

# COUNTY OF SAN LUIS OBISPO GENERAL PLAN ANNUAL PROGRESS REPORT

FISCAL YEAR 2017-2018



DEPARTMENT OF PLANNING & BUILDING

OUR MISSION:

*PROMOTING THE WISE USE OF LAND*

*HELPING TO BUILD GREAT COMMUNITIES*

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# Introduction

This report reviews the activities that took place to implement the County General Plan between July 1, 2017, and June 30, 2018, and into the first half of fiscal year 2018-2019. The General Plan is the blueprint for the future physical, economic, and social development of the unincorporated areas of the county and implements California laws that regulate land use planning and development. This report fulfills a state requirement to measure progress in implementing the General Plan. The scope of the report includes:

- Status of the General Plan documents
- Major planning activities that commenced or were completed
- Changes to plans and ordinances to implement plan policies
- Residential development in relation to Housing Element goals
- Commercial development activity
- Numbers of public hearings held for development and amendment applications

**The County of San Luis Obispo** serves the over 118,000 people who live within the unincorporated areas of the county by providing more than 700 public services.

**The Department of Planning and Building** provides many services to support public health, safety and welfare through cost-effective and courteous service. Additionally, the department represents the public's interest by creating fair and equitable policies and recommendations. The Department serves the following key stakeholders:

- The **Board of Supervisors** provides the direction for the implementation of the General Plan through its decisions on proposed plan amendments, applications, priorities, and funding.
- The **clients** are applicants and the public who receive immediate and direct services from the Department.
- The **general public**, as the "end-user" of the General Plan, help shape the purpose, meaning, and effect of the General Plan through participation in drafting, reviewing, and commenting on plans, ordinances, and permits.
- The Planning Commission, the employees of County departments, and non-County agencies have varying roles in implementing the General Plan.

## The County General Plan

The General Plan is both the vision and blueprint for how the County as a community wants to develop and grow while protecting valued resources. The General Plan is required by the State of California to protect resources, plan an orderly distribution of land uses and apply fair and equitable regulations for new development.

**The General Plan provides policies for planning land uses and for allowing new development and land divisions.** It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, and plant and animal habitats. The General Plan includes documents called elements.

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

Required and optional elements are shown in Table 1, along with the date of adoption or last major revision.

**Table 1: General Plan Elements**

Required Elements	Date of Adoption or Last Major Revision
<b><i>Land Use and Circulation</i></b>	<b>2016</b>
<i>Framework for Planning</i>	2014
<i>Area Plans:</i>	
• <i>Carrizo Area Plan</i>	2014
• <i>Shandon-Carrizo (Central)</i>	2012
• <i>Estero Area Plan</i>	2009
• <i>North Coast Area Plan</i>	2008
• <i>North County Area Plan</i>	2014
○ <i>Adelaida</i>	1980
○ <i>El Pomar-Estrella</i>	2003
○ <i>Las Pilitas</i>	1980
○ <i>Los Padres (North)</i>	1980
○ <i>Nacimiento</i>	1980
○ <i>Salinas River</i>	1996
○ <i>Shandon-Carrizo (North)</i>	2012
• <i>San Luis Bay Coastal Area Plan</i>	1988
• <i>San Luis Obispo Area Plan</i>	2014
○ <i>San Luis Obispo (North)</i>	1994
○ <i>San Luis Bay Inland (North)</i>	1980
• <i>South County Area Plan</i>	1994
○ <i>Huasna-Lopez</i>	1986
○ <i>Los Padres (South)</i>	1980
○ <i>San Luis Obispo (South)</i>	1994
○ <i>San Luis Bay Inland (South)</i>	1980
○ <i>South County (sub-area)</i>	1994
• <i>South County Coastal Area Plan</i>	1990
<i>Community Plans:</i>	
• <i>Avila</i>	1980
• <i>Cambria</i>	2008
• <i>Cayucos</i>	2009
• <i>Los Osos</i>	2009
• <i>Nipomo</i>	2007
• <i>Oceano Inland</i>	1996
• <i>San Miguel</i>	2016
• <i>Santa Margarita</i>	2001
• <i>Shandon</i>	2012

