

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE 5/22/2012	(3) CONTACT/PHONE Jo Manson, Planner III/ (805) 781-4660	
(4) SUBJECT Annual Review of County Growth Rate in accordance with Title 26 of the County Code, Growth Management Ordinance and submittal of a resolution approving the annual growth rate for the unincorporated areas of the county.				
(5) RECOMMENDED ACTION Adopt and instruct the chairman to sign the attached resolution to (a) approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (within the wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria, (b) approve the annual growth rate of 1.8% for the Nipomo Mesa area, (c) approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2012 through June 30, 2015, and (d) allow the additional carryover of 10% of last year's allocations, but precluding the carryover for the Nipomo Mesa area.				
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes	
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation (Time Est. 30 minutes) <input type="checkbox"/> Hearing (Time Est. _____) <input checked="" type="checkbox"/> Board Business				
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A		(12) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(13) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(14) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
(15) LOCATION MAP Attached	(16) BUSINESS IMPACT STATEMENT? No	(17) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____		
(18) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown				
(19) SUPERVISOR DISTRICT(S) All Districts -				

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Kami Griffin, Assistant Director, Department of Planning and Building

DATE: 5/22/2012

SUBJECT: Annual Review of County Growth Rate in accordance with Title 26 of the County Code, Growth Management Ordinance and submittal of a resolution approving the annual growth rate for the unincorporated areas of the county.

RECOMMENDATION

Adopt and instruct the chairman to sign the attached resolution to (a) approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (within the wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria, (b) approve the annual growth rate of 1.8% for the Nipomo Mesa area, (c) approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2012 through June 30, 2015, and (d) allow the additional carryover of 10% of last year's allocations, but preclude the carryover for the Nipomo Mesa area

DISCUSSION

On April 26, 2011, your Board reviewed the annual Resource Management System (RMS). The intention of the RMS is to provide for early alerts for communities approaching deficiencies in water and sewer availability, or traffic and school problems. The Growth Management Ordinance (GMO) requires that your Board approve the annual rate after consideration of the annual RMS.

The GMO allows a carryover of a maximum 10% of the previous year's allocations. Last fiscal year (FY10-11) only nine (9%) of potential allocations were used, reflecting a continued significant slow-down in the construction of new residences. This fiscal year (FY11-12), as of April 27, 2012, only **71 (6%)** of potential allocations have been used. The projected end of fiscal year is **77 (7%)** used allocations. Staff feels a carryover to be appropriate because the two-year trend will not exceed the 2.3% growth rate.

BACKGROUND

On February 1, 2011 your Board adopted the Resource Capacity Study (RCS), Water Supply in the Paso Robles Groundwater Basin, in which a Level of Severity (LOS) III was recommended for the Paso Robles Groundwater Basin. The Study recommended several land use actions. Planning staff is working on amendments pursuant to the RCS that will be presented to your Board at a future date.

Activity Levels

Table 1 shows the current fiscal year (FY11-12) activity for residential construction as of April 27, 2012. New construction activity is considerably lower than the maximum 2.3% growth rate.

Table 1

Residential Activity - Fiscal Year 11-12 as of April 27, 2012

	Dwelling Units		
	ALLOWED	USED	PERCENTAGE
County Wide - Residential Single Family	636	36	6 %
County Wide – Residential Multi Family *	338	20	6 %
Nipomo Mesa Area – Residential Single Family	83	13	16 %
Nipomo Mesa Area – Residential Multi Family *	45	2	4 %
Total	1,102	71	6 %

* includes residential unit ownership projects and cluster subdivisions within urban reserve and village reserve lines.

Planning staff is requesting that the Board of Supervisors determine the maximum number of allowable dwelling units for Fiscal Year 2012-2013. Given a countywide growth rate of 2.3% and allowing an additional 10% carryover for the county-wide area, **1,103** residential dwelling units would be available for **Fiscal Year 2012-2013** (Attachment 1). Given a Nipomo Mesa Area growth rate of 1.8%, **128** residential dwelling units would be available for **Fiscal Year 2012-2013** (Attachment 2). As in Fiscal Year 2011-2012, carryover of units for the Nipomo Mesa Area is not recommended at this time.

Table 2 shows the actual numbers that staff recommends the Board of Supervisors approve for Fiscal Year 2012-2013:

Table 2

**Proposed Maximum Growth Rates in Dwelling Units for Fiscal Year 12-13
(includes carryover of 110 dwelling units)**

	DWELLING UNITS
County Wide - Residential Single Family * – 2.3%	637
County Wide – Residential Multi Family * – 2.3%	338
Nipomo Mesa Area – Residential Single Family ** - 1.8 %	83
Nipomo Mesa Area – Residential Multi Family ** - 1.8%	45
Total Unincorporated	1,103

* includes carry over dwelling units
** does not include carry over dwelling units

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed and approved the resolution as to form and legal effect.

FINANCIAL CONSIDERATIONS

Costs are included in the current department budget.

RESULTS

The maximum number of allowable dwelling units for Fiscal Year 2012-2013 will be **1,103** county-wide and **128** for the Nipomo mesa area. An additional carryover of 10% (110 dwelling units) of unused allotments for Fiscal Year 2011-2012 will be incorporated for the county wide allowable dwelling units.

ATTACHMENTS

1. Countywide 2.3% Maximum Growth Rate Area (map)
2. Nipomo Mesa Area Shown in Gray Limited to 1.8% Growth Rate (map)
3. San Luis Obispo County Growth Management System, Number of Allocation/Allotment Requests by Planning Area
4. Number of Allocations/Allotments Requests, by Planning Area and Fiscal Year
5. Resolution Approving the Proposed Growth Rate and Carryover of 10% of the Maximum Allotment from the Previous Year for Use in Fiscal Year 12-13