

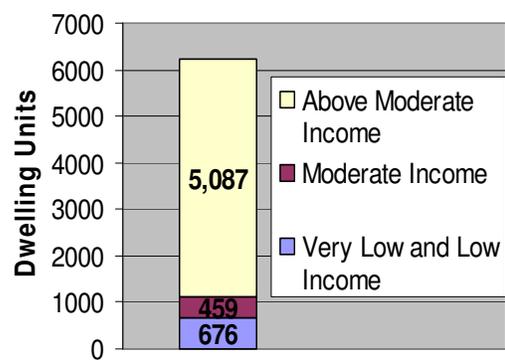
Land Use and Circulation Elements Update

An update to the Land Use and Circulation Elements of the County General Plan for the rural portions of the county starts formally on **January 19, 2010**.

The Land Use and Circulation Elements are primary documents of the County General Plan. They have not been thoroughly reviewed and updated in over 25 years. San Luis Obispo County continues to attract more residents. A new regional, comprehensive and more efficient approach is needed to address growth and resources. The Land Use and Circulation Elements will address such regional needs as:

- The distribution of the unincorporated area's "fair share" of affordable housing units as required by State regulations
- Shared constraints, especially water supply and major infrastructure deficiencies
- Agriculture, open space and habitat protection
- Growth areas around unincorporated communities
- Development around and between communities to maintain rural character and well-defined towns

Housing Units in SLO County, 2001 - 2006



82 percent of the nearly 5100 homes built in unincorporated areas from 2001 to 2006 were generally not affordable to households having very low, low or moderate incomes

Simplify the Plan

A major goal is to simplify the County's land use plans and ordinance:

- Combine the 15 planning areas of the County Land Use Element (a part of the County General Plan) into fewer sub-regional areas and plans.
- Consolidate redundant ordinance standards of the area plans.
- Make the land use plans and ordinance more concise and user-friendly.
- Reduce the time and costs to maintain the County's land use plans and ordinance.



Possible Sub-Regional Planning Areas

Regional Topics

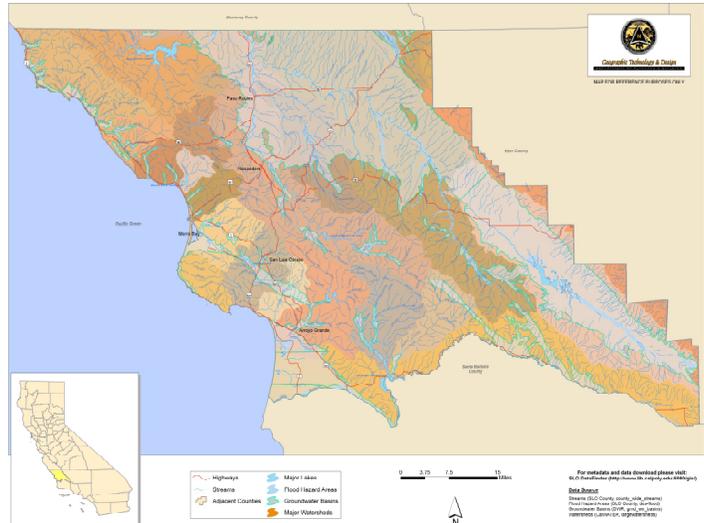
1. **Focus on countywide issues**
2. **Address growth more comprehensively**
3. **Focus on agency cooperation**
4. **Implement new policies** of the Conservation and Open Space Element, the Housing Element, and the strategic growth principles, policies and strategies adopted by the Board of Supervisors.

The Land Use and Circulation Elements Update will reorganize several documents:

- County Land Use Element
- Land Use Ordinance
- Coastal Plan Policies
- Coastal Zone Land Use Ordinance

Plan for Sub-regions

- Plan for fewer sub-regions (planning areas) that are defined by watershed boundaries.
- Determine sustainable resource capacities.
- Identify appropriate areas for expansion of unincorporated communities.
- Strengthen local economies.
- Create areas for employment near housing.
- Limit inappropriate rural development; protect rural character and important agricultural, open space and natural resources.
- Maintain community separation for strong local identities.

