

GENERAL PLAN ANNUAL PROGRESS REPORT

**FISCAL YEAR
2022-2023**

**Department of
Planning & Building**

OUR MISSION:
*PROMOTING THE WISE USE OF LAND
HELPING TO BUILD GREAT COMMUNITIES*



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I. INTRODUCTION

This report reviews the activities that took place to implement San Luis Obispo County's (County's) General Plan between July 1, 2022, and June 30, 2023. 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 General Plan Progress Report fulfills the requirements of Government Code Section 65400 and 65700, which mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, and supplements the Department of Planning and Building's (Department's) annual Priorities Report by providing the following information:

- A summary of Tier I Priority Projects completed in Fiscal Year 2022-23 and currently in progress.
- The Department's current list of Tier II Priority Projects.
- A summary of the Department's ongoing efforts to implement mandatory programs.

The County serves the over 280,000 people who live within the county by providing more than 700 public services. The County has land use jurisdiction of the unincorporated areas of the county. These areas, which include unincorporated communities, rural areas, and agricultural areas, have a population of approximately 122,000 people. The remainder of the County's population is located within the incorporated limits of the County's seven cities.

The Department 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 (Board), the County's elected legislative body, 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 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.

II. STATUS OF GENERAL PLAN

The County 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 (State) to protect resources, plan an orderly distribution of land uses, and fairly apply regulations to 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 clean air, water, plant, and animal habitats. The General Plan includes documents called elements. Required and optional elements are shown in Table 1, along with the date of adoption or last major revision.

Table 1: Status of General Plan

Required Elements	Date of Adoption or Last Major Revision
Land Use and Circulation Elements (LUCE)	2014 ¹
<ul style="list-style-type: none"> • Part I: Framework for Planning 	2009
<ul style="list-style-type: none"> • Part II: The Area Plans 	See below
<ul style="list-style-type: none"> • Part III: Community and Village Plans 	See below
Local Coastal Plan – Coastal Plan Policies	1988
Housing	2020
Conservation and Open Space	2010
Noise	1992
Safety	2013
LUCE Part II: The Area Plans – Inland¹	Date of Adoption or Last Major Revision
Carrizo Area Plan (Central)	2014 ¹
North County Area Plan	2014 ¹
<ul style="list-style-type: none"> • Adelaida Sub-area 	1980
<ul style="list-style-type: none"> • El Pomar-Estrella Sub-area 	2003
<ul style="list-style-type: none"> • Las Pilitas Sub-area 	1980
<ul style="list-style-type: none"> • Los Padres (North) Sub-area 	1980
<ul style="list-style-type: none"> • Nacimiento 	1980

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• Salinas River	1996
• Shandon-Carrizo (North)	2012
San Luis Obispo Area Plan	2014 ¹
• San Luis Obispo (North)	1994
• San Luis Bay Inland (North)	1980
South County Area Plan	2014 ¹
• Huasna-Lopez	1986
• Los Padres (South)	1980
• San Luis Obispo (South)	1996
• San Luis Bay Inland (South)	1980
• Shandon-Carrizo (South)	1980
• South County	1994
LUCE Part III: Community Plans¹	Date of Adoption or Last Major Revision
Avila (Inland) Community Plan	1980 (update in progress) ⁵
Nipomo Community Plan	1994
Oceano (Inland) Community Plan	1980
San Miguel Community Plan	1996
Santa Margarita Community Plan	1996
Shandon Community Plan	2012
Templeton Community Plan	1996
LUCE Part III: Village Plans¹	Date of Adoption or Last Major Revision
California Valley Village Plan	2010 ³
Creston Village Plan	2003
Edna Village Plan	1996
Heritage Ranch Village Plan	1980
North County Villages Plan	2014
• Garden Farms	1996

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• Pozo	1980
• Whitley Garden	1980
Oak Shores Village Plan	1980
South County Villages Plan	2014 ¹
• Callender Garret	1994
• Los Berros	1994
• Palo Mesa	1994
Coastal Area Plans	Date of Adoption or Last Major Revision
Estero Area Plan	2009 ³
• Los Osos Urban Area	1988
• Cayucos Urban Area	2009
North Coast Area Plan	2008 ⁴
• Cambria Urban Area	2008
• San Simeon Urban Area	2008
San Luis Bay Coastal	1988
• Avila Beach Urban Area	1988 (update in progress) ⁵
• Oceano Urban Area	1988
South County Coastal Area Plan	1988
Optional Elements	Date of Adoption or Last Major Revision
Agriculture	2010
Offshore Energy	2010
Economic	2012
Parks and Recreation	2016
Specific Plans	Date of Adoption or Last Major Revision
Avila Beach Specific Plan	2001 (update in progress) ⁵
Black Lake Specific Plan	1983

Oceano Specific Plan	2004
Monarch Dunes (previously Woodlands) Specific Plan	2019 (update in progress)

Table 1 Footnotes:

¹On February 4, 2014, the LUCE was reorganized to: 1) consolidate 11 inland area plans into 4 larger watershed based area plans; and 2) create sperate community plans and village plans for each URL. This was a reorganization only. The content of the plans was not updated.

²Framework for Planning was amended in 2009 to include Strategic Growth Principles. It was amended in 2011 to update the Resource Management System, and it 2014 to reflect the LUCE reorganization.

³The California Valley Village Plan includes original content from September 22, 1980, except 2010 population data was incorporated when the Shandon Community Plan was updated in 2012.

⁴The 2009 update of the Estero Area Plan did not include the Los Osos URL. The Los Osos URL portion of the Estero Area Plan is currently being updated with the Los Osos Community Plan.

⁵The 2008 update of the North Coast Area Plan only updated the sections of the plan pertaining to Cambria and San Simeon. The rural area has not been updated since 1988.

⁶The Department is currently updating the Avila Community Plan, which will consolidate and update the Avila Community Plan (Inland), San Luis Bay Coastal Area Plan - Avila Beach Urban Area, and the Avila Beach Specific Plan.

⁷The California Valley Village Plan includes original content from September 22, 1980, except 2010 population data was incorporated when the Shandon Community Plan was updated in 2012.