<b>Required Elements</b>	<b>Date of Adoption or Last Major Revision</b>
<ul style="list-style-type: none"> <li>• <i>Templeton</i></li> </ul>	1996
<b>Specific Plans:</b>	
<ul style="list-style-type: none"> <li>• <i>Avila Beach</i><sup>1</sup></li> <li>• <i>Black Lake</i></li> <li>• <i>Lake Nacimiento Resort</i></li> <li>• <i>Los Ranchos/Edna</i></li> <li>• <i>Oceano</i><sup>1</sup></li> <li>• <i>Rocky Canyon Quarry</i></li> <li>• <i>Santa Maria and Sisquoc Rivers</i></li> <li>• <i>Woodlands</i></li> </ul>	2000 1983 1976 1984 2001 1996 1998 1998
<b>Village Plans:</b>	
<ul style="list-style-type: none"> <li>• <i>California Valley</i></li> <li>• <i>Creston</i></li> <li>• <i>Edna</i></li> <li>• <i>Heritage Ranch</i></li> <li>• <i>North County Villages:</i> <ul style="list-style-type: none"> <li>○ <i>Garden Farms</i></li> <li>○ <i>Pozo</i></li> <li>○ <i>Whitley Garden</i></li> </ul> </li> <li>• <i>Oak Shores</i></li> <li>• <i>San Simeon</i></li> <li>• <i>South County Villages:</i> <ul style="list-style-type: none"> <li>○ <i>Callender-Garrett</i></li> <li>○ <i>Los Berros</i></li> <li>○ <i>Palo Mesa</i></li> </ul> </li> <li>• <i>Local Coastal Plan – Coastal Plan Policies</i></li> </ul>	1980 2003 1996 1980 1996 1980 1980 2008 1994 1994 1994 2004
<b>Housing</b>	<b>2014</b>
<b>Conservation and Open Space</b>	<b>2010</b>
<b>Noise</b>	<b>1992</b>
<b>Safety</b>	<b>2013</b>
<b>Optional Elements</b>	<b>Date of Adoption or Last Major Revision</b>
<b>Agriculture</b>	<b>2010</b>
<b>Offshore Energy</b>	<b>2010</b>
<b>Economic</b>	<b>2012</b>
<b>Parks and Recreation</b>	<b>2006</b>

<sup>1</sup>These communities are in both the Coastal Zone and Inland.

# Major Completed Activities

## General Plan Amendments

Changes or amendments to the General Plan occur through applications by the public or by the County after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current and any updates to occur periodically. The following amendments listed in Table 2 were approved in FY17-18:

**Table 2: Approved General Plan Amendments FY17-18**

Amendment	Description
LRP2015-00014 County of SLO	Amend the Transfer of Development Credits (TDC) Program in the community of Cambria. The request includes proposed amendments to the North Coast Area Plan and Title 23 as applicable to the Cambria TDC Program. The TDC Program allows for potential residential development from one site to be transferred to another site. The proposed amendments include expanding the range of potential “sender sites” and modification of the language for “receiver sites”. Approved December 14, 2017

## Ordinance Amendments

Ordinances, such as the County’s Inland Land Use Ordinance and Coastal Zone Land Use Ordinance, implement the General Plan by regulating land use and development or by managing the rate of growth as in the Growth Management Ordinance. Decisions on land use permits, building permits or land divisions are based on these and other ordinances.

