

Attachment 6



SAN LUIS OBISPO COUNTY FARM BUREAU

651 TANK FARM ROAD • SAN LUIS OBISPO, CA 93401-7062

PHONE (805) 543-3654 • FAX (805) 543-3697 • www.slofarmbureau.org

May 30, 2013

Commissioners
San Luis Obispo County Planning Commission
976 Osos Street, Room 200
San Luis Obispo, CA 93408

Re: Land Use and Circulation Element Amendment

Dear Commissioners:

On behalf of the 2,000 member of Farm Bureau I would like to address our concerns regarding the updating of the Land Use and Circulation Element (LUCE). According to the materials from the Planning Department the combining of the 11 Area Plans into 4 area plans with 11 sub-areas is a consolidation that simplifies, reduced redundancies and makes a more concise and user-friendly plan.

I wonder how making:

- 1) Cuyama Valley part of the same area plan (South County) as Nipomo/Oceano or
- 2) the “westerly watershed” of the North County Plan part of the same area plan as Shandon-Carrizo

simplify and make this updated document more understandable. I actually asked this question in a letter in February of this year and have received no explanation.

Yes, the amendment to the LUCE does appear to generally follow watersheds and even that is not actually fully correct as the “westerly watershed” of the North County Planning area does not flow to the Salinas River, but this is where similarities end.

I still have many questions as to the validity of combining the 11 area plans.

- 1) How does this amendment justify combining into one area the cool climate of Nipomo/Oceano area with a population of over 13,000 with the semi-arid hot climate of Cuyama Valley with a population of less than 1,000 people? The current Shandon/Carrizo Plan far better addresses like areas. In fact, if you look at the sub-area map, the Shandon-Carrizo sub-area is split, part in the Carrizo and part in the South County Planning Areas. *What is the logic?*
- 2) As I compared the current area plans with the proposed amended plans, I saw that many of the current plans did not have information, such as history transferred to the amended plans. As an example, the history of the settlement of the Adelaida area or the description of the landscape surrounding Lake Nacimiento, (“that ranges from gently sloping savannah woodlands and meadows on the northeast sector of the planning area, to the rugged chaparral covered range of the Santa

Attachment 6

Lucia foothills...”) are important facts that seem to have been deleted, yet the LUCE amendment is longer than ever. How is that? There are significant losses to the character and background of many of the areas.

- 3) In the introduction of the staff report, it was explained that the amendment “does not involve changes or updates...” To go to this level of work in amending the LUCE, it would have seemed logical to make at least a few updates, such as in the North County Plan, the change that reflects that the North County sub-station is there, as opposed to stating, “as of 1994, no date has been established for construction”.
- 4) If indeed, the new LUCE amendment is a simplification, how come the 4 planning areas of the proposed LUCE (with the 13 community and 11 sub-area plans) is actually 932 pages, where the existing 11 area plans is only 651 pages? Even with the only current existing community plan included (Shandon, which is 269 pages) the proposed amendment is still bigger.

As stated in my February letter to the Planning Department, I am concerned that the less populated and less controversial areas will be lost in this massive combination. Many of the details of the existing area plans appear to have been deleted in the combining. I hope that the Planning Commission will consider these concerns and not rubber stamp a combining not well done.