⁸In 2010, when the Conservation and Open Space Element was adopted, the Agriculture Element was separated from the Agriculture and Open Space Element and made into a separate optional element.

III. APPLICANT INITIATED GENERAL PLAN AND ORDINANCE AMENDMENTS

Applicant initiated General Plan and Ordinance Amendments are private requests to change the General Plan and/or implementing ordinances to allow for specific development projects or proposed land uses.

Completed in FY 22-23

The Department completed the following applicant-initiated General Plan and ordinance amendments in FY 22-23.

Table 2: Applicant Initiated GPAs and Ord. Amendments (Completed FY 22-23)

Monarch Dunes Specific Plan Amendment	
LRP2021-00003	
Summary	A request by Monarch Dunes, LLC to modify the allowable land uses (as designated in the Monarch Dunes Specific Plan) for four sites within the Monarch Dunes Village through amending the Monarch Dunes Specific Plan. The proposed amendment would result in the net increase of residential dwelling units (1,320 dwelling units to 1,482 dwelling units) and net decrease of commercial retail use floor area (140,000 square feet to 38,500 square feet), hotel rooms (400 rooms to 65 rooms), and park area planned (removal of the site for a future public park) for the Specific Plan area.
Status	The Board approved the Monarch Dunes Specific Plan Amendment on June 6, 2023.

In Progress as of FY 22-23

The following applicant-initiated General Plan and ordinance amendments are in progress as of FY 23-24.

Table 3: Applicant Initiated GPAs and Ord. Amendments (In Progress as of FY 23-24)

Mittry Ordinance Amendment LRP2021-00006	
Summary	A request by Mittry Farms Trust for a Land Use Ordinance Amendment to modify Planning Area Standards to include single-family dwellings as an allowable principal use on the project site (APN: 040-201-033). The proposed amendment would allow development of single-family dwellings on the project site through Minor Use Permit or Conditional Use Permit approval. District 1.
Status	The Board authorized processing of the Mittry Ordinance Amendment on June 7, 2022. The authorization to process the application included direction to explore development alternatives to incorporate affordable housing. Staff has been in ongoing discussions with the applicant to explore such development alternatives. The applicant is revising the application package to address this direction and potential environmental concerns, and the details of the project’s subdivision and proposal.
Quincon General Plan Amendment LRP2022-00001	
Summary	A request by Jose Quintana for: 1) a Land Use Ordinance Amendment to amend the South County Sub-Area Planning Area Standards to allow for a primary residential use on a 0.14-acre Commercial Retail parcel; and 2) a concurrent Minor Use Permit (N-DRC2022-00002) to allow a one-story 2,924 square-foot 4-unit apartment building with parking, landscaping, and street improvements. The project would result in the disturbance of approximately 6,098 square feet on a 6,098 square-foot parcel. The project is located within the Commercial Retail land use category on the corner of 17th St. and Ocean St., east of Highway 1 in Oceano. The site is in the San Luis Bay Inland Sub-Area of the South County Planning Area. District 4.
Status	The Board authorized processing of the Quincon GPA on July 12, 2022. On August 24, 2023, the Planning Commission DECISION INFO. The request is scheduled for a Board of Supervisors hearings later this year.
Cayucos-Morro Bay Cemetery District General Plan Amendment LRP2022-00008	
Summary	A request by the Cayucos-Morro Bay Cemetery District for a GPA to change

	the land use category designation from Agriculture (AG) to Public Facilities (PF) on a portion of a parcel. The purpose of the proposed change in land use category is to allow cemeteries and columbariums on the project site. The project site is located at 800 Toro Creek Road, Cayucos (APN: 073-077-035), approximately 1,400 feet east of the California State Route 1, between the community of Cayucos and City of Morro Bay. District 2.
Status	The Board authorized processing of the Morro Bay Cayucos Cemetery District GPA on December 13, 2022. This project is not yet scheduled for Planning Commission.
Collins General Plan Amendment LRP2021-00005	
Summary	A request by Kirt Collins to change the land use category from Agriculture to Rural Residential on an approximately 15-acre parcel/site, and an Ordinance Amendment to create Planning Area Standards that will regulate future density and development on the property. The Planning Area Standard will require any future subdivision to utilize the cluster subdivision standards set forth in the County's Land Use Ordinance (LUO) Section 22.22.140. The project site is located at 6686 Monte Rd, approximately three quarters of a mile from HWY 101 and San Luis Bay Drive in unincorporated San Luis Obispo County, just east of the Community of Avila. The site is in the San Luis Bay Inland sub-area North, of the San Luis Obispo Planning area.
Status	The Collins GPA is scheduled for Board consideration and final action on October 17, 2023.
Joslin General Plan Amendment LRP2022-00011	
Summary	A request by Andrew and Merry Joslin to change the land use category from Office Professional (OP) to Residential Multi-Family (RMF) on an approximately 0.13-acre parcel. The project is located at 673 S. Ocean Avenue, between 6th and 7th Street, west of Highway 1, in the community of Cayucos. The site is in the Estero planning area. The requested GPA would allow for increased residential use of the site. District 2.
Status	The Board authorized processing the Joslin GPA on May 16, 2023. Staff has referred the project to other agencies for review and is reviewing the application for consistency with the General Plan and land use ordinance.
Drake General Plan Amendment LRP2022-00012	
Summary	A request Steve and Sue Drake for a GPA to change the land use category of two adjacent parcels totaling 7.2 acres in size from Commercial Retail (CR)

