

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

_____ day _____, 2014

PRESENT: Supervisors

ABSENT:

RESOLUTION NO. 2014 - _____

RESOLUTION TO AMEND THE SAN LUIS OBISPO COUNTY GENERAL PLAN, THE LAND USE AND CIRCULATION ELEMENT, LOCAL COASTAL PLAN (NORTH COAST AREA PLAN) AND TO APPROVE ENVIRONMENTAL DOCUMENTS

The following resolution is now hereby offered and read:

WHEREAS, state law requires that a general plan be adopted; and

WHEREAS, the Land Use and Circulation Element of the San Luis Obispo General Plan was adopted by the Board of Supervisors on September 22, 1980; and

WHEREAS, state law, public necessity, convenience and general welfare requires that general and specific plans be amended from time to time; and

WHEREAS, the Planning Commission of the County of San Luis Obispo after noticed public hearings did recommend amendments to the General Plan – the Land Use and Circulation Element, Local Coastal Plan (North Coast Area Plan), adopted resolutions or otherwise took action recommending said amendments.

NOW THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the twenty-third day of September, 2014, that the County General Plan – the Land Use and Circulation Element and Local Coastal Plan (North Coast Area Plan) be amended as follows:

1. Amend the San Luis Obispo County General Plan, Land Use and Circulation Element, official maps, by changing the designation for the parcel shown on Exhibit LRP2013-00015:B, attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize submittal to the California Coastal Commission for consideration and certification.

2. Amend the San Luis Obispo County General Plan, Land Use and Circulation Element, North Coast Area Plan, by changing the designation for the parcel shown on Exhibit LRP2013-00015:C, attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize submittal to the California Coastal Commission for consideration and certification.

3. Amend the San Luis Obispo County General Plan, Land Use and Circulation Element, North Coast Area Plan, as such amendment appears on Exhibit LRP2013-00015:D, attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize submittal to the California Coastal Commission for consideration and certification.

1. Adopt, enact and instruct the Chairperson of the Board of Supervisors to sign "An Ordinance Amending Specific Sections of the San Luis Obispo County Coastal Land Use Ordinance, Title 23 of the County Code " which is attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize submittal to the California Coastal Commission for consideration and certification.

BE IT FURTHER RESOLVED AND ORDERED that the environmental documents for the above enacted amendments be approved as follows:

1. Regarding the amendment that was processed on the basis of a General Rule Exemption, the Board of Supervisors finds that the activity is covered by a general rule exemption (State CEQA Guidelines section 15061(b)(3)) from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

BE IT FURTHER RESOLVED AND ORDERED that in accordance with Government Code Section 25131, after reading of the title of the ordinances, further reading of the ordinances in full is waived.

BE IT FURTHER RESOLVED AND ORDERED that this resolution shall be effective on the same date as Ordinances _____, said date being _____, 2014.

Upon motion of Supervisor _____, seconded by Supervisor _____, and on the following roll call vote, to wit:

AYES: Supervisors

NOES:

ABSENT:

ABSTAINING:

The foregoing resolution is hereby adopted.

Chairperson of the Board of Supervisors
of the County of San Luis Obispo,
State of California

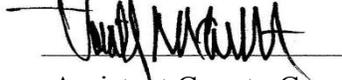
ATTEST

County Clerk and Ex-Officio Clerk
of the Board of Supervisors,
County of San Luis Obispo,
State of California

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

A handwritten signature in black ink, appearing to read "Rita L. Neal", is written over a horizontal line.

