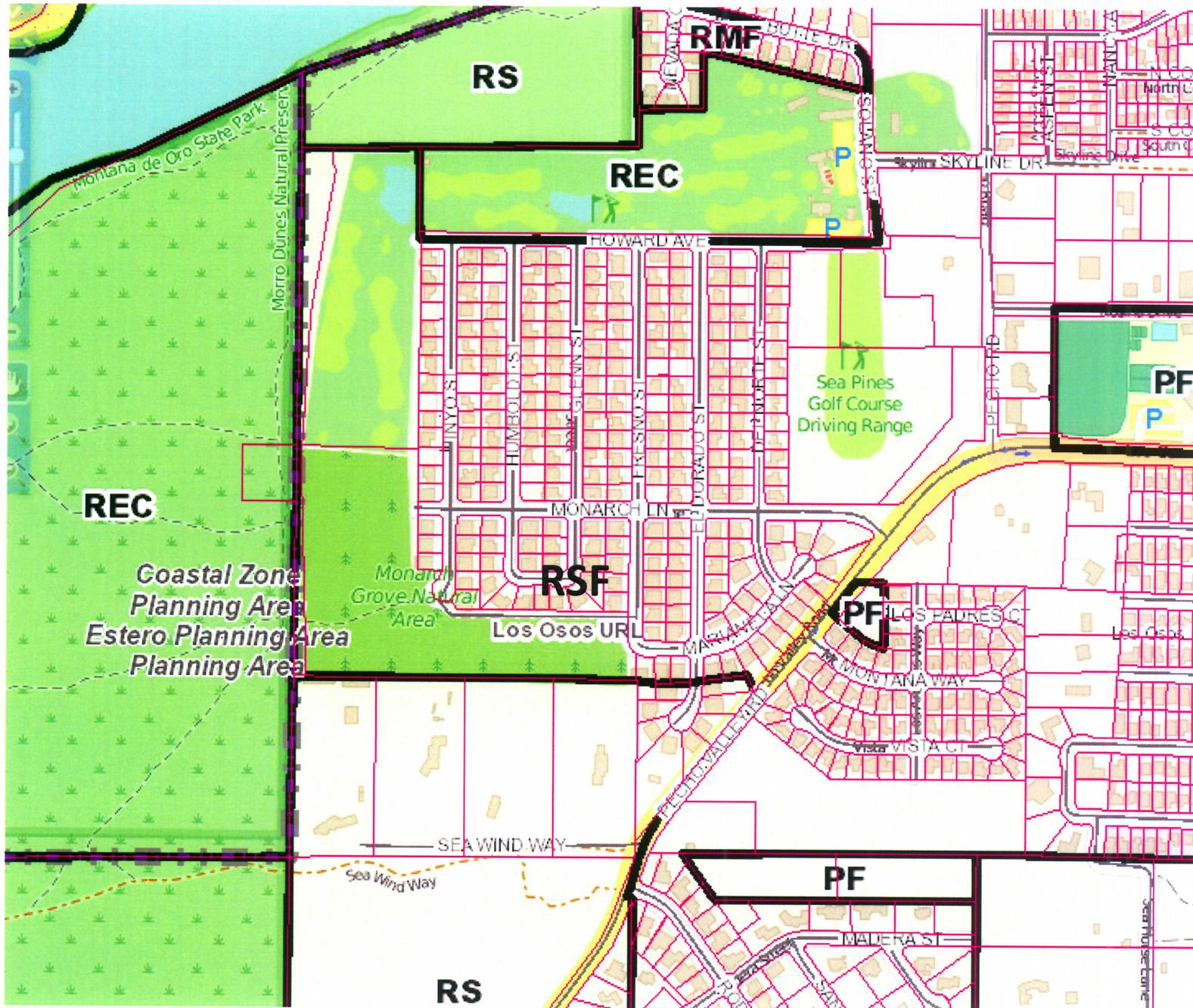
Coastal Zone

Los Osos URL



Coastal Zone





Land Use Categories

APPENDIX F

PROCESSING INDIVIDUAL PROPERTY REQUEST FOR CHANGES IN THE COASTAL ZONE WHEN NOT PART OF A GENERAL PLAN UPDATE

Processing of amendments when not part of General Plan Update

The following procedure is to be followed in processing individual general plan amendment applications in the Coastal Zone when not part of an update:

1. **Pre-application conference.** Before filing a plan amendment application, applicants are encouraged to meet with staff of the Department of Planning and Building, and the Environmental Coordinator, to identify potential major issues and concerns raised by the proposed application as well as possible revisions. During the meeting, the applicant should also be advised if the proposed application has little likelihood for ultimate approval in order to assist the applicant in making a decision on how to proceed. Staff can also assist in completing the application, explaining fees, and locating supporting information.
2. **Application filing.** The request is filed with the Department of Planning and Building on the required forms, accompanied by the filing fee established by the Board of Supervisors, and any additional information described on the application form.
3. **Application acceptance and Board of Supervisors authorization to proceed.** After the application is determined to be complete and is accepted for processing, the Department of Planning and Building prepares a report that is a preliminary analysis of the major issues likely to be involved in the request and the items that need to be studied in more detail. The Board of Supervisors reviews the report in a public meeting and decides whether to authorize processing of the application. The Board should consider the following factors and any other issues raised by the proposal:
 - a. **Necessity.** Relationship to other existing policies, including the guidelines for land use category amendments in Chapter 6, to determine if those policies make the proposed amendment unnecessary or inappropriate.
 - b. **Timing.** Whether the proposed amendment is unnecessary or premature in relation to the inventory of similarly designated land and the timing of projected growth.
 - c. **Vicinity.** Relationship to the site to the surrounding area to determine if the area of the proposed amendment should be expanded or reduced in order to consider surrounding conditions in the evaluation.
4. **Environmental Determination.** The proposed amendments will be reviewed by the Environmental Coordinator for an environmental determination pursuant to the California Environmental Quality Act (CEQA). The review may result in either (1) the project being given an exemption, (2) the issuance of a negative declaration stating the project will not have a negative effect on the environment, or (3) the recommendation by the Environmental Coordinator to the Board of Supervisors that an Environmental Impact Report (EIR) be prepared to identify any significant environmental impacts and appropriate mitigation measures and alternate actions. When complete, the environmental document is reviewed and considered prior to action on the proposed amendments.