	to Commercial Services (CS) located at 55 2nd Street in the unincorporated community of Templeton, North County Planning Area. The purpose of the request is to allow commercial self-storage as an allowable use on the site. District 1.
Status	The Board authorized processing the Drake GPA on June 6, 2023. Staff has referred the project to other agencies for review and is reviewing the application for consistency with the General Plan and land use ordinance.
Office of Education General Plan Amendment	
LRP2023-00001	
Summary	A request by the San Luis Obispo County Office of Education (SLOCOE) for a Land Use Ordinance Amendment application (LRP2023-00001) to amend the Section 22.04.030 of the Inland Planning Area Standards to allow for faculty and staff housing in the Public Facilities land use category. The project site is located at 2450 Pennington Creek Road, East of HWY 1 near the intersection of Gilardi Road and Education Drive, in the County of San Luis Obispo. The site is in the San Luis Obispo Sub-Area North, of the San Luis Obispo planning area.
Status	This project is in the initial review stage. It will be scheduled for authorization at an upcoming Board of Supervisors meeting.
Crye General Plan Amendment	
LRP2023-00002	
Summary	A request by David Crye for a GPA to amend the land use category from Commercial Services (CS) to Residential Multi-Family (RMF) on two lots totaling 0.68 acres located in Cayucos to allow for the infill development of new single-family residences and Accessory Dwelling Units. District 2.
Status	The Board authorized processing the Crye GPA on July 18, 2023. Staff has referred the project to other agencies for review and is reviewing the application for consistency with the General Plan and land use ordinance.
Weyrick General Plan Amendment	
LRP2023-00003	
Summary	A request by Colin Weyrick for a GPA to change the land use category from Residential Rural (RR) to Residential Suburban (RS) on a 14.61-acre parcel (APN 040-201-047) and amend the Templeton Community Standards to change Figure 104-32 to reflect the land use category change and to remove Section 22.104.090(D)(3)(c) for two adjacent parcels totaling 12.05 acres under the same ownership and in the Commercial Service (CS) land use category. The proposed amendment would increase the subdivision potential of the 14.61-acre parcel and would allow the applicant to construct

	additional shade covers for outdoor material storage on the two adjacent parcels. The project site is located west of Highway 101 and Theatre Drive and north of Championship Lane in Templeton. The site is in the Salinas River Sub-area of the North County Planning Area. District 1.
Status	The Board authorized processing the Weyrick GPA on July 18, 2023.
Negranti General Plan Amendment LRP2023-00007	
Summary	A request by Colter Negranti for a GPA to change the land use category from Residential Suburban (RS) to Industrial (IND) and to add a new planning area standard "E.2" to Section 22.94.082 of the County Inland Land Use Ordinance (LUO) to establish a maximum allowable water use for future non-agricultural uses on an approximately 1-acre parcel. The project site is located at 90 Wellsona Road, on the northwest corner of Monterey Road and Wellsona Road in the unincorporated area of Paso Robles. The site is located in the Salinas River Sub Area of the North County Planning Area. District 1.
Status	The Board authorized processing of the Negranti GPA on July 18, 2023. Staff has referred the project to other agencies for review and is reviewing the application for consistency with the General Plan and land use ordinance.
Gamble General Plan Amendment LRP2023-00011	
Summary	A request by Jeff Gamble for a General Plan Amendment application (LRP2023-00011) to change the land use category from Office Professional (OP) to Residential Multi Family (RMF) on a 0.33-acre site. The request is to allow the construction of 8 new multi-family units in 4 new buildings on the subject parcel. The project site is located at 213 West Dana Street, on the northeast corner of West Dana Street and South Mallagh Street, in the community of Nipomo. The site is in the South County sub-area of the South County planning area.
Status	This project is in the initial review stage. It will be scheduled for authorization at an upcoming Board of Supervisors meeting.

IV. TIER I PRIORITY PROJECTS

Tier I Priority Projects are discretionary Board-directed planning initiatives to achieve the Board’s land use goals. They are of the highest priority to the Board and are incorporated into the Department’s Long Range Planning work program. Tier I projects will be worked on continuously until completed unless Board direction is given otherwise.

Tier I Priority Projects Completed in FY 22-23

The Department completed the following Tier I Priority Projects in FY 22-23.

Table 4: Tier I Priority Projects (Completed FY 21-22)

Paso Basin Agricultural Offset Ordinance Extensions LRP2022-00007	
Summary	Amendments to Title 22 to extend the expiration date of Section 22.30.204, Agricultural Offset Requirements for the Paso Basin.
Action	<ul style="list-style-type: none"> • July 12, 2022: Board extended expiration date from August 31, 2022 to August 31, 2023, or when the Paso Basin Planting Ordinance takes effect, whichever occurs first. • February 7, 2023: Board repealed the Paso Basin Planting Ordinance and re-enacted and extended the Agricultural Offset Ordinance to January 1, 2028.
Accessory Dwelling Unit (ADU) Ordinance Phase II – LCP Amendment LRP2017-00001	
Summary	The Phase II ADU Ordinance – LCP Amendment facilitates and encourages the development of ADUs in the Coastal Zone consistent with State ADU Law while ensuring the protection of coastal resources.
Status	On January 28, 2020, the Board amended Title 23 to facilitate and encourage ADU development in the Coastal Zone consistent with State ADU Law. On June 16, 2020, the Board approved amendments to Coastal Table “O” (Coastal Allowable Use Table) of the Coastal Framework for Planning to add accessory dwellings as an allowable use in single-family and multi-family dwellings as allowable uses. The CCC approved the Coastal ADU Ordinance on February 11, 2022 with suggested modifications that included exclusion areas in Los Osos and Cambria. On May 17, 2022, the Board considered the CCC’s suggested modifications and continued the item for Department staff to work with CCC staff to address their concerns regarding groundwater supplies in Cambria and Los Osos. Since May 2022, Department staff and the County Groundwater Sustainability Director have had productive meetings with CCC staff regarding water supply. On July 14, 2022, the CCC approved a time extension for the County to adopt the CCC’s suggested modifications on the ADU Ordinance. The Board approved the CCC’s suggested modifications on April 4, 2023 and the CCC certified the modifications on May 11, 2023.
2022 Building Code Update LRP2022-00009	