The Land Use Ordinance (LUO) is the official zoning ordinance for the County of San Luis Obispo; it implements General Plan policies with zoning standards. The following ordinances listed in Table 3 were approved in FY17-18:

**Table 3: Approved Ordinance Amendments FY17-18**

Amendment	Description
LRP2016-00009 ADU Phase I	Amend Section 22.30.470 (Residential – Secondary Dwellings) of Title 22 and Section 23.08.169 (Secondary Dwelling Units (S-8)) of Title 23 to remove owner occupancy and road surfacing requirements for properties with secondary dwellings. Approved June 16, 2017
LRP2016-00012/LRP2016-00013 Regulation of Cannabis Activities (Inland & Coastal) Ordinance	Amend Title 22, including an addition of a new Chapter 22.40 – Cannabis Activities and amend Title 23, including: an addition of new Sections 23.08.420 – 23.08.433 – Cannabis Activities, and Part II of the Framework for Planning – Coastal Zone, including the Estero Area Plan, North Coast Area Plan, San Luis Bay Area Plan, and South County Area Plan. Approved November 27, 2017

<b>Amendment</b>	<b>Description</b>
<b>LRP2016-00017</b> Minor Lot Line Adjustment Ordinance	Amend Title 21 of the County Code, Real Property Division Ordinance, to establish a streamlined approval process for Minor Lot Line adjustments. The Minor Lot Line Adjustment Ordinance does not apply in the Coastal Zone. Approved April 3, 2018
<b>LRP2017-00011</b> Growth Management Ordinance	Growth Management Ordinance. Amend Title 26 of the County Code, to update the fiscal year references from 2017 -2018 to 2018-2019 for the maximum number of new dwelling units allowed for the Nipomo Mesa area for the Fiscal Year 2018-2019 and maintain the 0% Cambria growth rate per fiscal year for the period from July 1, 2018 through June 30, 2021. Approved May 1, 2018
<b>LRP2012-00002</b> Flood Hazard Area Ordinance	Amend Section 22.14.060 (Flood Hazard Area) of Title 22 to remove Coastal Zone language located in Section 22.14.060(D)(3); and to include additional Flood Hazard standard language in Sections 23.07.060 (Flood Hazard Area), 23.07.062 (Applicability of Flood Hazard Standards), 23.07.064 (Flood Hazard Area Permit Processing Requirements), 23.07.065 (General Hazard Avoidance), 23.07.066 (Construction Standards), and 23.11.030 (Definitions) of Title 23. Approved June 14, 2018
<b>LRP2014-00019</b> Title 22 Clean Up	Amend Title 22 to correct typographical errors, internal code references and figures, and to restore language that was inadvertently removed. Approved July 28, 2018

## ***Other Completed Activities***

### **Permit Tracking System Upgrade (EnerGov)**

Staff worked with a third-party vendor and implemented EnerGov, a new permit tracking system, in February 2018. EnerGov replaced the previous Tidemark system, which was built on a Windows 98 platform. EnerGov will continue to provide permit tracking and status updates on all land use and construction permits in the County.

## ***On-Going Implementation Activities***

### ***Major Planning Activities***

#### **Avila Community Plan Update**

On June 13, 2016, the San Luis Obispo County Board of Supervisors authorized a comprehensive update to the Community Plan for Avila. This comprehensive document will provide all relevant policies, programs, and standards within the Urban Reserve Line (URL). Staff will be revising the four existing documents, the San Luis Obispo Inland Area Plan, the Avila Community Plan (Inland), the San Luis Bay Area Plan (Coastal), and the Avila Beach Specific Plan, that influence the land within the URL and combine these documents into one document, the Avila Community Plan (Inland & Coastal). Staff has completed the background report which will be used to inform the comprehensive update on demographics, land use, circulation, housing, environmental resources, hazards, public facilities, and special events.



The update will be used to guide development in the URL through 2040. Staff is currently completing a Request for Proposal to hire a consultant for the plan update and associated environmental review.

Since authorization, staff has held five public workshops under the work program and community workshop series, Envision Avila. Envision Avila was created to inform and develop the new comprehensive Community Plan. For more details and the timeline, please visit, [envisionavila.org](http://envisionavila.org).

