

COUNTY OF SAN LUIS OBISPO GENERAL PLAN ANNUAL PROGRESS REPORT

FISCAL YEAR 2016-2017



DEPARTMENT OF PLANNING & BUILDING

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Introduction

This report reviews the activities that took place to implement the County General Plan between July 1, 2016, and June 30, 2017, and into the first half of fiscal year 2017-2018. The General Plan is the blueprint for the future physical, economic, and social development of the unincorporated areas of the county and implements California laws that regulate land use planning and development. This report fulfills a state requirement to measure progress in implementing the General Plan. The scope of the report includes:

- Status of the General Plan documents
- Major planning activities that commenced or were completed
- Changes to plans and ordinances to implement plan policies
- Residential development in relation to Housing Element goals
- Commercial development activity
- Numbers of public hearings held for development and amendment applications

The County of San Luis Obispo serves the over 118,000 people who live within the unincorporated areas of the county by providing more than 700 public services.

The Department of Planning and Building provides many services to support public health, safety and welfare through cost-effective and courteous service. Additionally, the department represents the public's interest by creating fair and equitable policies and recommendations. The Department serves the following key stakeholders:

- The ***Board of Supervisors*** provides the direction for the implementation of the General Plan through its decisions on proposed plan amendments, applications, priorities, and funding.
- The ***clients*** are applicants and the public who receive immediate and direct services from the Department.
- The ***general public***, as the "end-user" of the General Plan, help shape the purpose, meaning, and effect of the General Plan through participation in drafting, reviewing, and commenting on plans, ordinances, and permits.
- The Planning Commission, the employees of County departments, and non-County agencies have varying roles in implementing the General Plan.

The County General Plan

The General Plan is both the vision and blueprint for how the County as a community wants to develop and grow while protecting valued resources. The General Plan is required by the State of California to protect resources, plan an orderly distribution of land uses and apply fair and equitable regulations for new development.

The General Plan provides policies for planning land uses and for allowing new development and land divisions. It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, and plant and animal habitats. The General Plan includes documents called elements.

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

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Required and optional elements are shown in Table 1, along with the date of adoption or last major revision.

Table 1: General Plan Elements

Required Elements	Date of Adoption or Last Major Revision
<i>Land Use and Circulation</i>	2016
<i>Framework for Planning</i>	2014
Area Plans:	
• <i>Carrizo Area Plan</i>	2014
• <i>Shandon-Carrizo (Central)</i>	2012
• <i>Estero Area Plan</i>	2009
• <i>North Coast Area Plan</i>	2008
• <i>North County Area Plan</i>	2014
○ <i>Adelaida</i>	1980
○ <i>El Pomar-Estrella</i>	2003
○ <i>Las Pilitas</i>	1980
○ <i>Los Padres (North)</i>	1980
○ <i>Nacimiento</i>	1980
○ <i>Salinas River</i>	1996
○ <i>Shandon-Carrizo (North)</i>	2012
• <i>San Luis Bay Coastal Area Plan</i>	1988
• <i>San Luis Obispo Area Plan</i>	2014
○ <i>San Luis Obispo (North)</i>	1994
○ <i>San Luis Bay Inland (North)</i>	1980
• <i>South County Area Plan</i>	1994
○ <i>Huasna-Lopez</i>	1986
○ <i>Los Padres (South)</i>	1980
○ <i>San Luis Obispo (South)</i>	1994
○ <i>San Luis Bay Inland (South)</i>	1980
○ <i>South County (sub-area)</i>	1994
• <i>South County Coastal Area Plan</i>	1990
Community Plans:	
• <i>Avila</i>	1980
• <i>Cambria</i>	2008
• <i>Cayucos</i>	2009
• <i>Los Osos</i>	2009
• <i>Nipomo</i>	2007
• <i>Oceano Inland</i>	1996
• <i>San Miguel</i>	2016
• <i>Santa Margarita</i>	2001
• <i>Shandon</i>	2012