5. **Review by Department of Planning and Building.** The Department of Planning and Building reviews the request by considering the guidelines for Land Use Element text and map amendments listed in Chapter 6 in addition to the factors listed in item 3 above. A staff report will then be prepared with a recommendation to the Planning Commission.
6. **Planning Commission hearing.** The staff report and any accompanying environmental documents are placed on the next available Planning Commission agenda for consideration. Notice of the hearing is provided as required by Sections 65353 and 65854 of the Government Code, Title 14, California Code of Regulations, Section 13515, and Public Resources Code Sections 21000 et sec (CEQA).

At the close of the public hearing, the Planning Commission considers the proposal and recommends or reports to the Board of Supervisors what action should be taken. A vote to recommend approval of an amendment shall be by resolution of the Commission and must be carried by an affirmative vote of not less than a majority of the total voting members of the Commission. Without the required votes for a recommendation for approval, the proposed amendment is transmitted to the Board of Supervisors as a report of the Planning Commission action on the proposed amendment.

7. **Board of Supervisors hearing.** The Board of Supervisors holds a public hearing on the proposed amendment, advertised in accordance with Government Code Section 65353 and 65854, Title 14, California Code of Regulations, Section 13515, and Public Resources Code Sections 21000 et sec (CEQA). At the conclusion of the public hearing, the Board may approve, modify or disapprove the recommendation of the Planning Commission in accordance with Government Code Sections 65354 through 65356 and 65854 through 65857. Approval of the amendment shall be by the affirmative vote of not less than a majority of the total membership of the Board. Any substantial modification to the proposed first be referred to the Commission for its recommendation, in accordance with Government Code Sections 65356 and 65857.
8. **Coastal Commission hearing.** The proposed amendment is scheduled for hearing before the California State Coastal Commission for review and approval.
9. **Board of Supervisors Final Action.** After approval of the amendment by the Coastal Commission, the matter is brought back to the Board of Supervisors for final action and approval.

GENERAL PLAN AMENDMENT PROCESS

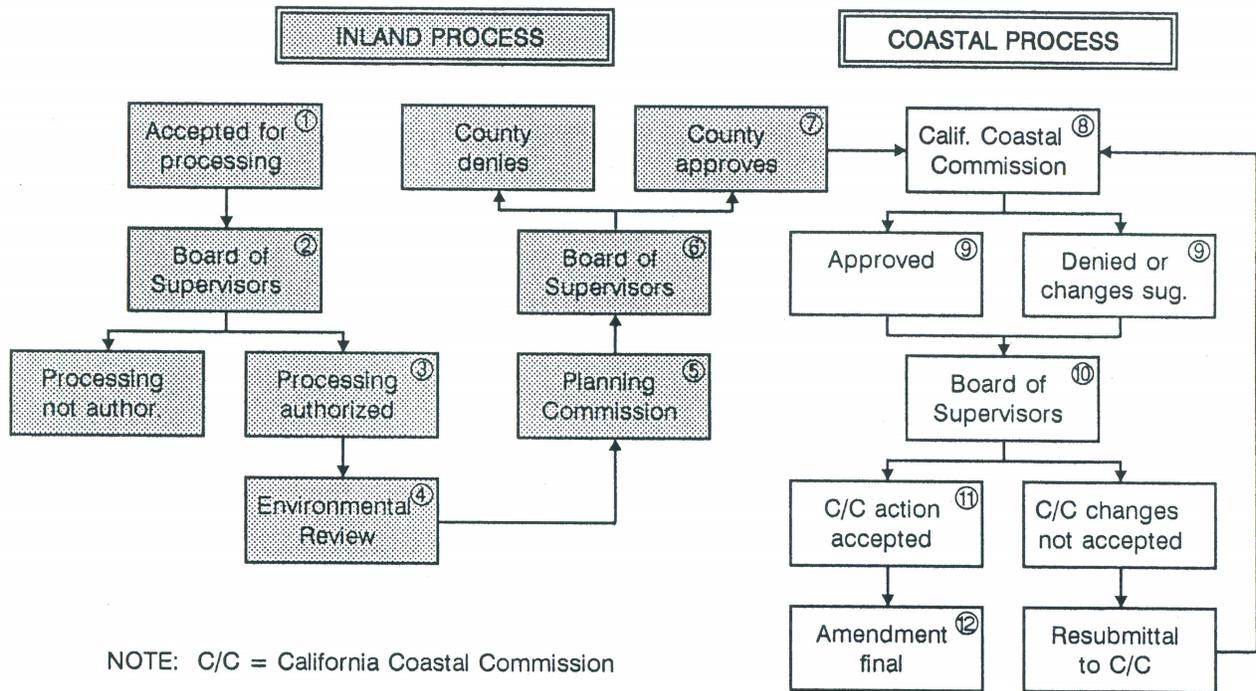


Figure F-1: Individual Property Request Processing When Not a Part of an Update