## **Countywide Water Conservation Program**

On October 27, 2015, the Board of Supervisors adopted amendments to the Agriculture and Conservation and Open Space Elements of the General Plan, adopted amendments to Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction), and Title 22 (Land Use Ordinance) of the County Code, and amended Ordinance 3274 (the County Fee Schedule) to implement the Countywide Water Conservation Programs (CWWCP). Since their adoption, the County has actively sought opportunities for new water conservation efforts to further its goals of achieving water neutrality and preventing water waste. On July 11, 2017, the Board of Supervisors adopted proposed amendments to Resolution 2015-288 that incorporated new adaptive water conservation strategies within the framework of the existing CWWCP to address these water deficits. These amendments expanded the previously existing Plumbing Retrofit Program to Nipomo and established a Washer Rebate Program.

## **Housing Initiative Package**

**Constraints and Opportunities Mapping:** In June 2017, staff commenced with work on the Constraints and Opportunities Mapping project. The purpose of this project is to identify where new large tracts of land could be rezoned to allow for residential development based on mapped constraints and opportunities. The mapping would include, but not be limited to: water resources, circulation, agriculture, biological resources, archaeological resources, visual resources, infrastructure needs, and impact fees. Staff has conducted initial research including the review of existing GIS mapping model and map layers as well as conducting stakeholder outreach. On August 21, 2018, the Board reviewed a report of preliminary results, and directed staff to work with other county and regional agencies in addressing the regional housing issue.

**Dwelling Ordinance Amendment (ADU) Phase II:** On January 1, 2017, Government Code section 65852.2 governing ADUs ("Secondary Dwellings" per County Ordinance), as amended, became effective where the provisions in a local agency's ordinance relating to matters including unit size, parking, fees, and other requirements, cannot be so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create ADUs in land use categories in which they are authorized by ordinance. The County's existing Secondary Dwelling Ordinance (LUO Section 22.30.470) and regulations governing Guesthouses (LUO Section 22.30.410) both contain restrictions on these types of residential uses (e.g., secondary dwellings are prohibited in certain geographic locations).

On June 12, 2017, the Board approved funding for the project. Staff completed the initial research and summary report of the project and have established a stakeholder group to create an ordinance framework. On August 21, 2018, the Board reviewed the ordinance

framework and directed staff to continue processing the ordinance amendment. Staff will continue with research and public outreach throughout 2018 and into 2019.

**Agricultural Worker Housing Ordinance:** San Luis Obispo County has initiated an effort to help address the County's housing shortage and meet our current and future needs for seasonal agricultural worker housing. The County Board of Supervisors has directed staff to create an ordinance that will incentivize and remove barriers for developing agricultural worker housing both on and off-site of agricultural operations.

On June 12, 2017, the Board approved funding for the project. This ordinance amendment requires significant research into the existing farm support quarters ordinance to determine feasible locations of additional agricultural worker housing. Staff completed the initial research and a summary report of the project and have established a technical advisory committee to create an ordinance framework. On August 21, 2018, the Board reviewed the ordinance framework and directed staff to continue processing the ordinance amendment. Staff will continue with research and public outreach throughout 2018 and into 2019.

### **Cannabis Activities Ordinances**

Staff is processing amendments to the Cannabis Activities Ordinances, for both Inland areas and the Coastal Zone, as directed by the Board of Supervisors. The amendments are being prepared in two phases. Phase one includes clean-up language, changes to certain definitions to be consistent with changes in State law, limiting cannabis cultivation to a number of sites rather than a number of operations, adding provisions for cannabis processing only facilities, and granting ministerial land use permits for transport only businesses. Phase two will be proposed amendments to revises the regulations applicable to cannabis manufacturing in AG zoning. These amendments are underway with expected completion for phase one in December 2018, and phase two in Spring 2019.

### **Los Osos Community Plan Update**

The Board authorized preparation of this update on December 11, 2012. A Public Review Draft Community Plan was released in January 2015. A series of community outreach meetings to unveil the Community Plan were conducted in the Spring of 2015. The plan was prepared to be consistent and coordinated with the draft groundwater basin management plan and the draft Habitat Conservation Plan. The plan may be reviewed at the Department of Planning and Building, the Los Osos Library and on the Department's website. An Environmental Impact Report for the Community Plan is underway. The draft EIR is expected to be released in the winter of 2019.