Summary	Every three years, the California Building Standards Commission (CBSC) provides oversight of the development, adoption, approval publication and implementation of California’s building codes. These codes are based on the International Code Council (ICC) model codes. The codes are updated and revised for the safety and performance of the built environment. Local jurisdictions may adopt local amendments to the CBSC to provide adequate protection to the communities they serve. These local amendments may not lessen the CBSC requirements but can be adjusted for unique local issues.
Status	On November 1, 2022, the Board approved amending Title 19, the Building and Construction Ordinance by adopting the 2022 edition of the California Building Standards Code. The amendments became effective on January 1, 2023.
Paso Basin Planting Ordinance	
LRP2021-00001	
Summary	The planting ordinance would have required “water neutral” ministerial planting permits for new and expanded crop production irrigated from groundwater wells within the Paso Basin Land Use Management Area through 2045, allowing a 25-acre-foot per year exemption per site to allow farms to irrigate that have not been able to under the current agricultural offset requirements, and include amendments to Title 8 and Title 22 of the San Luis Obispo County Code and the Agriculture and Conservation and Open Space Elements of the San Luis Obispo County General Plan. A Program Environmental Impact Report (PEIR) was prepared for this project that identifies significant impacts related to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, tribal cultural resources, and utilities and service systems; and includes mitigation measures requiring groundwater extraction reporting, hydrology reports, carbon sequestration offsets, air quality control measures, and riparian and wetland habitat setbacks.
Status	On December 6, 2022, the Board adopted the planting ordinance and certified the PEIR, and on February 7, 2023, the Board rescinded the planting ordinance, de-certified the PEIR, and re-enacted and extended the agricultural offset requirements.
Los Osos Water Offset Study (Part of Tier I Los Osos Community Plan Effort)	
LRP2022-00004	
Summary	Consultant Maddaus Water Management Inc. evaluated the Department’s "retrofit-to-build" program to inform ongoing land use and water resources

	planning efforts for the community of Los Osos. The study includes updated estimates of average annual residential water use in Los Osos; an estimate of remaining water savings potential, considering historic conservation measures and remaining indoor and outdoor water efficiency retrofits; and recommendations for increasing program reliability. The Department may recommend amendments to the retrofit-to-build program policies based on the study findings, which would be subject to approval by the County Board of Supervisors at a public hearing.
Status	The study was published in June 2023 and is available on the County's website at: https://www.slocounty.ca.gov/Departments/Planning-Building/Grid-Items/Community-Engagement/Active-Planning-Projects/Los-Osos-Water-Offset-Study.aspx .

Tier I Priority Projects in Progress as of FY 23-24

The following Tier I Priority Projects are in progress as of FY 23-24.

Table 5: Tier I Priority Projects (In Progress as of FY 22-23)

Los Osos Community Plan LRP2011-00016	
Summary	The Los Osos Community Plan allows new development and establishes a vision and framework for the future orderly development of Los Osos that is in line with available resources and protects the unique and sensitive habitats within the community. The Community Plan and related amendments will put in place the goals, policies, programs, standards, and zoning needed to guide future land use, transportation, and development for sustainable growth in the community over the next 20 years.
Status	On December 15, 2020, the Board adopted the LOCP update and Final Environmental Impact Report (EIR) and tentatively adopted amendments to the Growth Management Ordinance that would establish a residential growth rate for the Los Osos urban area. The LOCP policies are subject to change based on CCC review. A hearing date with the CCC has not yet been scheduled. Staff continues to coordinate with CCC staff to address their comments.
Los Osos Habitat Conservation Plan LRP2013-00001	
Summary	As required by one of the Conditions of Approval of the Los Osos Wastewater Project Coastal Development Permit, the County prepared a community-wide Habitat Conservation Plan for the community of Los Osos. A Habitat

	<p>Conservation Plan is a required part of an application for an Incidental Take Permit, a permit issued under the United States Endangered Species Act to private entities undertaking projects that might result in the destruction of an endangered or threatened species. The covered species include two animal species and two plant species: Morro shoulderband snail, Morro Bay kangaroo rat, Morro manzanita, and Indian Knob mountainbalm.</p>
Status	<p>The Department submitted the Los Osos Habitat Conservation Plan (LOHCP) to the U.S. Fish and Wildlife Service (USFWS) for approval of an Incidental Take Permit on August 2, 2023. If the LOHCP is approved by the USFWS, the Department will return to the Board to request a General Fund loan to begin implementing the LOHCP through land acquisition and habitat restoration projects. This will allow the Department to accrue LOHCP credits and begin issuing "certificates of inclusion" to participating developers.</p> <p>General Fund loan to initiate</p>
<p>Avila Community Plan LRP2015-00018</p>	
Summary	<p>The Board authorized a comprehensive update of the Avila Community Plan, forecasting 20 years of development while keeping in line with the community's vision. The plan will provide all relevant policies, programs, and standards within the Urban Reserve Line. In conjunction, revisions will be made to 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. A draft plan was published in 2021 and comments were received. Staff has met with stakeholders to review comments and revise the draft plan accordingly.</p>
Status	<p>The Department recommends removing the Avila Community Plan Update from the Tier I priority list. The Avila Community Plan Update is a major work effort that would require significant staff and consultant resources to complete over the next 3 years. During public and stakeholder outreach on the Avila Community Plan, the Department identified the following key topics to be addressed in the Community Plan: land use category map clean-ups to reflect past subdivisions and development projects in the Avila URL; clean-ups to the San Luis Bay Coastal planning area standards; evaluating temporary event regulations; and secondary emergency access. A more focused and streamlined alternative to the Community Plan could be an ordinance, planning area standard, and land use category map clean-up effort. The issue of secondary emergency access can be addressed on a site-specific basis as the Department reviews individual development projects that trigger secondary emergency access requirements. A comprehensive evaluation of secondary emergency access needs to be a collaborative approach, involving many stakeholders and County departments, such as the Office of Emergency Services and Cal Fire.</p>