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Required Elements	Date of Adoption or Last Major Revision
<ul style="list-style-type: none"> • <i>Templeton</i> 	1996
Specific Plans:	
<ul style="list-style-type: none"> • <i>Avila Beach¹</i> • <i>Black Lake</i> • <i>Lake Nacimiento Resort</i> • <i>Los Ranchos/Edna</i> • <i>Oceano¹</i> • <i>Rocky Canyon Quarry</i> • <i>Santa Maria and Sisquoc Rivers</i> • <i>Woodlands</i> 	2000 1983 1976 1984 2001 1996 1998 1998
Village Plans:	
<ul style="list-style-type: none"> • <i>California Valley</i> • <i>Creston</i> • <i>Edna</i> • <i>Heritage Ranch</i> • <i>North County Villages:</i> <ul style="list-style-type: none"> ○ <i>Garden Farms</i> ○ <i>Pozo</i> ○ <i>Whitley Garden</i> • <i>Oak Shores</i> • <i>San Simeon</i> • <i>South County Villages:</i> <ul style="list-style-type: none"> ○ <i>Callender-Garrett</i> ○ <i>Los Berros</i> ○ <i>Palo Mesa</i> • <i>Local Coastal Plan – Coastal Plan Policies</i> 	1980 2003 1996 1980 1996 1980 1980 2008 1994 1994 1994 2004
Housing	2014
Conservation and Open Space	2010
Noise	1992
Safety	2013
Optional Elements	Date of Adoption or Last Major Revision
Agriculture	2010
Offshore Energy	2010
Economic	2012
Parks and Recreation	2006

¹These communities are in both the Coastal Zone and Inland.

Major Completed Activities

General Plan Amendments

Changes or amendments to the General Plan occur through applications by the public or by the County after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current and any updates to occur periodically. The following amendments listed in Table 2 were approved in FY16-17:

Table 2: Approved General Plan Amendments FY16-17

Amendment	Description
LRP2010-00016 County of SLO	1) Amend and update the North County Area Plan, and Parts II, III, and IV of the Land Use and Circulation Element of the County General Plan. Approved November 22, 2016.
LRP2014-00022 Jim Jeffers	Amend the Shandon-Carrizo sub area of the North County Planning Area of the Land Use and Circulation Element to change the land use category of approximately eight acres from Agriculture to Commercial Service. Consider the inclusion of planning area standards contained in Title 22 (Land Use Ordinance, North County Area Plan, Shandon-Carrizo subarea) to accommodate an existing steel fabrication yard at the site. Approved September 13, 2016.
LRP2015-00010 GV4, LLC/Michael Joe Goldstein	Amend the land use category on an approximately 40 acre parcel from Commercial Retail (CR) to a mixed CR and Commercial Service (CS) land use designation. Amend Land Use Ordinance Section 22.104.090 (Templeton Community Standards) to limit the allowable CS uses on the front 20 acres of the property. Approved June 20, 2017.
LRP2015-00011 County of SLO	Amend the Land Use and Circulation Element land use categories from Rural Lands to Agriculture and Open Space and amend the Conservation and Open Space Element land use designations from Large Lot Rural to Agriculture (Land Under Conservation Contract) for properties recently put into agricultural preserves in several locations throughout the County. Approved September 13, 2016.
LRP2016-00008 County of SLO	Amend the Woodlands Specific Plan and Official Maps – Part IV of the Land Use and Circulation Element by changing the land use category of an approximately 4.57 acre site from Commercial Services/Business Park (CS/BP) to Office and Professional (OP) to allow for the development of an assisted living and memory care facility or other potential uses compatible with the surrounding neighborhood, and to reduce the maximum number of allowed resort rooms from 500 to 400. Approved June 20, 2017.

Ordinance Amendments

Ordinances, such as the County’s Inland Land Use Ordinance and Coastal Zone Land Use Ordinance, implement the General Plan by regulating land use and development or by managing the rate of growth as in the Growth Management Ordinance. Decisions on land use permits, building permits or land divisions are based on these and other ordinances.

