

Exhibit F
Guiding Principles of Smart Growth

1. Strengthen Regional Cooperation

Action: The County will seek to promote regional cooperation of all jurisdictions within the region in the formulation and the carrying out of land use policy, while respecting the interests of individual towns and cities. Smart growth identifies important regional values that often cut across jurisdictional boundaries. Our local transportation networks, economy, housing market, watersheds and numerous other systems function at the regional level. Planning for the area must recognize the regional characteristics we share, provide solutions and strategies that enhance our positive aspects and protect and preserve those vulnerable to loss or degradation.

2. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

Action: The County will support smart growth goals by bolstering local economies, preserving critical environmental areas, improving a community's quality of life, and guiding new growth into existing communities. By focusing development in already built-up areas, smart growth preserves rapidly vanishing natural areas. From woodland and forest areas, ranches and farms, to wetlands and wildlife, smart growth allows us the opportunity to pass on to our children the treasured areas of San Luis Obispo County.

3. Strengthen and Direct Development Towards Existing Communities

Action: The County will focus development towards existing communities already served by infrastructure; utilize the resources that existing neighborhoods offer; and conserve open space and natural resources. Will help direct funding of transportation enhancements in the communities where people live today. Opening up green space to new development means the cost of new schools, roads, sewer lines, and water supplies will be borne by residents throughout the area. Taking advantage of existing infrastructure keeps public costs and taxes down. Smart growth helps on both fronts, saving money and protecting the environment. The County will seek to put the needs of existing communities first.

4. Foster Distinctive, Attractive Communities with a Strong Sense of Place

Action: The County will employ context-sensitive design techniques and encourage communities to incorporate smart growth design and integrate land use, transportation and public safety. The County will prioritize the retaining of distinct urban boundaries between communities, and utilize natural and man-made boundaries and landmarks to create a sense of defined neighborhoods, towns and regions. Communities should craft a vision and set standards for development that respond to strongly held values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

5. Provide a Variety of Transportation and Land Use Choices

Action: The County will seek to provide people with balanced choices in housing, shopping, employment, communities, and transportation routes and modes of transportation – biking, public transit, walking, and driving. Those who want/need to drive can, but people who would rather not drive everywhere or don't own a car have other choices.

6. Create a Range of Housing Opportunities and Choices

Action: The County will implement the Housing Element by seeking opportunities for quality housing for people of all income levels, in proximity to employment. Communities should maximize “choices” in location, size, design, diversity, cost and type of housing. The central goal of any smart growth plan is the quality of the neighborhoods where we live. They should be safe, convenient, attractive, and affordable. Low-density development too often forces trade-offs between these goals. Some neighborhoods are safe but not convenient. Others are convenient but not affordable. Careful planning can help bring all these elements together.

7. Encourage Mixed Land Uses

Action: The County will promote integrating mixed land uses into communities as a key strategy for achieving more compact urban development, reducing dependence upon the automobile, stimulating economic activity and vitality in downtowns, improving the jobs/housing imbalance and providing for more affordable housing choices. Local communities should support mixed use development to help enrich downtown life and provide more efficient use of resources and public facilities.

8. Create Walkable Neighborhoods and Towns

Action: The County will support the development of friendly, cohesive and integrated pedestrian facilities. Walkable communities are desirable places to live, work, learn, and play and facilitate healthy choices for getting around. Air quality and health benefits have been shown where walkable communities exist, as well as reduced transportation infrastructure impacts and costs. Communities with walkable attractive downtowns have been shown to stimulate economic development.

9. Take Advantage of Compact Building Design

Action: The County will encourage communities to incorporate more compact building design as an alternative to conventional, land consumptive development.

One of the major downfalls of sprawl is more traffic. Smart growth's emphasis on mixing land uses, clustering development, and providing multiple transportation choices helps manage congestion, pollute less, and save energy.

10. Make Development Decisions Predictable Fair and Cost Effective

Action: The County will support the development of clear standards and guidelines to guide the review and approval process. For communities to be successful in implementing smart growth, both the private and public sector must embrace it. The

County will seek ways to reduce complexities often encountered in the development review process and improve processing times and predictability.

11. Encourage Community and Stakeholder Collaboration

Action: The County will support community and broad stakeholder collaboration. Growth in communities can create great places to live, work and play - if it responds to it's own sense of how and where it wants to grow. Community engagement creates and maintains ownership in the process and the product.