Dana Reserve Specific Plan LRP2020-00007	
Summary	A request by Dana Reserve, LLC and NKT Development LLC, for the approval of a Specific Plan that includes 1,290 new dwellings, 230,000 square feet of flex commercial and village commercial areas, a daycare center, a satellite community college, open space, trails, and parks. The Dana Reserve Specific Plan includes a County initiated GPA to ensure consistency between the proposed specific plan and existing County General Plan and to change the land use category for the subject property from Residential Rural to Specific Plan, which would allow for approval and implementation of the proposed specific plan.
Status	The Board authorized the Dana Reserve Specific Plan on January 26, 2020. The Department released a Draft EIR for the Dana Reserve Specific Plan on June 15, 2022, with comments due on August 1, 2022. The Department released the Final EIR on August 5, 2023. The Final EIR includes detailed responses to public and agency comments received on the Draft EIR, a brief environmental analysis of the staff recommended version of the project, revisions to the EIR made in response to comments, and the final Mitigation Monitoring and Reporting Plan. The proposed project is scheduled for consideration by the Planning Commission on August 30 and 31, 2023.
Agricultural Worker Housing Ordinance - LCP Amendment LRP2017-00002	
Summary	The Agricultural Worker Housing Ordinance - LCP Amendment replaces the Farm Support Quarters Ordinance with a new ordinance on Agricultural Worker Housing that reduces regulatory barriers and streamlines the permitting of agricultural worker housing.
Status	The Board approved the Agricultural Worker Housing Ordinance - LCP Amendment on January 28, 2022. The Department is currently working with CCC staff to address their comments on the proposed ordinance and LCP amendment.
Density Bonus Ordinance - LCP Amendment LRP2018-00011	
Summary	The intent of the proposed amendments is to restructure the density bonus provisions of the County ordinances by focusing on the density bonus application process, and to cite the applicable sections of the State Density Bonus Law rather than adding those sections into the County ordinances. The proposed density bonus ordinance amendments will be identical in the Land Use Ordinance and Coastal Zone Land Use Ordinance.

Status	On July 8, 2021, the CCC considered proposed amendments and moved to certify the LCP with modifications. The Department will return to the Board with a revised version of the Density Bonus ordinance incorporating CCC's suggested modifications.
Pre-Reviewed ADU Plans LRP2022-00005	
Summary	A key component of Phase II of the Board directed ADU Ordinance is to further encourage the development of ADUs by further removing unnecessary barriers to their development. As part of this effort there will be six pre-approved ADU designs free of charge to the public, saving time and money for property owners.
Status	On June 16, 2020, the Board directed the Department to develop pre-approved ADU plans as a tool to help property owners build ADUs. On August 30, 2022, the Department introduced pre-approved ADU designs to the ADU Task Force and received feedback. The service is now available to the public.
2023 Annual Minor Ordinance Amendment Package LRP2023-00010	
Summary	<p>The 2023 Minor Ordinance Amendment Package consists of the following ordinance amendments (previously identified as Tier II priorities): Urban Small Wineries Ordinance, Distilleries Ordinance, and Guest Ranch to Dude Ranch Ordinance.</p> <ul style="list-style-type: none"> • Urban Small Wineries – This ordinance allows for small wineries, distilleries, and olive oil processing in the Commercial Retail land use category, when the majority of production is sold onsite. • Distilleries – This ordinance allows for distilleries in agricultural and rural areas, subject to the same standards as the wineries ordinance to address potential environmental and neighborhood / land use compatibility impacts. • Guest Ranch to Dude Ranch – This ordinance allows for guest ranches when incidental to a working farm (e.g., a vineyard, etc.) and not just a cattle ranch. Guest ranches would be subject to the same permitting requirements and ordinance standards a dude ranch. <p>Staff added two additional clean-up ordinance amendments: updating Article 9 of the Land Use Ordinance to insert the Arroyo Grande Fringe Area map as an exhibit; and allowing for agricultural uses in the Shandon habitat corridor buffer area. Based on input from the Shandon Advisory Council, staff removed the habitat corridor amendment from consideration in the Minor</p>

	<p>Ordinance Amendment Package.</p> <p>During the last Planning Department priorities report, on December 6, 2022, the Board directed the Department to include the Dark Skies Ordinance (formerly a Tier II priority) into the Minor Ordinance Amendment package. Due to staffing levels and other priorities, the Department was not able to incorporate the Dark Skies Ordinance into the 2023 Minor Ordinance Amendment Package. The Dark Skies Ordinance is a larger undertaking as it requires a new regulatory framework, versus the other three ordinances which would be incorporated into existing Article 4 specific use standards for agricultural processing and rural recreation and camping.</p>
<p>Status</p>	<p>The Planning Commission reviewed the 2023 Minor Ordinance Amendment package on August 10, 2023 and made the following recommendation to the Board:</p> <ol style="list-style-type: none"> 1. Approve the staff-recommended Urban Small Wineries Ordinance, Distilleries Ordinance, and Guest Ranch to Dude Ranch Ordinance. 2. Amend Article 9 of the Land Use Ordinance (Planning Area Standards) to incorporate and reference a map of the Arroyo Grande Fringe Area into the introduction of the Arroyo Grande Fringe Area Planning Area Standards; and 3. Consider options - to be provided by staff in the Board of Supervisors staff report - to amend the Land Use Ordinance text and/or Land Use Element maps of the General Plan to create a path for the Springdale Kennel expansion to come into compliance with the County Code. <p>The 2023 Minor Ordinance Amendment Package is scheduled for Board of Supervisors consideration on December 12, 2023.</p>

V. TIER II PRIORITY PROJECTS

Tier II projects are not incorporated into the Department's Long Range Planning work program. They are projects that have been identified by the Board or staff as future planning initiatives that will be programmed into Department's workload as capacity becomes available through completion of Tier I projects, or as additional resources are allocated.

At the October 4, 2022, the Board of Supervisors accepted the staff recommendation to remove the following projects from the Department's Tier II project list: Temporary Events Ordinance; Inland Vacation Rental Ordinance; Cannabis Ordinance Update and Program EIR; Cannabis Advisory Council; and No Camping on Public Lands Ordinance. The reasoning for removing these items is described in the October 4, 2022 Planning and Building Department priorities staff report.

The Board also directed that the following Tier II priority projects be moved to the Department's Tier I priority list and be incorporated into the 2023 Minor Ordinance Amendment Package: Urban Small Wineries Ordinance, Distilleries Ordinance, and Guest Ranch to Dude Ranch Ordinance.

At the December 6, 2022 Planning Priorities Report, the Board directed the Department to include the Dark Skies Ordinance (formerly a Tier II priority) as a Tier I priority to be included in the 2023 Minor Ordinance Amendment Package. Due to staffing levels and other priorities, the Department was not able to incorporate the Dark Skies Ordinance into the 2023 Minor Ordinance Amendment Package. The Dark Skies Ordinance is a larger undertaking as it requires a new regulatory framework, versus the other three ordinances which would be incorporated into existing Article 4 specific use standards for agricultural processing and rural recreation and camping. Therefore, staff recommends keeping the Dark Skies Ordinance on the Tier II list, until additional resources are available to complete this work effort.