### **Los Osos Habitat Conservation Plan**

The third Administrative Draft Habitat Conservation Plan was completed and submitted to the U.S. Fish and Wildlife Service; staff is currently reviewing comments and coordinating with the Service as they complete their review. The public review draft HCP and the associated Environmental Impact Report and Environmental Assessment is scheduled for release in winter 2019.

## **Sign Ordinance**

The Department of Planning and Building, in consultation with County Counsel, is in the process of preparing draft amendments to the County's Sign Ordinance to bring the ordinance into compliance with the US Supreme Court decision in Reed vs. Town of Gilbert, Arizona (applicable to content neutrality). Staff anticipates the amendments going before the Planning Commission in early 2019 and before the Board of Supervisors in the spring of 2019.

## **Safety Element**

The Safety Element is a state-mandated element of the County's General Plan intended to address protection of the community from unreasonable risks associated with the effects of various hazards, including wildland and urban fires, flooding, and geologic hazards. The last comprehensive update was adopted in December 1999. Much of the information is now outdated and the County is updating its Safety Element to comply with state and federal mandates.

## ***Other Highlighted Activities***

### **Mining Combining Designation Amendment**

The State Mining and Geology Board (SMGB) periodically updates mineral classification reports for a specific area of the state. In 2015, SMGB completed the process to update maps that classify lands as having significant aggregate resources for the production of Portland Concrete Cement in San Luis Obispo and Santa Barbara Counties. The County is in the process of updating the General Plan and Titles 22 and 23 of the County Code to reflect the state's updated mineral resource mapping and to provide a means of ensuring their conservation.

## ***General Plan Elements***

The San Luis Obispo County General Plan is the foundation upon which all land use decisions are based. Its main purposes are to illustrate the public policy for future land use for both public and private lands, and to provide the County Board of Supervisors, Planning Commission, Subdivision Review Board and Zoning Administrator (Hearing Officer) with specific direction for future decisions affecting land use development. The General Plan includes documents called elements. Several of these elements for which the County conducted on-going efforts for the 17-18 Fiscal Year are identified below.

# Housing

**Table 4: Housing Element On-Going Activities**

Policy	On-Going Activities
<ul style="list-style-type: none"> <li>• <b>HE 1.B:</b> Continue and track existing development incentives</li> <li>• <b>HE 1.C:</b> Reduce and defer fees for affordable housing development</li> <li>• <b>HE 1.L:</b> Implement Inclusionary Housing Ordinance</li> </ul>	<p>The Annual Report for Title 29 – Affordable Housing Fund states that in 2018 a combined total of \$134,516.11 of in-lieu/housing impact fees was awarded to three affordable housing projects that will produce 43 affordable units. Currently there is \$300,297.31 in available Title 29 funds.</p>
<ul style="list-style-type: none"> <li>• <b>HE 1.G:</b> Provide direct financial assistance for housing</li> </ul>	<p>In 2018 the County allocated \$134,516.11 in federal HOME funds towards construction of affordable housing units and to support the Tenant Based Rental Assistance program. These funds, combined with unspent HOME funds from previous years, will help three affordable housing projects to leverage for significant amounts of added funds from other lenders and from the California Tax Credit Allocation Committee. These projects include: 1) Vine St. Sweat-Equity Homes Habitat for Humanity in Paso Robles (9 units), 2) Bishop St. Studios T-MHA &amp; Housing Authority in San Luis Obispo (30 units), and 3) Elm St. Apartment – Rehab Family Care Network, Inc. in Arroyo Grande (4 units).</p>
<ul style="list-style-type: none"> <li>• <b>HE 1.H:</b> Provide support to the Housing Trust Fund</li> </ul>	<p>The Planning and Building Department participates in monthly Housing Trust Fund Commission meetings and the County provides financial support to the Housing Trust Fund annually for operations.</p>
<ul style="list-style-type: none"> <li>• <b>HE 1.J:</b> Facilitate affordable housing through advocacy, education, and support</li> </ul>	<p>The Planning and Building Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council.</p>
<ul style="list-style-type: none"> <li>• <b>HE 2.A:</b> Rehabilitate housing units</li> </ul>	<p>The County provided financial assistance through the Community Development Block Grant (CDBG) Program to Family Care Network for rehabilitating the Estelita Court project for transition-aged youth. The County also provided CDBG funds to two other nonprofit organizations, Transitions Mental Health Association for Bishop Street Studios and the Community Action Partnership of San Luis Obispo County's Minor Home Repair Program.</p>