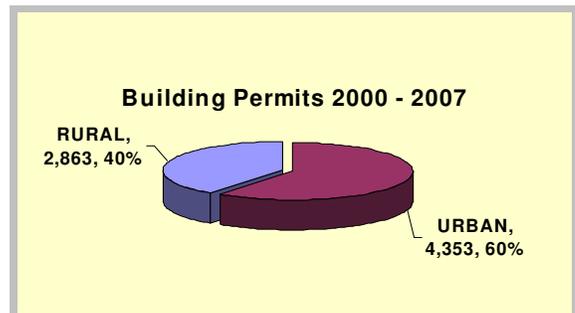


Watersheds

Work with Local Communities

Encourage each community to participate:

- Identify each unincorporated community's capacity for its share of projected regional growth.
- Identify suitable areas for housing, commercial and job-generating uses next to unincorporated communities, if appropriate.
- Determine and plan for the necessary infrastructure for projected growth.
- Identify enhancements needed to make complete communities.



Forty percent (40%) of all unincorporated residential development has been in rural areas outside communities.



A Planning Workshop

Work Plan Summary

2009-10

1. Work with the general public, interested organizations and stakeholders.
2. Research trends correlating growth demands to resource and infrastructure capacities.
3. Consolidate the existing planning areas and standards, reorganize and make other needed technical changes to documents in order to update the Land Use and Circulation Elements.
4. Property Owner Requests may be submitted as of January 19, 2010. (see following page).

2010

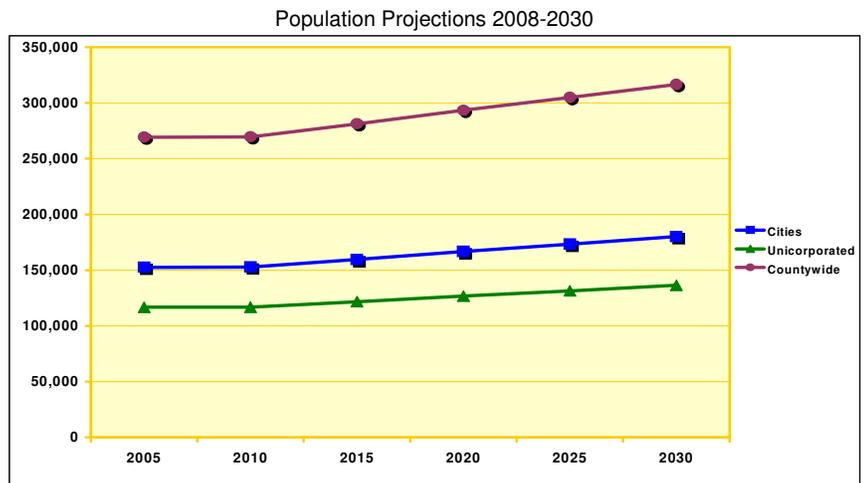
1. Conduct intensive outreach to the public, agencies, service districts and communities.
2. Prepare technical reports on feasible growth within resource and infrastructure capacities.
3. Work with communities and others; prepare regional, sub-regional and community policies for suitable growth.
4. Publish a Public Review Draft Plan and related documents.

2011

1. Begin environmental review
2. Publish the Public Hearing Draft Plan, Draft Environmental Impact Report and related documents
3. Planning Commission hearings

