

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/17/2016	(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. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairman to sign the attached resolution to: 1. Approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria, 2. Approve the annual growth rate of 1.8% for the Nipomo Mesa area, 3. Approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2015 through June 30, 2018, and 4. 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 N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ___) {X} Board Business (Time Est. 30 minutes)			
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? N/A	(16) AGENDA ITEM HISTORY {X} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 5/17/2016

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. All Districts.

RECOMMENDATION

It is recommended that the Board adopt and instruct the chairman to sign the attached resolution to:

1. Approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria,
2. Approve the annual growth rate of 1.8% for the Nipomo Mesa area,
3. Approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2015 through June 30, 2018, and
4. Allow the additional carryover of 10% of last year's allocations, but precluding the carryover for the Nipomo Mesa area.

DISCUSSION

On May 5, 2015, your Board reviewed the 2012-2014 Biennial Summary Report of the 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 capacity problems. The Growth Management Ordinance (GMO) requires that your Board approve the annual growth rate after consideration of the Biennial Summary Report of the RMS.

The GMO allows a carryover of a maximum 10% of the previous year's allocations. Last fiscal year (FY14-15) seventeen percent (17%) of potential allocations were used. This fiscal year (FY15-16), as of April 12, 2016, 140 (13%) of potential allocations have been used. The projected end of fiscal year is 186 (17%) used allocations. The allocations used to date and projected allocation usage does not include the Woodlands development or exemptions to the GMO (i.e., secondary dwellings, affordable housing, and farm support quarters). Staff recommends that a carryover is appropriate because the two year trend will not exceed the 2.3% growth rate.

BACKGROUND

Activity Levels

Table 1 shows the current fiscal year (FY 2015-16) activity for residential construction as of April 12, 2016. The 2.3% growth rate allows up to 1,105 dwelling units to be utilized in Fiscal Year 15-16. Only 140 of the 1,105 dwelling units (approximately 13%) have been utilized this fiscal year as of April 12, 2016. New construction activity is considerably lower than the maximum 2.3% growth rate.

Table 1

Residential Activity - Fiscal Year 15-16 as of April 12, 2016

	Dwelling Units		
	Allowed	Used	Percentage
County Wide - Residential Single Family	637	83	13 %
County Wide – Residential Multi Family *	339	21	6 %
Nipomo Mesa Area – Residential Single Family	84	26	31 %
Nipomo Mesa Area – Residential Multi Family *	45	10	22 %
Total	1105	140	13 %

* 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 2016-2017. Given a countywide growth rate of 2.3% and allowing an additional 10% carryover for the county-wide area, **1,106** residential dwelling units would be available for **Fiscal Year 2016-2017** (Attachment 1). Given a Nipomo Mesa Area growth rate of 1.8%, **129** residential dwelling units would be available for **Fiscal Year 2016-2017** (Attachment 2). As in Fiscal Year 2015-2016, carryover of units for the Nipomo Mesa Area is not recommended at this time. Cambria has a growth rate of 0% because it is currently subject to a water emergency and the Cambria Community Services District is not issuing any new water will serve letters.

Table 2 shows the actual numbers that staff recommends the Board of Supervisors approve for Fiscal Year 2016-2017:

Table 2

**Proposed Maximum Growth Rates in Dwelling Units for Fiscal Year 16-17
(includes carryover of 110 dwelling units)**

	Dwelling Units
County Wide - Residential Single Family * – 2.3%	638
County Wide – Residential Multi Family * – 2.3%	339
Nipomo Mesa Area – Residential Single Family ** - 1.8%	84
Nipomo Mesa Area – Residential Multi Family ** - 1.8%	45
Total Unincorporated	1106

* 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 to prepare this information are included in the current department budget.

RESULTS

The maximum number of allowable dwelling units for Fiscal Year 2016-2017 will be **1,106** county-wide and **129** for the Nipomo mesa area. An additional carryover of 10% (110 dwelling units) of unused allocations for Fiscal Year 2015-2016 will be incorporated for the county wide allowable dwelling units. This action is consistent with the countywide goal of promoting prosperous communities.

ATTACHMENTS

1. Countywide 2.3% Maximum Growth Area
2. Nipomo Mesa Area Shown in Gray Limited to 1.8% Growth Rate
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 16-17