## **Conservation and Open Space**

**Table 5: Conservation and Open Space Element On-Going Activities**

<b>Policy</b>	<b>On-Going Activities</b>
<ul style="list-style-type: none"> <li>• <b>AQ 2.1.3</b> Employee Commuting Survey</li> </ul>	<p>This is an on-going program for the Department, along with Ride Share, to survey County employees about commuting patterns and transportation choices. Employee commute surveys were completed in 2010, 2012, 2014 and 2018.</p>
<ul style="list-style-type: none"> <li>• <b>AQ 2.3.1</b> Alternative Fuel Strategy</li> </ul>	<p>This is an on-going effort where the County Department of Central Services is replacing vehicles within its fleet with alternative fuel vehicles. There are currently 304 ethanol vehicles, 34 hybrid vehicles, and 14 electric vehicles within the County fleet.</p>
<ul style="list-style-type: none"> <li>• <b>AQ 4.2.1</b> EnergyWise Program</li> </ul>	<p>Efforts to reduce greenhouse gas emissions associated with energy use from County-owned facilities and operations are being coordinated by the Department of Public Works, with support from the San Luis Obispo County Energy Watch Partnership, as well as other County departments.</p>
<ul style="list-style-type: none"> <li>• <b>AQ 4.3.1</b> Reduce County Greenhouse Gas from County Operations</li> </ul>	<p>This is an on-going effort for County departments to make considerations for reducing emissions in operations and practices. This is occurring for fleet management, and for the energy and water use in facilities. The County has completed significant energy efficiency projects in and continues to pursue additional renewable energy and energy efficiency opportunities.</p>
<ul style="list-style-type: none"> <li>• <b>E 2.2.2</b> Implement energy efficiency activities and improvements</li> <li>• <b>E 3.2.2</b> Energy efficiency retrofit program</li> </ul>	<p>In this on-going program, the Department's Energy Section works with the Public Works Department, PG&amp;E, SoCal Gas, and other local partners to conduct energy efficiency projects at existing commercial, residential, and government facilities.</p>
<ul style="list-style-type: none"> <li>• <b>E 3.4.1</b> Voluntary energy efficiency and conservation</li> <li>• <b>E 3.4.3</b> Encourage energy and water efficiency improvements</li> </ul>	<p>In this on-going program, the Department's Energy Section conducts regular outreach, administers distribution of education materials, and hosts community events encouraging commercial and residential building owners to save energy through retrofits and simple low-cost actions.</p>
<ul style="list-style-type: none"> <li>• <b>E 3.4.4</b> Energy efficiency and conservation education: public</li> </ul>	<p>This is an on-going effort. The Department's Energy Section hosts and participates in community events that promote energy efficiency and conservation.</p>
<ul style="list-style-type: none"> <li>• <b>E 4.1.1</b> Continue partnerships for green building education</li> </ul>	<p>The Department's Energy Section partners with local organizations to provide contractor training and workshops in energy efficiency.</p>