The California Valley Lot Acquisition Program was also included on last year's Tier II priority list. On June 6, 2023, the Board approved a Memorandum of Understanding (MOU) between the County of San Luis Obispo and Carizzo Plain Conservancy authorizing the Director of Planning and Building to expend California Valley solar project mitigation funds to implement programs to conserve property and enhance wildlife protection within the California Valley area; and 2) approved a corresponding budget adjustment for Fund Center 142 – Planning and Building from the mitigation trust funds in the amount of \$1,422,066. This MOU will allow the Department to work with the Carizzo Plain Conservancy to implement the California Valley Lot Acquisition Program.

Table 6: Tier II Priority Projects

Tier II Project	Description
Airport Review (AR) Combining Designation	On May 26, 2021, the Airport Land Use Commission (ALUC) updated the Airport Land Use Plan (ALUP) for the San Luis Obispo Regional Airport. The ALUP update included amendments to the Airport Influence Area around the airport. The County will need to update the Airport Review (AR) combining designation maps to be consistent with revised Airport Influence Area mapped in the ALUP.
Dark Sies Ordinance	During the November 17, 2020 Report, the Board added the Cambria Dark Skies Ordinance as a Tier II priority. This would consist of amendments to the County’s Coastal Zone Land Use Ordinance and North Coast Area Plan to strengthen and clarify outdoor and security lighting requirements so Cambria can qualify as a “Dark Sky Community.” This is a designation granted by the International Dark Sky Association, which recognizes communities, parks, and protected areas around the world to preserve and protect against light pollution through responsible lighting policies and public education.
Mineral Resource Area (MRA) Combining Designation	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 to produce Portland Concrete Cement in San Luis Obispo and Santa Barbara Counties. In April 2018, the Department produced and distributed a public review draft of General Plan and land use ordinance amendments to reflect the State’s updated mineral resource mapping. This amendment was approved by the Planning Commission on January 23, 2020. The Board heard the proposed amendments on March 10, 2020 and continued the item off-calendar based on concerns raised during public comment.
Safety Element Update	The Safety Element is a State-mandated element of the County’s General Plan that addresses a wide range of natural and human caused hazards such as loss of goals and polices aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation. The last comprehensive update was adopted in December 1999. Since then, much of the information is outdated and will also include the latest State and federal mandates.

VI. ONGOING IMPLEMENTATION ACTIVITIES

Conservation Programs

The Long Range Planning Division administers the following conservation programs on an on-going basis. These programs implement the Conservation and Open Space, Agriculture, and Land Use elements of the County General Plan.

Table 7: Conservation Programs

Program	Description
Los Osos Groundwater Basin	Staff continues to manage the retrofit-to-build program in Los Osos to offset water use for new construction and the retrofit-upon-sale program. On June 30, 2023, the Department completed a study of the County’s retrofit-to-build ordinance. The study calculated updated water duty factors for new development, determined the capacity for indoor and outdoor retrofits in Los Osos, and made recommendations to improve the retrofit program.
Nipomo Mesa Water Conservation Area	Staff continues to manage rebate programs for turf removal and plumbing retrofits to offset water demand from new construction and the retrofit-upon-sale program.
Countywide Water Conservation Program	Staff continues to manage the Agricultural Offset Program for new and expanded irrigated crop production as well as rebate programs for turf removal and plumbing retrofits to offset water demand from new construction. If it’s adopted by the Board in December 202, the Paso Basin Planting Ordinance will replace the Agricultural Offset Program.
Williamson Act	Staff continues to manage the County’s Agricultural Preserve Program, in accordance with the California Land Conservation Act of 1965 (“Williamson Act”), which allows landowners to establish agricultural preserves and enter into land conservation contracts with the County to protect agricultural, open space, and recreational lands from urbanization in exchange for a reduced tax rate. Over 790,000 acres countywide are currently under land conservation contracts.

Energy Programs

The Energy Section administers the following conservation programs on an on-going basis. These programs implement the County’s EnergyWise / Climate Action Plan and the Conservation and Open Space Element (COSE):

Table 8: Energy Programs

Program	Description
<p>Energy Efficiency <i>Implements: COSE E 2.2.2 and E 3.2.2.</i></p>	<p>Energy efficiency programs and projects are implemented by both the Department of Public Work’s Facilities Planning Division and the Department’s Energy Section. The Department of Public Works has implemented numerous energy efficiency projects at municipal facilities and water infrastructure. Planning and Building helps hard-to-reach customers make energy efficiency upgrades to their homes through the County’s partnership in the Tri-County Regional Energy Network (3C-REN) and educating building professionals on energy efficiency work critical to the county. Additionally, the Energy Section has worked to develop new energy efficiency programs for the Agriculture, Commercial, Public and Financing sectors under 3C-REN and a new Rural REN which were approved by the California Public Utilities Commission at the end of FY 2022/2023. New programs will launch in 2024.</p>
<p>Tri-County Regional Energy Network (3C-REN) <i>Implements: COSE E 3.4.1; E 3.4.3; E 3.4.4; and E 4.1.1</i></p>	<p>The County educates staff about energy efficiency, conservation, and reduction through educational emails, activities, and related-Board items. Through the County’s partnership in the Tri-County Regional Energy Network (3C-REN), the Department’s Energy Section helps hard-to-reach customers make voluntary energy and water efficiency upgrades to their homes through incentives and education. 3C-REN also educates local public and private sector building professionals on energy efficiency measures and equipment, as well as energy code and CalGreen building standards compliance. Additionally, the Energy Section has worked to develop new energy efficiency programs for the Agriculture, Commercial, Public and Financing sectors under 3C-REN and a new Rural REN which were approved by the California Public Utilities Commission at the end of FY 2022/2023. New programs will launch in 2024.</p>

Housing Programs

The Long Range Planning Section updates and implements the Housing Element; tracks and implements State legislation related to housing; and supports other County departments in their work efforts related to housing and homelessness.