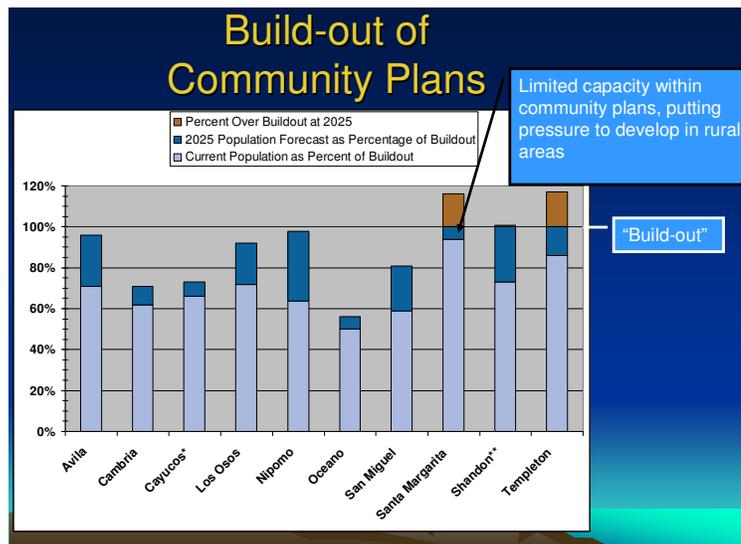
2012

1. Board of Supervisors hearings and plan adoption for the inland areas.
2. Subsequent Coastal Commission approval required for areas within the Coastal Zone.

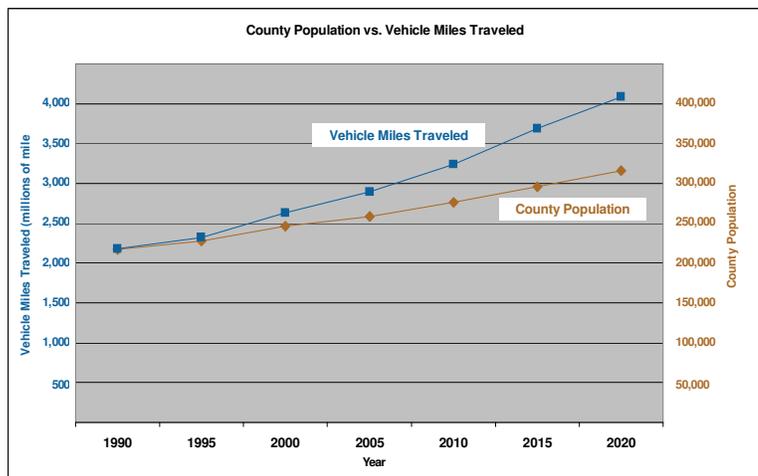


2008-2030 Projections:

- Added Unincorporated Pop = +26,000
- Housing Units Needed = +10,800
- Potential Rural Units = +4,300



County Population vs. Vehicle Miles Traveled



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

Benefits of this Update

Easier to use and change: Consolidating and reorganizing area plans and policies will save time and money when it comes to updating those plans in the future. In addition, the new and reorganized documents will be more concise and easier to understand.

Stronger protection of resources, a vital economy and our quality of life: The updated Land Use and Circulation Elements will help avoid some of the impacts and costs of continuing the current growth trends and patterns. As a result, the updated plans will help to:

- Improve groundwater conditions and thereby avoid expensive solutions
- Protect agricultural land and promote tourism
- Avoid higher costs for sheriff and fire protection
- Avoid higher costs for rural road maintenance
- Avoid some infrastructure costs
- Protect biological resources
- Reduce vehicle miles traveled and greenhouse gas emissions and improve air quality
- Decrease energy consumption
- Protect rural character and maintain separation between communities
- Retain a quality of life that most residents desire

Learn More...and Be Involved

Property Owner Requests

Beginning **January 19, 2010**, requests to change land use categories (zoning) or standards affecting properties in the *rural, unincorporated areas* of the county (outside of urban and village reserve lines) will generally need to be considered as part of this update process. These general plan amendments, called "Property Owner Requests," are submitted, together with the appropriate application form and fee, to the Department of Planning and Building. Property Owner Requests will generally be processed as part of the Land Use and Circulation Elements update, and can not be acted on until the update is completed.

For More Information

Bulletins and updates will be available online, or by contacting the Department of Planning and Building. Ask to be included in a mail list for future announcements.

Online: www.sloplanning.org See Land Use and Circulation Elements

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