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The Land Use Ordinance (LUO) is the official zoning ordinance for the County of San Luis Obispo; it implements General Plan policies with zoning standards. The following ordinances listed in Table 3 were approved in FY16-17:

Table 3: Approved Ordinance Amendments FY16-17

Amendment	Description
Amendment to Chapter 1.01 of the County Code	Adopt an ordinance amending Chapter 1.01 of the San Luis Obispo County Code to reformat and recompile the San Luis Obispo County Code and repeal the previous county code. Approved September 13, 2016.
LRP2006-00003 Title 29 Annual Report and Action Plan	Title 29 Annual Report and Action Plan for 2017. Adopt a resolution 1) approving the Title 29 2017 Annual Report and Action Plan, 2) approving the Title 29 Special Finding, and 3) approving an adjustment to the Title 29 Fee Schedules. Approved December 6, 2016.
LRP2014-00018 Workforce Housing Ordinance/Design Guidelines	Workforce Housing Ordinance Package. Amend Title 21 and Title 22 of the County Code to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. Approved November 22, 2016.
LRP2015-00009 Cannabis Cultivation Interim Zoning / Urgency Ordinance	Cannabis Cultivation Interim Zoning/Urgency Ordinance. Adopt an interim zoning/urgency ordinance prohibiting the cultivation of cannabis (marijuana) with certain exceptions in the unincorporated portions of the County. Approved September 20, 2016.
LRP2015-00017 Adelaida/Willow Creek Residential Vacation Rental Ordinance	Adelaida/Willow Creek Residential Vacation Rental Ordinance. Adopt an ordinance regulating Residential Vacation Rentals for the Adelaida/Willow Creek area of the County. Approved November 15, 2016.
LRP2016-00001 Public Facilities Fees Ordinance	Public Facilities Fee Ordinance Amendment. Amend Title 18 of the County Code (Public Facilities Fee Ordinance) to remove an exemption listed within Section 18.03.020 regarding collection of certain public facility fees for specific community services districts and fire protection districts. Approved September 13, 2016.
LRP2016-00004 Native Tree Interim Zoning / Urgency Ordinance, Oak Woodland Ordinance	1) Native Tree Interim Zoning/Urgency Ordinance. Adopt an interim zoning/urgency ordinance prohibiting the clear-cutting of oak woodlands and limiting the removal of native trees in the inland areas (does not include the coastal zone) of the unincorporated portions of the County, except for development or land use activities complying with certain authorization standards and procedures. Approved July 15, 2016. 2) Oak Woodland Ordinance. Amend Title 22 of the County Code (County Land Use Ordinance) to establish a new Chapter 22.58 – Oak Woodland Ordinance, and amend Section 22.06.020 and Table 2-2 to regulate clear-cutting and conversion of oak woodland. The proposed amendments would apply to the inland areas (does not include the coastal zone) of the unincorporated portions of the County. Approved April 11, 2017.

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Amendment	Description
<p>LRP2016-00006 Title 16 and Title 19 Ordinances</p>	<p>1) 2016 California Fire Code. Amend Title 16 of the County Code adopting the 2016 edition of the California Fire Code including Annual Supplements, State Amendments and Local Amendments. Approved December 6, 2016.</p> <p>2) Building and Construction Ordinance. Amend Title 19 of the County Code adopting the most recently adopted State codes and general cleanup which includes the addition of Chapter 11 and Chapter 12. Approved December 6, 2016.</p>
<p>LRP2016-00011 Agricultural Pond Amendments</p>	<p>1) Interim Agricultural Pond Ordinance. Adopt an interim zoning/urgency ordinance prohibiting new agricultural ponds and reservoirs in the land area (does not include the coastal zone) of the unincorporated areas of the County, except for projects complying with certain permitting procedures and development restrictions. Approved July 15, 2016.</p> <p>2) Agricultural Pond Amendments. Amend Title 22 of the County Code to modify permitting procedures, application content requirements standards and development standards related to groundwater filled agricultural ponds, reservoirs, and basins. The proposed amendments would apply to the inland areas (does not include the coastal zone) of the unincorporated portions of the County. Approved March 21, 2017.</p>
<p>LRP2017-00011 Growth Management Ordinance</p>	<p>Growth Management Ordinance. Amend Title 26 of the County Code to update the fiscal year references from 2016-2017 to 2017-2018 for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2017-2018. Approved May 16, 2017.</p>