## Safety

**Table 6: Safety Element On-Going Activities**

Policy	On-Going Activities
<ul style="list-style-type: none"> <li>• <b>S-8 and S-40</b> Information and Research</li> </ul>	<p>The Department of Planning and Building administers and operates a Geographic Information System (GIS) that includes the data layers of the Safety Element, such as fire hazards, emergency response times, and wildland, while coordinating with CalFire and other state agencies to acquire the most recent data sets. The department updates these layers as new information becomes available and makes it available on public sites such as PermitView.</p>
<ul style="list-style-type: none"> <li>• <b>S—12</b> Risk Assessment</li> </ul>	<p>The County provides numerous safety related trainings throughout the year to its building and safety personnel to ensure that staff is up to date with current knowledge. The following is a list of trainings offered at the County:</p> <ul style="list-style-type: none"> <li>• Disaster Service Worker Training</li> <li>• FEMA IS-700a</li> <li>• FEMA IS-700b</li> <li>• G-606</li> <li>• Automated External Defibrillator (AED) Training</li> <li>• Active Shooter Training</li> <li>• Fire Extinguisher Training</li> <li>• First Aid-CPR Training</li> <li>• Safety Scratchers</li> </ul>
Policy	On-Going Activities
<ul style="list-style-type: none"> <li>• <b>S-22</b> Reduce Flood Damage</li> </ul>	<ul style="list-style-type: none"> <li>• The San Luis Obispo County Flood Control and Water Conservation District (SLOFC and WCD/ "District") helps communities in the county identify and address flooding problems. Funding and implementation of capital improvement projects require community support and buy-in through approved ballot measures in accordance with Prop 218.</li> <li>• Drainage and flood control studies for the communities of Cambria, Cayucos, Nipomo, Oceano, San Miguel, and Santa Margarita were conducted in the early 2000s. Since then, several projects have been implemented, including the Cambria Flood Control Project which relieves flooding in the West Village area and in the Santa Margarita community, where surrounding ranchland was modified to slow and infiltrate stormwater prior to reaching the town. Roadway drainage improvements have also been installed throughout many communities in the county.</li> <li>• In addition to continuing to update or create new drainage and flood plans for specific communities in the county, the District received a grant to complete a county-wide Stormwater Management Plan that will help to identify multi-benefit stormwater management</li> </ul>

programs and projects. Completion of the plan will result in eligibility for grant funding to help offset the cost of implementing solutions.

## **Economic**

**Table 7: Economic Element On-Going Activities**

<b>Policy</b>	<b>On-Going Activities</b>
<ul style="list-style-type: none"> <li>• <b>EE 4.4</b> Encourage infrastructure investment through a comprehensive capital improvement program guided by the Clusters of Opportunity Economic Strategy and the County General Plan in coordination with incorporated cities and other entities</li> </ul>	<p>The County continues its process for infrastructure planning to include direct communication with representatives of the private sector and with cities and community services districts.</p>
<b>Policy</b>	<b>On-Going Activities</b>
<ul style="list-style-type: none"> <li>• <b>Policy EE 4.1</b> Develop programs for the retention and expansion of existing business, and the attraction of new businesses that are consistent with community goals and the Clusters of Opportunity Economic Strategy</li> </ul>	<p>The County continued its financial support to the EVC for implementation of the Clusters of Opportunity Economic Strategy.</p>
<ul style="list-style-type: none"> <li>• <b>Policy EE 1.7</b> Whenever there is a possibility of economic effects from projects, economic impact analyses may be used to enable consideration of both positive and negative effects of proposed plans, policies and projects on capital, jobs, incomes, sales and public revenue and services</li> </ul>	<p>Economic impact analyses are included on a case by case basis with discretionary permit applications for projects with regional economic significance.</p>

# Development Activity

## Residential Development Trends

The rate of residential development has remained generally lower than the rate of development that was seen in pre-recession years, as resource constraints (primarily water supply) continue to be a significant factor for new development. Fiscal year 2017-2018 saw 17 percent more homes built than 2016-2017. The trend in multi-family residential development has remained very low compared to single-family housing, as shown in Table 8.

**Table 8: Residential Development Trends FY11-17**

Final Building Permits	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Single-Family	200	266	359	341	296	266	322
Multi-Family	22	0	0	4	1	3	4
Total	222	266	359	345	297	269	326
% Multi-Family	9.9%	0%	0%	1.2%	0.3%	1.1%	1.2%

## Affordable Housing Development

The Housing Element helps ensure that sufficient vacant land is designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Unfortunately, the production of new housing affordable to county residents proceeded at a pace that fell below the quantified objectives established in the 2009-2014 Housing Element, as listed in Table 9. The County is currently on track to meet the quantified objectives established in the 2014-2019 Housing Element with over half of the total units constructed in the first two years. Table 9 illustrates *calendar year* information through December 31, 2017, as compared to the 2009-2014 Housing Element Quantified Objective and the recently adopted 2014-2019 Housing Element Quantified Objective.