On August 9, 2022, the Board approved a plan to transfer the Housing Section (6.0 FTEs) to a new Homelessness Division in the Department of Social Services (DSS). The Long Range Planning Division is still responsible for the following housing-related work efforts:

- Updating the Housing Element as required by State law.
- Completing the County's Annual Housing Element Progress Report to the State on the County's annual progress in meeting its RHNA targets and implementing Housing Element programs.
- Developing and updating land use ordinances to streamline housing production, per State law and as directed by the Board of Supervisors.
- Coordinating with and providing support to the San Luis Obispo Council of Governments (SLOCOG) and other County departments on efforts related to the Regional Infrastructure and Housing Plan.
- Reviewing development projects for consistency with County land use ordinances and policies and State law that require development projects to incorporate deed restricted and affordable by design housing.
- Preparing long-term affordability agreements for development projects that are required by County or State law (e.g., Density Bonus Ordinance and Coastal Zone Affordable Housing Requirement) to incorporate deed restricted affordable housing units.
- Developing tools, procedures, and ordinance amendments to implement new State housing laws (e.g., SB 9).
- Conducting outreach to for and non-profit housing developers to identify and develop policy and funding initiatives to facilitate housing development.
- Servicing and monitoring the County's portfolio of affordable housing agreements and deed restrictions that are required per County land use ordinances.
- Working with County Counsel to respond to public inquiries and process hardship exceptions under the County's Mobile Home Park Rent Stabilization Ordinance.

In addition to the above tasks, the Planning and Building coordinates closely with DSS, the Administrative Office, and County Counsel on the following work efforts:

- The Environmental Coordinator of Planning and Building will review and sign all environmental determinations (to be prepared by DSS) for federal grants under the National Environmental Policy Act (NEPA).
- Coordinating with DSS to obtain necessary data to complete the County's Annual Housing

Element Progress Report.

- Identifying and pursuing funding opportunities to implement Housing Element programs
- Interpreting provisions of the County’s Land Use Ordinance that determine the County’s Affordable Housing Standards.

The following table describes the Department’s progress in implementing the Housing Element (HE) in FY 21-22.

Table 9: Housing Programs

Program	Description
ADU Pre-Reviewed Plans <i>Implements: HE Program D</i>	Using funding from the State Local Early Action Planning (LEAP) grant, the Department hired RRM Consultants to prepare 18 pre-reviewed ADU designs free of charge to the public, saving time and money for property owners.
Affordable Housing and Homelessness Grants <i>Implements: HE Program G</i>	In 2023, the County allocated \$1,620,824.90 in Federal HOME funds, \$1,075,517.31 in Federal Community Development Block Grants (CDBG), 149,238.80 in Permanent Local Housing Allocation (PLHA), \$27,093 in County General Funds and \$137,999 in Title 29 In-Lieu funds to construct, rehabilitate, and acquire affordable housing units. These funds will help six (6) affordable housing projects. Five (5) projects will leverage significant amounts of added funds from other lenders and from the California Tax Credit Allocation Committee. The projects benefiting from the funding sources include: 1) Cambria Pines Apartments in Cambria by Peoples’ Self-Help Housing (PSHH) (33 units); 2) Summer Holly Lane Homes in Nipomo by PSHH (10 single family homes); 3) River Walk Terrace Apartments in Paso Robles by the Paso Robles Housing Authority (79 units); 4) Orcutt Road Apartments in San Luis Obispo by the Housing Authority of the City of San Luis Obispo (HASLO) (40 units); 5) Vine Street Homes in Paso Robles by Habitat for Humanity (HFH) (9 single family homes); and 6) Minor Home Repair by Community Action Partnership of San Luis Obispo County (CAPSLO) in the City of Pismo Beach for home repair and access improvement (up to 22 homes).
Stakeholder Engagement and Regional Collaboration <i>Implements: HE Program H and I</i>	The Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council. The Department also meets regularly with Regional Housing Action Team and is supporting SLOCOG’s efforts related to the

	County's Regional Infrastructure and Housing Plan. The County also provides financial support to the Housing Trust Fund. In FY 21-22, the County allocated \$38,555 in General Fund Support and \$436,251 in PLHA funds to the Housing Trust Fund.
Tracking and Implementing State Legislation	In January 2022, the Department worked with County Counsel to prepare the following online guide and interactive mapping tool to inform the public about SB 9 and help landowners determine if their parcel is eligible for an SB 9 subdivision or development. The Department also worked with County Counsel to create a procedure to process SB 9 development and subdivisions using existing ordinance provisions and permitting processes.

Other Programs

The following table describes additional initiatives implemented by Planning and Building and other departments to implement the COSE, Safety Element, and Economic Element.

Table 10: Other Programs

Program	Description
Employee Commuting Survey <i>Implements: COSE AQ 2.1.3</i>	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, 2018, and 2019. Surveys were not conducted in 2020, 2021 nor 2022 due to the pandemic and staffing changes.
Alternative Fuel Strategy <i>Implements: COSE AQ 2.3.1</i>	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 240 (up by 8 from last FY) ethanol vehicles, 86 (up 41 by last FY) hybrid vehicles, and 19 (same as last FY) electric vehicles within the County fleet.
Reduce County Greenhouse Gas from County Operations <i>Implements: COSE AQ 4.3.1</i>	The County plans and implements projects at facilities and water infrastructure that reduce, conserve, or offset energy and water use. The County has implemented numerous projects of these types and continues to plan for additional projects as part of its annual project-planning and budgeting cycles.

<p>GIS Hazard Mapping <i>Implements: Safety Element S-8 and S-40</i></p>	<p>The Department administers and operates a Geographic Information System (GIS) that includes data layers of the Safety Element, such as fire hazards, emergency response times, and wildland urban interface, 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 to the public.</p>
<p>Safety Trainings <i>Implements: Safety Element S-12</i></p>	<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 trends and procedures. The following is a list of trainings offered:</p> <ul style="list-style-type: none"> • Disaster Service Worker Training • FEMA IS-100c; Intro.to Incident Command System (ICS) • FEMA IS-700 b: Intro to National Incident Management System • G-606: Intro to Standardized Emergency Management System (SEMS) • Automated External Defibrillator (AED) Training • Active Shooter Training • First Aid-CPR Training • Safety Scratchers
<p>Flood Damage Reduction <i>Implements: Safety Element S-22</i></p>	<p>The 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.</p> <p>Drainage and flood control studies for the communities of Cambria, Cayucos, Los Osos, Nipomo, Oceano, San Miguel, Santa Margarita, and Templeton were conducted in the late 1990s and early 2000s. Since then, several projects have been implemented, including the Cambria Flood Control Project which relieves flooding in the West Village area, in the Santa Margarita community, where surrounding ranchland was modified to slow down and infiltrate stormwater prior to reaching the town, and most recently on Highway 1 at 13th Street in Oceano to mitigate flooding and ensure continued</p>