Other Completed Activities

Matrix for Discretionary and Ministerial Permits

Each year the Department of Planning and Building presents a Priorities Report to the Board of Supervisors and identifies a comprehensive list of priority projects. On October 4, 2016, the Board of Supervisors directed the Department of Planning and Building to work on seven housing items (Housing Package) to help increase affordable housing and streamline the permit process. On October 11, 2016, as part of the Housing Package, the Board of Supervisors directed the Department of Planning and Building to prepare a guide for residential builders and property owners for determining what type of permit, such as a ministerial (building) permit or a discretionary (Land Use) permit, would be needed for the construction of residential projects. The guide was completed in June 2017.

On-Going Implementation Activities

Major Planning Activities

Avila Community Plan Update

On June 13th, 2016, the San Luis Obispo County Board of Supervisors authorized a comprehensive update to the Community Plan for Avila. This comprehensive document will provide all relevant policies, programs, and standards within the Urban Reserve Line (URL). Staff will be revising the four existing documents, San Luis Obispo Inland Area Plan, Avila Community Plan (Inland), San Luis Bay Area Plan (Coastal), and Avila Beach Specific Plan, that influence the land within the URL and combining these documents into one document, the Avila Community Plan (Inland & Coastal). Staff is currently completing the background report to inform the comprehensive update on demographics, land use, circulation, housing, environmental resources, hazards, public facilities, and special events. The update will be used to guide development in the URL through 2040.

Since authorization, staff has held four public workshops under the work program and community workshop series, Envision Avila. Envision Avila was created to inform and develop the new comprehensive Community Plan. For more details and the timeline, please visit, envisionavila.org.

Countywide Water Conservation Program

On October 27, 2015, the Board of Supervisors adopted amendments to the Agriculture and Conservation and Open Space Elements of the General Plan, adopted amendments to Title 8 (Health and Sanitation Ordinance), Title 19 (Building and Construction), and Title 22 (Land Use Ordinance) of the County Code, and amended Ordinance 3274 (the County Fee Schedule) to implement the Countywide Water Conservation Programs (CWWCP). Since their adoption, the County has actively sought opportunities for new water conservation efforts to further its goals of achieving water neutrality and preventing water waste. While several of the programs instituted by Resolution 2015-288 have been successful in meeting the County's goals of reducing groundwater extraction, neutralizing water use impacts from new development, and providing a mechanism for new or altered irrigation agriculture to proceed in LOS III groundwater basins, water demand from new development has not been entirely offset, thus necessitating additional conservation measures. On July 11, 2017, the Board of Supervisors adopted proposed amendments to Resolution 2015-288 that incorporated new adaptive water conservation strategies within the framework of the existing CWWCP to address these water deficits. These amendments expanded the previously existing Plumbing Retrofit Program to Nipomo and established a Washer Rebate Program.

Housing Package

Constraints and Opportunities Mapping: In June 2017, staff commenced with work on the Constraints and Opportunities Mapping project. The purpose of this project is to identify where new large tracts of land could be rezoned to allow for residential development based on mapped constraints and opportunities. The mapping would include, but not be limited to: water resources, circulation, agriculture, biological resources, archaeological resources,

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visual resources, infrastructure needs, and impact fees. Staff has conducted initial research including the review of existing GIS mapping model and map layers as well as conducting stakeholder outreach. Staff is currently updating GIS layers, where needed, and mapping new layers for the project. The next milestone will be to establish a Technical Advisory Committee and develop a revised mapping model. Expected completion of this project is Summer 2019.

