



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE July 14, 2016  DETERMINATION DATE July 7, 2016	CONTACT/PHONE Holly Phipps / hphipps@co.slo.ca.us (805) 781-1162	APPLICANT County of San Luis Obispo – Central Services Agency	FILE NO. DTM2015-00010
<b>SUBJECT</b> Determination of conformity with the General Plan for a request by the <b>COUNTY OF SAN LUIS OBISPO CENTRAL SERVICES DEPARTMENT</b> for the proposed surplus and sale of County-owned real property (1 parcel) located at 1027 El Morro Avenue. The parcel is located within the Residential Single-Family land use category and within the community of Los Osos in the Estero Planning Area, Coastal Zone Planning Area.			
<b>RECOMMENDED ACTION</b> Receive and file the determination that the proposed surplus and sale of a parcel by the Central Services Agency is in conformity with the County General Plan.			
<b>ENVIRONMENTAL DETERMINATION</b> This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.			
<b>LAND USE CATEGORY</b> Residential Single-Family	<b>COMBINING DESIGNATION</b> N/A	<b>ASSESSOR PARCEL NUMBER</b> 038-292-006	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> N/A			
<b>LAND USE ORDINANCE STANDARDS:</b> N/A			
<b>EXISTING USES:</b> Vacant			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Public Facilities / San Luis Coastal Unified School      East: Residential Single-Family / Residence South: Residential Single-Family / Residence                              West: Residential Single-Family / Residence			
<b>TOPOGRAPHY:</b> Gently sloping			
<b>PROPOSED SERVICES:</b> Water Supply: N/A Sewage Disposal: N/A Fire Protection: CAL FIRE			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

### PROJECT DESCRIPTION

The Central Services Agency is proposing to surplus and sell a 3,125 square foot lot. The site is currently vacant.

### GENERAL PLAN CONFORMITY

When the acquisition or disposal of real property, or the construction of structures, is proposed by a public agency within the unincorporated area, the proposal must be evaluated for consistency with the county General Plan before the action is authorized. Pursuant to Government Code section 65100, this department is authorized to prepare and issue conformity reports that are required by Government Code section 65402. Because the property sale is a project that is required to be found consistent with the county general plan, this conformity report is being prepared.

The determination of conformity is to be based on the county General Plan including the text, standards, programs, and maps contained therein. Factors that are listed in Framework for Planning, Part I of the Land Use Element that may be considered in determining conformity include, but are not limited to the following:

1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan elements, specific plan or facility master plan.
2. The project is consistent with the goals, objectives and policies of the Land Use Element and any other applicable General Plan element.
3. A proposed construction project is designed in conformance with the standards of the Land Use Ordinance as well as any standards contained in Chapter 8 of the applicable Land Use Element area plan.
4. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the General Plan. The proposal should be evaluated for its possible use as a public facility, or for its exchange or sale and subsequent purchase of a better site within the community.

*Staff Response:* The sale of this parcel meets the factors as set forth in the Land Use Element and as enumerated above because any future development shall be in conformance with the General Plan.

### DETERMINATIONS AND FINDINGS

Proposed surplus and sale of the parcel is in conformity with the county General Plan based on the following findings:

- A. The disposal or sale of public property will not eliminate, delay or unreasonably interfere with the opportunity to develop public sites or structures as identified in the General
- B. The proposed surplus and sell does not conflict with other elements of the County General Plan and Local Coastal Program.

ATTACHMENTS

1. Graphics

- Vicinity
- Land Use Map
- General Services Agency Request

2. County of San Luis Obispo Department of Central Services Conformity Request – May 11, 2016.

Staff Report prepared by Holly Phipps and reviewed by Karen Nall, Supervising Planner.