Sincerely,



JOY FITZHUGH
Legislative Analyst

<p>AVILA VALLEY ADVISORY COUNCIL P.O. Box 65 Avila Beach CA 93424 www.avilavalley.org</p>	<p style="text-align: center;">AVAC</p> <p style="text-align: center;"><u>Our Mission Statement</u></p> <p>The Avila Valley Advisory Council's (AVAC) Mission is to represent the interests of valley residents and enterprises, to monitor and guide development and to promote the general welfare of the community. To these ends, AVAC works to assure that essential public services keep pace with change and promotes the conservation of the natural beauty and resources in the Avila Area.</p>
<p>Chair Jim Hartig Vice Chair Sherri Danoff Secretary Anne Brown Treasurer Julie Hartzell</p> <p><u>Members of Council</u></p> <p><u>Avila Beach:</u> Anne Brown Lynn Helenius Lisa Newton John Salisbury(alt)</p> <p><u>Avila Valley:</u> Julie Hartzell MaryEl Hansen Jan Taylor (alt)</p> <p><u>San Luis Bay Estates:</u> Sherri Danoff Saul Goldberg Jim Hartig Bob Pusanik Ken Thompson Lynn Walter Karla Bittner (alt) William Ziegler(alt)</p> <p><u>See Canyon:</u> Denise Allen Bill Tickell Karen Wickler (alt)</p> <p><u>Squire Canyon:</u> Open (2) Karin Argano (alt)</p>	<p>April 8, 2013</p> <p>Karen Nall, Senior Planner SLO County Department of Planning & Building knall@co.slo.ca.us</p> <p>SUBJECT: PROPOSED AMENDMENTS TO SAN LUIS BAY AREA PLAN: SAN LUIS BAY ESTATES & FIRE PROTECTION SECTIONS</p> <p>Dear Karen,</p> <p><u>AVAC encourages postponement of reformatting of the San Luis Bay Area Plan until content updates. The proposed section on SLBE, taken from the 1987 amendment to the Area Plan, is outdated and, therefore, neither factual nor pertinent as a tool to guide future land use.</u> All master plan development phases have approved development plans. Beyond buildout of Tract 2149, SLBE has no further residential development potential unless the General Plan is amended. (Please reference "Confirmation of San Luis Bay Estates Development Potential", the subject of a memo from Warren Hoag dated November 3, 2006, which was copied to various County files for San Luis Bay Estates.) <u>Also, the Fire Protection section is entirely outdated and inaccurate:</u> "A recently established volunteer fire company in Avila Valley provides fire protection service to Avila Valley. See, Squire, Price, and Sycamore Canyons, north of the San Luis Obispo city limits, and the Diablo Canyons, north to San Luis Obispo city limits, and the Diablo Canyon power plant, also utilize an all-volunteer force." County Fire communicated to you its willingness to assist in rewriting this section.</p> <p style="text-align: center;">To avoid the usual expectation of content being relatively current at the time of amendment, it is suggested that any revision without content update include: <u>identification on each page that content was not updated when reformatted;</u> provisions for content updates by the community, perhaps via County website.</p> <p>Following are suggested revisions to the San Luis Bay Estates section: </p> <p>San Luis Bay Estates</p> <p>This private development lies north of Avila Road between San Luis Bay Drive on the east and an area west of the mouth of San Luis Obispo Creek, covering approximately 1,187 acres. The southern portion of the development lies within the coastal zone. In 1981, a master development plan was approved for phased construction of a recreational/residential community. The master development plan establishes the location and extent of residential, commercial, recreational and related development; the phasing sequence for future construction; the proposed circulation system; and development and design standards for proposed uses (Amended 1987, Ord. 2321).</p> <p>The master development plan for San Luis Bay Estates established a maximum total of 808 residential units. <u>Per stipulation of the master plan, an actual allowed maximum of 625 units was determined by a development plan for each of the phases in the master plan. Any further residential development plan approval would require amending the General Plan for an</u></p>

Attachment 6

~~additional phase and location. The Local Coastal Program Land Use Plan, as certified by the Coastal Commission in 1984, deleted two residential clusters totaling 43 dwelling units located adjacent to the golf course within the Coastal Zone. However, these 43 units may be transferred to other locations within San Luis Bay Estates through approval of an amendment to the master development plan, unless the 43 units are retained within Phase IV (Amended 1987, Ord. 2321).~~

~~The dwelling units within San Luis Bay Estates are to be attached or and detached single family units of conventional construction (except for the existing mobile home park) and will be developed in several clusters, retaining about 80 percent of the project area in open space. Additional proposed development is to include a commercial center. Each phase of the project will be Land Use 4-2 Avila Beach Community Plan implemented through a Conditional Use Permit application in accordance with the Land Use Ordinance. Water and sewer service considerations, traffic and other potential environmental impacts will be evaluated with each phase of development.~~

~~Facilities constructed by 1987 include the hotel, 18 hole golf course, tennis facilities, private water supply and sewage disposal systems, public fire station, private roads, a mobile home park, an office area and commercial village with a restaurant, athletic club and hotel adjacent to the entrance gate on San Luis Bay Drive. Phase I residential townhouse development (the hotel and golf course are Portions of residential and commercial development are within the coastal zone) (Amended 1987, Ord. 2321).~~

~~It is expected that this development will remain a recreational/residential community. Each phase of the project will require Conditional Use Permit approval. With continuation as a private community, none of the facilities would be maintained or operated by the County. An expansion of the existing hotel has been approved (Amended 1987, Ord. 2321).~~