Secondary Dwelling Ordinance Amendment (ADU) Phase II: On January 1, 2017, Government Code section 65852.2 governing ADUs (“Secondary Dwellings” per County Ordinance), as amended, became effective where the provisions in a local agency’s ordinance relating to matters including unit size, parking, fees, and other requirements, cannot be so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create ADUs in land use categories in which they are authorized by ordinance. The County’s existing Secondary Dwelling Ordinance (LUO Section 22.30.470) and regulations governing Guesthouses (LUO Section 22.30.410) both contain restrictions on these types of residential uses (e.g., secondary dwellings are prohibited in certain geographic locations).

On June 12, 2017, the Board approved funding for the project. This ordinance amendment requires significant research into countywide land use categories to determine all feasible locations of accessory residential uses. Staff will continue with research and public outreach throughout 2017 and into 2018. Preparation of research summary report has begun, which will be used to inform and guide the creation of the revised Secondary Dwelling Ordinance.

Farmworker Housing Ordinance: San Luis Obispo County has initiated an effort to help address the County’s housing shortage and meet our current and future needs for seasonal farmworker housing. The County Board of Supervisors has directed staff to create an ordinance that will incentivize and remove barriers for developing farmworker housing both on and off-site of agricultural operations.

On June 12, 2017, the Board approved funding for the project. This ordinance amendment requires significant research into the existing farm support quarters ordinance to determine feasible locations of additional farmworker housing. Staff will continue with research and public outreach throughout 2017 and into 2018. Preparation of a research summary report has begun, which will be used to inform and guide the Farmworker Housing Ordinance.

Inland Vacation Rental Ordinance

The Board directed staff to prepare an inland vacation rental ordinance. Staff has prepared an initial draft of the ordinance using the County’s existing coastal zone vacation rental ordinance as a model, with adjustments to address issues that are of particular concern in the inland part of the county, such as the use of vacation rentals as temporary events venues. The public review draft was released on January 12, 2016. During the public review period, staff received numerous comments from the wedding and events industry raising concerns about the economic impacts of the proposal. In response to these concerns, at the February 16, 2016, Strategic Planning session, the Board directed staff to conduct more stakeholder outreach and focus on the Adelaida/Willow Creek area of the county where vacation rentals have generated the most complaints and neighborhood compatibility issues. The Board then adopted the Adelaida Vacation Rental Ordinance on November 15,

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2016, which allowed for vacation rentals in this area subject to limitations that minimize impacts such as noise, parking, and traffic on neighboring landowners.

Los Osos Community Plan Update

The Board authorized preparation of this update on December 11, 2012. A Public Review Draft Community Plan was released in January 2015. A series of community outreach meetings to unveil the Community Plan were conducted in the Spring of 2015. The plan was prepared to be consistent and coordinated with the draft groundwater basin management plan and the draft Habitat Conservation Plan. The plan may be reviewed at the Department of Planning and Building, the Los Osos Library and on the Department's website. An Environmental Impact Report for the Community Plan is underway. The draft EIR is expected to be released in the spring of 2018.

Los Osos Habitat Conservation Plan

The third Administrative Draft Habitat Conservation Plan was completed and submitted to the U.S. Fish and Wildlife Service; staff is currently reviewing comments and coordinating with the Service as they complete their review. The public review draft HCP and the associated Environmental Impact Report and Environmental Assessment is scheduled for release in Spring 2018.

Permit Tracking System Upgrade (EnerGov)

Staff is presently working with a third-party vendor to implement the EnerGov permit tracking system. EnerGov will replace the current Tidemark system, which is built on a Windows 98 platform. Once the system is configured and data is migrated, staff anticipates the system will "go live" in February 2018. Some of the benefits that EnerGov will provide include task automation, electronic plan checking, generation of form letters, and status updates sent by email to the client.