**Table 9: Built Housing Units Compared to Housing Element Objectives for CY10-17**

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
2009-2014 Housing Element Objective*	858	418	924	2,200
Units Built in 2010	100	4	290	394
Units Built in 2011	32	2	133	167
Units Built in 2012	13	2	195	210



	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Units Built in 2013	8	2	316	326
Units Built in 2014	17	4	352	373
Number of housing units (below) or above the Housing Element Objective	(688)	(404)	362	(730)
2014-2019 Housing Element Objective*	443	192	457	1,092
Units Built in 2015	17	27	282	326
Units Built in 2016	30	8	234	272
Units Built in 2017	13	4	218	235
Number of housing units (below) or above the Housing Element Objective	(383)	(153)	277	(259)

\* Total number of units desired by the Housing Element during the specified period.

## **Commercial Development Trends**

All new, non-residential development are categorized here as “commercial,” including public projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last seven years, as shown in Table 10:

**Table 10: Commercial Development Trends FY11-18**

	Valuation of Issued Permits	Percent Change	Final Building Permits	Percent Change
FY11-12	\$27,258,960	12%	57	-40%
FY12-13	\$40,111,609	47%	80	40%
FY13-14	\$30,079,221	-25%	129	61%
FY14-15	\$28,021,865	-7%	124	-4%
FY15-16	\$41,582,425	48%	173	40%
FY16-17	\$55,865,497	26%	121	-30%
FY17-18*	\$30,648,797	-45%	80	-34%

\*The methodology used to assess the valuation of issued permits and the number of final building permits has changed due to the County's transition to a new permit tracking software.

## Application Hearings

Table 11 lists the number of development and policy decisions heard at public hearings. A single application may involve several hearings that are included in the table.

**Table 11: Application Hearings FY16-17, FY17-18**

<b>Hearing Body and Application Types</b>	<b>FY16-17</b>	<b>FY17-18</b>	<b>Absolute Change</b>
<b>Board of Supervisors — Total</b>	<b>103</b>	<b>102</b>	<b>-1</b>
General Plan/Ordinance Amendments	21	25	4
Agricultural Preserves	7	2	-5
Appeals	21	17	-4
Other Items	15	23	8
Consent Items	39	35	-4
<b>Planning Commission — Total</b>	<b>80</b>	<b>70</b>	<b>-10</b>
Conditional Use Permit/Dev. Plans	25	24	-1
Minor Use Permits	2	1	-1
Variances	1	1	0
Tract Maps	2	2	0
General Plan/Ordinance Amendments	12	4	-8
Appeal	1	1	0
Other items	2	12	10
Consent Items (time extensions, General Plan conformity reports)	35	25	-10
<b>Subdivision Review Board — Total</b>	<b>36</b>	<b>31</b>	<b>-5</b>
Parcel Maps	6	10	4
Lot Line Adjustments	4	2	-2
Conditional Certificates	0	0	0
Consent Items (time extensions, public lots)	26	19	-7
<b>Planning Department Hearing Items — Total</b>	<b>99</b>	<b>137</b>	<b>38</b>
Minor Use Permits (subtotal):	93	119	26
Road Names	2	2	0
Lot Line Adjustments	4	15	11
Appeal of Admin Fine	0	1	1

<b>Hearing Body and Application Types</b>	<b>FY16-17</b>	<b>FY17-18</b>	<b>Absolute Change</b>
<b>Airport Land Use Commission — Total</b>	<b>30</b>	<b>7</b>	<b>-23</b>
Project Reviews	30	7	-23
<b>TOTAL ALL PROJECTS</b>	<b>348</b>	<b>347</b>	<b>-1</b>