Residential Suburban

~~Development should occurred at a net density within the range of the Residential Suburban land use category using the cluster division provisions of the Land Use Ordinance. This will was to allow smaller individual lot sizes while providing open space to preserve the highly scenic quality of the property. Location of the clusters will be determined by the master development plan and individual clusters will then be designed in detail through a Conditional Use Permit application.~~

Commercial Retail

~~Per the 1981 master development plan, Commercial Retail uses are to have occurred in a "village" adjacent to the entrance road, west of San Luis Bay Drive. The Area Plan intends that ~~These~~ facilities should be aimed at meeting the neighborhood needs of the project residents and nearby residents of Avila Valley and should not be developed as a major commercial center. The high visibility of the site requires careful attention to building design, siting, landscaping and signage.~~

Recreation

~~The Recreation category is applied to San Luis Obispo Creek and to areas containing existing recreational development - the tennis courts and athletic club area. Neighborhood recreation centers could also occur as part of each residential cluster and are not designated in the Recreation category. Even though the property is a private development, the creek bed offers the only area suitable for installing public trails that could connect to both Avila Valley to the east and Avila Beach to the west. The old Pacific Coast Railroad right of way also passes through the property and agreements should be~~

~~worked out that could allow public access to a trail system and also the possible extension of the proposed Pacific Coast Light Railway from Avila Valley to Avila Beach. agreements between property owners and the County enabled the County to establish the multi-use Bob Jones Trail along the banks of San Luis Creek.~~

Open Space

This category is applied to the parcel lying south of Avila Beach Drive Road (a portion of the parcel is within the Coastal zone). The parcel is extremely steep, heavily brush covered and does not appear to have any reasonable access from either Avila Road or Cave Landing Road. The acreage of this parcel ~~may be considered~~ was included toward meeting the required amount of open space for development of the total project, ~~if dedicated~~. The Open Space category is also applied to those areas shown by the master development plan to be preserved in open space. Per the master development plan, open space areas will be have been reserved by perpetual easement with approval of each phase of residential development totaling a ratio of one open space acre per residential unit. This open space ratio also applies to the allowable 50 cottage units for which there is not a development plan. (Amended 1987, Ord. 2321)

.....
Thank you for consideration of our suggestions.

Sincerely,



Jim Hartig, Chair

- C: Kami Griffin, Assistant Director of Planning & Building- kgriffin@co.slo.ca.us
- Adam Hill, Third District County Supervisor- ahill@co.slo.ca.us
- Hannah Miller, Third District Legislative Assistant- hmilller@co.slo.ca.us
- Rob Lewin, Chief, County Fire Department- robert.lewin@fire.ca.gov
- Bob Pusanik, President, SLBE Homeowners Association- pusanik@charter.net

Creston Advisory Body

Chairperson: Sheila Lyons Ph. (805) 239-0917, P. O. Box 174 Creston, CA 93432 salyons@airspeedwireless.net

February 25, 2013

San Luis Obispo County Board of Supervisors
County Government Center
San Luis Obispo, California 93408

Dear Supervisors,

The Creston Advisory Body (CAB) met on February 20, 2013 at the Creston Community Church for a regularly scheduled meeting. One topic of discussion was the proposed reorganization and consolidation of the Land Use and Circulation Elements (LUCE) by the SLO County Planning and Building Department. We understand that the initial consolidate of current Planning Areas into only four Area Plans would not change any general plan goals, policies, programs, data, statistics or planning area standards at this time. There was no representative from the Planning and Building Department present during this discussion. The following comments expressing concerns regarding the proposed consolidation were delivered by CAB members and members of the public.

1. There was discussion on how the proposed consolidation would benefit county residents. It is clear that the simplification would help Planning & Building Department Staff and the attempt to accomplish this consolidation is understandable under the current atmosphere of austerity. However, it was felt that the needs of the individual communities would be lost.
2. The community of Creston has a unique identity and faces issues that do not mimic those of other communities identified for consolidation with Creston into the "North County Area Plan".
3. The community of Creston is not separated in the minds of the local residents into those that live in the "village" of Creston and those that live in outlying areas. The Long Range Vision written by the community was constructed with great thought and over several meetings envisioning the future of our community as a single entity with common goals, not as a "village" and separate outlying rural areas.
4. Creston was previously represented with two seats on the Santa Margarita Area Advisory Council (SMAAC), lumped in with 22 other seated members who represented their specific local areas. Creston residents did not feel that the needs of Creston, or issues pertaining specifically to Creston, received their due amount of attention or thoughtful deliberation. It was because of this lack of fair consideration that the community of Creston petitioned to establish our own Citizen's Advisory Council, and hence six years ago the CAB was created.