Other Highlighted Activities

Commercial Medical Marijuana Land Uses (Permanent Ordinance)

The Planning Commission met on August 10 and September 14, 2017, to discuss the draft cannabis land use regulations. The County Planning Commission discussed and decided on recommended regulations for the local cannabis industry. The Commission's recommendation was discussed by the Board of Supervisors on October 3, October 17, October 20, November 7 and again on November 27, 2017. The Board will discuss taxation after the permanent land use ordinance is adopted. Any taxation measure will be placed on the June 2018 general election ballot.

The draft cannabis ordinance affects two areas of the County Government Code: the inland ordinance and the coastal zone ordinance. If the Board adopts the inland ordinance changes on November 7, 2017, those rules could go into effect as early as 30 days later and will then replace the temporary rules currently in place under the Urgency Ordinance (LRP2015-00009). Any cannabis business registered under the current ordinance must re-register

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when the new rules take effect. No inland land use applications will be accepted until the inland ordinance is effective.

However, if the Board adopts the coastal zone ordinance changes on November 7, 2017, the California Coastal Commission must review and certify those changes before they take effect. No coastal land use applications will be accepted until the coastal zone ordinance is effective.

Mining Combining Designation Amendment

The State Mining and Geology Board (SMGB) periodically updates mineral classification reports for a specific area of the state. In 2015, SMGB completed the process to update maps that classify lands as having significant aggregate resources for the production of Portland Concrete Cement in San Luis Obispo and Santa Barbara Counties. The County will now be updating the General Plan and Titles 22 and 23 of the County Code to reflect the state's updated mineral resource mapping and to provide a means of ensuring their conservation.

Minor Lot Line Adjustments Ordinance Amendment

On October 23, 2017, the Department of Planning and Building released a public review draft of the Minor Lot Line Adjustment Ordinance. The proposal would amend Title 21 of the County Code, Real Property Division Ordinance, to establish a streamlined approval process for Minor Lot Line Adjustments that, based on the proposed review criteria, would not increase development potential or result in any potentially significant direct or indirect environmental impacts. One example of an adjustment that may qualify as a Minor Lot Line Adjustment would be a proposal to move an existing lot line to match a fence line. Lot line adjustments that do not meet the criteria for a minor adjustment may still be approved subject to a public hearing and environmental review under CEQA. The Minor Lot Line Adjustment Ordinance would not apply in the Coastal Zone as the Coastal Act requires a public hearing to approve a lot line adjustment in the Coastal Zone. The Department will present this proposal to the Board of Supervisors in early 2018.

General Plan Elements

The San Luis Obispo County General Plan is the foundation upon which all land use decisions are based. Its main purposes are to illustrate the public policy for future land use for both public and private lands, and to provide the County Board of Supervisors, Planning Commission, Subdivision Review Board and Zoning Administrator (Hearing Officer) with specific direction for future decisions affecting land use development. The General Plan includes documents called elements. Several of these elements for which the County conducted on-going efforts for the 16-17 Fiscal Year are identified below.

Housing

Table 4: Housing Element On-Going Activities

Policy	On-Going Activities
<ul style="list-style-type: none">HE 1.B: Continue and track existing development incentives	The Annual Report for Title 29 – Affordable Housing Fund states that in 2017 a combined total of \$682,405 of in-lieu/housing impact fees was awarded to three affordable housing projects that will produce 32 affordable units.