By: Assistant County Counsel

Dated: September 9, 2014

**EXHIBIT A – FINDINGS
COUNTY OF SAN LUIS OBISPO (GENERAL SERVICES)
GENERAL PLAN AMENDMENT LRP2013-00015**

Environmental Determination

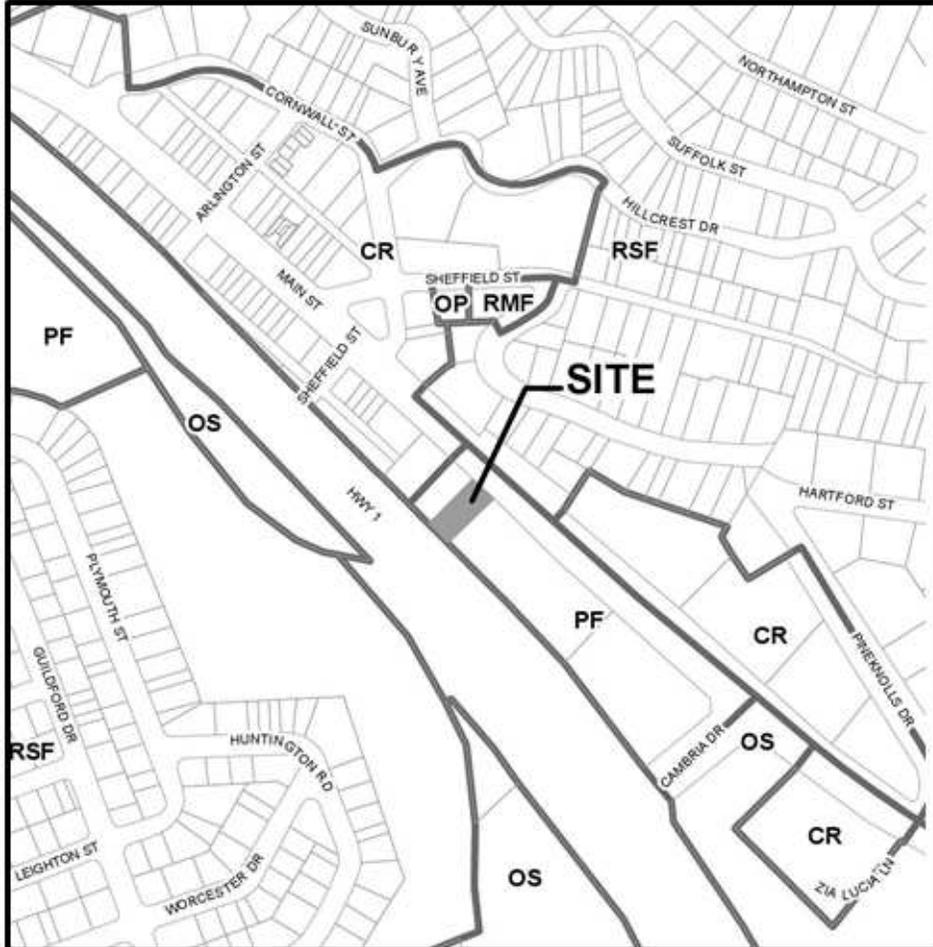
- A. The project is covered by the general rule that CEQA applies to projects that have the potential for not causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because the subject parcel is already developed with an existing building and the proposed land use category change would not result in new development. The proposed amendment would change the mix of land uses potentially allowable on the subject property. Any future use that is more intensive than the previous use (a library) will require coastal development permit approval, and the potential impacts (e.g. increased traffic, water demand, etc.) of the new use would be evaluated through the coastal development permit review process. Therefore, the project is not subject to CEQA (State CEQA Guidelines sec. 15061 (b) (3), General Rule Exemption).

Land Use Element / Local Coastal Plan Amendment

- B. The proposed amendment is consistent with the Land Use Element/Local Coastal Plan and other adopted elements of the general plan because all future uses are limited to those allowed under Table O for the Commercial Retail land use category.
- C. The proposed amendment is consistent with the guidelines for amendments to land use categories as the site is a logical extension of the Commercial Retail land use category, and is consistent with applicable policies of the General Plan and Local Coastal Program.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element/Local Coastal Plan because:
- i. The proposal will not alter the commercial character of the area.
 - ii. The proposal is compatible with the surrounding commercial uses.
 - iii. The proposal to convert one percent of the existing Public Facilities category in downtown Cambria to Commercial Retail will not compromise the provision of public services or facilities within the area.
 - iv. The proposal will not impact Cambria's water supply because, for the duration of the CCSD's moratorium on new water connections, future uses will be limited by the site's existing 0.58 EDU water allocation, unless the CCSD approves an agreement to transfer water credits to the subject parcel from an existing parcel in Cambria. Moreover, future uses with greater water demands than the previous use would be subject to coastal development permit approval. A coastal development permit would not be approved unless the applicant supplies an intent to serve letter from the CCSD and verifies that increased water demands would be offset through retrofitting of existing water fixtures in Cambria or other means.

- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for commercial uses that are compatible with the existing development of the surrounding area and the County's General Plan.
- F. The proposed amendment is consistent with the purpose and character statements in the Land Use Element/Local Coastal Plan of the General Plan for the Commercial Retail land use category as the site is located downtown Cambria within the West Village commercial district and in close proximity to complimentary uses.

EXHIBIT B
LRP2013-00015:B
PROPOSED LAND USE CATEGORY MAP CHANGES



<p>EXHIBIT LRP2013-0015:B</p> <p>INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON OFFICIAL LAND USE CATEGORY MAP ON FILE IN THE DEPT. OF PLANNING AND BUILDING</p> <p>CHANGE FROM PF TO CR</p>	<p>COUNTY OF SAN LUIS OBISPO (GENERAL SERVICES AGENCY) GENERAL PLAN AMENDMENT</p>
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EXHIBIT C
LRP2013-00015:C
PROPOSED COMBINING DESIGNATIONS MAP CHANGES

The following change is proposed to the Combining Designations Map of the North Coast Area Plan (Land Use Element / Local Coastal Plan):

1. Remove “L” symbol representing location of future library site.

EXHIBIT D
LRP2013-00015:D
AREA PLAN TEXT CHANGES

The following change is proposed to the text of the North Coast Area Plan (Land Use Element / Local Coastal Plan):

1. A library serving the entire North Coast Planning Area is located ~~en~~ [at 1043](#) Main Street. ~~adjacent to the Joslyn Adult recreation Center in Cambria. Property has been purchased on Cornwall Street for the future site of a new library.~~