It is with these thoughts in mind that the CAB voted unanimously to recommend that the County not proceed with the proposed consolidation of the many existing Planning Areas into only four Area Plans. It was felt that the individual needs of the diverse communities in San Luis Obispo County would be lost if this consolidation was finalized.

Sincerely,

Sheila Lyons
CAB Chairperson

cc: Karen Nall, SLO Planning and Building Department

Attachment 6



TEMPLETON AREA ADVISORY GROUP

P.O. Box 1135
Templeton, CA 93465

February 22, 2013

To: Karen Nall, Senior Planner, SLO County Planning & Building Department
From: Bill Hockey, TAAG Acting-Chairman

Re: TAAG Referrals
From our Old Business agenda item:

Land Use and Circulation Element (LUCE) LRP2008-00002.

This update was reviewed by TAAG at our February 21, 2013 meeting and the following motion was made, duly seconded and **supported** on a 5-0 vote:

*After thorough discussion & consideration, Templeton Area Advisory Group (TAAG) does **not** support the changes to LUCE and request that it be taken off calendar. If it is not taken off calendar, TAAG will provide additional comments and concerns to the Planning Department and Board of Supervisors on specific issues of concern we have identified.*

Areas of Support:

1. TAAG's action was supported by all members of the public who were in attendance during the discussion of this item. All in attendance spoke to the issue during public comment and open discussion and supported TAAG's motion & action.

Areas of Concern:

1. To be supplied should the revised LUCE be continued on the top ten calendar of priorities

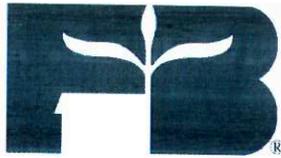
Recommendations:

Respectfully request the Board of Supervisors remove this item for further consideration of processing and/or funding.

Thank you.

A handwritten signature in black ink, appearing to read "Bill Hockey", is written over a faint, larger version of the same signature.

Bill Hockey
Acting-Chairman, TAAG



SAN LUIS OBISPO COUNTY FARM BUREAU

651 TANK FARM ROAD • SAN LUIS OBISPO, CA 93401-7062
PHONE (805) 543-3654 • FAX (805) 543-3697 • www.slofarmbureau.org

February 7, 2013

Karen Knall, Planner
Airlin Singewald, Planner
Long Range Planning
San Luis Obispo County Planning Department
976 Osos Street, Room 200
San Luis Obispo, CA 93408

Re: LUCE Update

Dear Karen and Airlin:

In the reviewing of the LUCE I have a few questions that I hope you can answer. It appears that the boundaries of the new sub-areas in the 4 Area Plans are basically the same as the current area plans except for some notable changes to the South County Planning Area. Is this correct?

- Why was the South County Area extended all the way to the eastern county line, instead of that eastern portion remaining with the Carrizo Planning Area? There seems to be so little in common between south-east Carrizo and say Nipomo.
- Why was Los Padres split between the North County and South County Planning areas?
- Why did not the Rancho Edna remain part of the San Luis Obispo Planning Area as opposed to splitting the S.L.O. subarea between the 2 new planning areas?
- The splitting of the northern portion of the former Carrizo Planning Area does seem logical as the difference between the northern (Shandon) portion of east county from the southern (Carrizo) portion.

It appears that the information from each prior Planning area was abbreviated, but not necessarily changed in substance.

I must admit that I am not sure why there is any need to combine the Area Plans into massive areas and create sub-areas which will continue to hold the very same information as the current Area Plans do. I am afraid that some of the less populated and less controversial areas will be lost or gobbled up in the combining in such as the new North County Planning Area. This seems to take in such a large geographic expanse and includes many subareas that are very different from each other. Even though it is explained that the new areas follow watersheds, this does not seem to always be the case, such as the southern portion of the Carrizo becoming part of the South County Planning Area.

Sincerely,

JOY FITZHUGH, Legislative Analyst