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<ul style="list-style-type: none"> • HE 1.C: Reduce and defer fees for affordable housing development • HE 1.L: Implement Inclusionary Housing Ordinance 	<p>Currently there is \$332,737 in available Title 29 funds, and the 2018 Action Plan identifies three new affordable housing projects to which those funds have been awarded.</p>
Policy	On-Going Activities
<ul style="list-style-type: none"> • HE 1.G: Provide direct financial assistance for housing 	<p>In 2017 the County allocated \$652,816 in federal HOME funds towards construction of affordable housing units and to support the Tenant Based Rental Assistance program. These funds, combined with unspent HOME funds from previous years, will help three affordable housing projects to leverage for significant amounts of added funds from other lenders and from the California Tax Credit Allocation Committee. These projects include: 1) Bishop Street Studios Special Needs Apartments in San Luis Obispo (34 units), 2) Los Robles Terrace Apartments in Paso Robles (39 units), and Los Robles Terrace Senior Apartments in Paso Robles (rehabilitation of a 39-unit senior apartment project).</p>
<ul style="list-style-type: none"> • HE 1.H: Provide support to the Housing Trust Fund 	<p>The Planning and Building Department participates in monthly Housing Trust Fund Commission meetings and the County provides financial support to the Housing Trust Fund annually for operations.</p>
<ul style="list-style-type: none"> • HE 1.J: Facilitate affordable housing through advocacy, education, and support 	<p>The Planning and Building Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council.</p>
<ul style="list-style-type: none"> • HE 2.A: Rehabilitate housing units 	<p>The County provided financial assistance through the Community Development Block Grant (CDBG) Program for the rehabilitation of housing units operated by Family Care Network for transitional youth in San Luis Obispo. The County also provided CDBG funds to two other nonprofit organizations, Transitions Mental Health Association for Bishop Street Studios and the Community Action Partnership of San Luis Obispo County's Minor Home Repair Program.</p>

Conservation and Open Space

Table 5: Conservation and Open Space Element On-Going Activities

Policy	On-Going Activities
<ul style="list-style-type: none"> • AQ 2.1.3 Employee Commuting Survey 	<p>This is an on-going program for the Department, along with Ride Share, to survey County employees about commuting patterns and transportation choices. Employee commute surveys were completed in 2010, 2012, and 2014. An update is planned in 2018.</p>
<ul style="list-style-type: none"> • AQ 2.3.1 Alternative Fuel Strategy 	<p>This is an on-going effort where the County is replacing vehicles within its fleet with alternative fuel vehicles. There are currently 216 ethanol vehicles, 17 hybrid vehicles, and 8 electric vehicles within the County fleet.</p>
<ul style="list-style-type: none"> • AQ 4.2.1 EnergyWise Program 	<p>The County has created one full time employee to implement the EnergyWise Program. The position, titled EnergyWise Program Coordinator, resides in the Energy Section of Planning and Building Department. With the assistance of the Energy Section, the Coordinator works with the County Administrative Office, the Department of Public Works, and the Department of Planning and Building to find opportunities to reduce Greenhouse Gas Emission.</p>
<ul style="list-style-type: none"> • AQ 4.3.1 Reduce County Greenhouse Gas from County Operations 	<p>This is an on-going effort for County departments to make considerations for reducing emissions in operations and practices. This is occurring for fleet management, and for the energy and water use in facilities. The County has completed significant energy efficiency projects in FY16-17 and continues to pursue additional opportunities. It is unclear if there are existing efforts related to procurement, materials, waste, and employee transportation.</p>
<ul style="list-style-type: none"> • E 2.2.1 Monitor and report energy use 	<p>In this on-going program, the Department's Energy Section is tracking energy use, efficiency, and related GHG emissions in all County-owned and operated facilities—including buildings and infrastructure, and reporting to departments on a routine basis. Staff will be presenting a biannual progress report at the end of FY17-18 to the Board.</p>
<ul style="list-style-type: none"> • E 2.2.2 Implement energy efficiency activities and improvements • E 3.2.2 Energy efficiency retrofit program 	<p>In this on-going program, the Department's Energy Section works with the Public Works Department, PG&E, SoCal Gas, and other local partners to conduct energy efficiency projects at existing commercial, residential, and government facilities.</p>