	<p>thoroughfare access. Roadway drainage improvements have also been installed throughout many communities in the county.</p> <p>In addition to continuing to update or create new drainage and flood plans for specific communities in the county, the District completed a county-wide Stormwater Resources Plan that identifies multi-benefit stormwater management programs and projects. With this plan in place, all public organizations and 501(c)(3) nonprofits within the county are eligible for grant funding to help offset the cost of implementing solutions.</p> <p>Some specific areas of the district, such as the San Luis Obispo Creek Watershed and lower Arroyo Grande Creek area, have on-going funding, projects, and programs. Lower AG Creek area recently competed a more than two mile sediment removal, vegetation maintenance, and levee repair/strengthening project to protect the southern area of Oceano. The district is actively studying areas of know flooding in the SLO Creek watershed (i.e., Buckley Road area) and working with the City of SLO to enhance creek maintenance outside the city limits.</p>
<p>Infrastructure Planning <i>Implements: Economic Element EE 4.4</i></p>	<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. The County accepted the Regional Housing and Infrastructure Framework in August 2023 to serve as a planning tool.</p>
<p>Economic Development <i>Implements: Economic Element EE 4.1</i></p>	<p>The County continued its financial support to REACH for implementation of the REACH 2030 Action Plan and its focus on fostering the start-up, attraction, and expansion of high-wage industries. The County participated in the development of the Resilience Roadmap: A Comprehensive Economic Development Strategy for the Counties of San Luis Obispo and Santa Barbara to guide the region for the next five years.</p>
<p>Economic Analysis of Discretionary Permit Applications <i>Implements: Economic Element EE 1.7</i></p>	<p>Economic impact analyses are included on a case-by-case basis with discretionary permit applications for projects with regional economic significance.</p>

VII. DEVELOPMENT ACTIVITY

Residential Development Trends

The rate of residential development has remained steady, with between 250 to 350 new units each year for the past 5 years. The total number of residential permits finalized increased slightly (from 291 to 208) last year, with an increase in single family permits and a decrease in multi-family permits.

Table 11: Residential Development Trends

Final Building Permits	FY 18-19	FY 19- 20	FY 20-21	FY 21-22	FY 22-23
Single-Family	338	238	286	249	304
Multi-Family	8	3	12	42	4
Total	346	241	298	291	308
% Multi-Family	2.30%	1.20%	4.00%	14.40%	1.3%

Affordable Housing Development

The Housing Element is the County’s principal policy document and roadmap for achieving an adequate supply of safe and decent housing for all residents of the unincorporated county. In particular, the Housing Element is the County’s roadmap for achieving its Regional Housing Needs Allocation (RHNA). Table 12 illustrates calendar year information through from January 1, 2019 to December 31, 2022.

Table 12: Built Housing Units Compared to 2020-2028 Housing Element Objectives

Calendar Year	Very Low	Low	Moderate	Above Moderate	Total
2020-2028 Housing Element Objective	801	505	585	1,365	3,256
Units Built in 2019	7	26	20	279	332
Units Built in 2020	0	22	26	264	312
Units Built in 2021	0	25	25	168	218
Units Built in 2022	0	40	48	167	255
Units Built (2019-2022)	7	113	119	878	1,117
Number of housing units (below) or above the 2020-2028 Housing Element Objective	(794)	(392)	(466)	(487)	(2,139)

Commercial Development Trends

All new, non-residential developments 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 nine years, as shown in Table 13.

Table 13: Commercial Development Trends (FY 22-23)

Fiscal Year	Valuation of Issued Permits	Percent Change	Final Building Permits	Percent Change
FY 12-13	\$40,111,609	47%	80	40%
FY 13-14	\$30,079,221	-25%	129	61%
FY 14-15	\$28,021,865	-7%	124	-4%
FY 15-16	\$41,582,425	48%	173	40%
FY 16-17	\$55,865,497	26%	121	-30%
FY 17-18*	\$30,648,797	-45%	80	-34%
FY 18-19*	\$29,843,614	-3%	75	-6%
FY 19-20*	\$17,439,075	-42%	73	-6%
FY 20-21*	\$19,122,148	10%	71	-3%

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FY 21-22*	\$19,158,730	0%	71	0%
FY 22-23*	\$21,600,222	11%	91	20%

*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 14 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. The decrease in Board of Supervisors items reflects, in part, the County streamlined process for approving agricultural preserves with fewer Board hearings.

Table 14: Application Hearings (FY 21-22 and FY 22-23)

Hearing Body and Application Types	FY 21-22	FY 22-23	Absolute Change
Board of Supervisors — Total	87	67	-20
General Plan/Ordinance Amendments	15	13	-2
Agricultural Preserves	10	2	-8
Appeals	17	17	0
Other Items	15	9	-6
Consent Items	30	26	-4
Planning Commission — Total	72	73	+1
Conditional Use Permit/Dev. Plans	19	23	+4
Minor Use Permits	9	8	-1
Variances	7	5	-2
Tract Maps	11	12	+1
General Plan/Ordinance Amendments	10	6	-4
Other items	3	5	+2
Consent Items (time extensions, etc.)	13	14	+1
General Plan conformity reports			
Subdivision Review Board — Total	14	16	+2
Parcel Maps	4	8	+4
Lot Line Adjustments	4	0	-4
Conditional Certificates	1	0	-1
Consent Items (time extensions, public lots)	5	8	+3
Planning Department Hearing Items — Total	61	73	+22
Minor Use Permits (subtotal):	59	67	+8
Road Names	1	2	+1
Lot Line Adjustments	1	4	+3
Appeal of Admin Fine	0	0	0
Airport Land Use Commission — Total	8	8	0
Project Reviews	8	8	0
Total	242	237	-5