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Policy	On-Going Activities
<ul style="list-style-type: none"> • E 3.4.1 Voluntary energy efficiency and conservation • E 3.4.3 Encourage energy and water efficiency improvements 	<p>In this on-going program, the Department’s Energy Section conducts regular outreach, administers distribution of education materials, and hosts community events encouraging commercial and residential building owners to save energy through retrofits and simple low-cost actions.</p>
<ul style="list-style-type: none"> • E 3.4.4 Energy efficiency and conservation education: public 	<p>This is an on-going effort. The Department’s Energy Section hosts and participates in community events that promote energy efficiency and conservation.</p>
<ul style="list-style-type: none"> • E 4.1.1 Continue partnerships for green building education 	<p>The Department’s Energy Section partners with local organizations to provide contractor training and workshops in energy efficiency.</p>

Safety

Table 6: Safety Element On-Going Activities

Policy	On-Going Activities
<ul style="list-style-type: none"> • S-8 and S-40 Information and Research 	<p>The Department of Planning and Building administers and operates a Geographic Information System (GIS) that includes the data layers of the Safety Element, such as fire hazards, emergency response times, and wildland, while coordinating with CalFire and other state agencies to acquire the most recent data sets. The department updates these layers as new information becomes available and makes it available on public sites such as PermitView.</p>
<ul style="list-style-type: none"> • S—12 Risk Assessment 	<p>The County provides numerous safety related trainings throughout the year to its building and safety personnel to ensure that staff is up to date with current knowledge. The following is a list of trainings offered at the County:</p> <ul style="list-style-type: none"> • Disaster Service Worker Training • FEMA IS-700a • FEMA IS-700b • G-606 • Automated External Defibrillator (AED) Training • Active Shooter Training • Fire Extinguisher Training • First Aid-CPR Training • Safety Scratchers

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Policy	On-Going Activities
<ul style="list-style-type: none"> • S-22 Reduce Flood Damage 	<ul style="list-style-type: none"> • The San Luis Obispo County Flood Control and Water Conservation District (SLOFC and WCD/ "District") helps communities in the county identify and address flooding problems. Funding and implementation of capital improvement projects require community support and buy-in through approved ballot measures in accordance with Prop 218. • Drainage and flood control studies for the communities of Cambria, Cayucos, Nipomo, Oceano, San Miguel, and Santa Margarita were conducted in the early 2000s. Since then, several projects have been implemented, including the Cambria Flood Control Project which relieves flooding in the West Village area and in the Santa Margarita community, where surrounding rangeland was modified to slow and infiltrate stormwater prior to reaching the town. Roadway drainage improvements have also been installed throughout many communities in the county. • In addition to continuing to update or create new drainage and flood plans for specific communities in the county, the District received a grant to complete a county-wide Stormwater Management Plan that will help to identify multi-benefit stormwater management programs and projects. Completion of the plan will result in eligibility for grant funding to help offset the cost of implementing solutions.

Economic

Table 7: Economic Element On-Going Activities

Policy	On-Going Activities
<ul style="list-style-type: none"> • EE 4.4 Encourage infrastructure investment through a comprehensive capital improvement program guided by the Clusters of Opportunity Economic Strategy and the County General Plan in coordination with incorporated cities and other entities 	<p>The County continues its process for infrastructure planning to include direct communication with representatives of the private sector and with cities and community services districts.</p>

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Policy	On-Going Activities
<ul style="list-style-type: none"> • Policy EE 4.1 Develop programs for the retention and expansion of existing business, and the attraction of new businesses that are consistent with community goals and the Clusters of Opportunity Economic Strategy 	<p>The County continued its financial support to the EVC for implementation of the Clusters of Opportunity Economic Strategy.</p>
<ul style="list-style-type: none"> • Policy EE 1.7 Whenever there is a possibility of economic effects from projects, economic impact analyses may be used to enable consideration of both positive and negative effects of proposed plans, policies and projects on capital, jobs, incomes, sales and public revenue and services 	<p>Economic impact analyses are included on a case by case basis with discretionary permit applications for projects with regional economic significance.</p>

Development Activity

Residential Development Trends

The rate of residential development has remained generally lower than the rate of development that was seen in pre-recession years, as resource constraints (primarily water supply) continue to be a significant factor for new development. Fiscal year 2016-2017 saw 10 percent fewer homes built than 2015-2016. The trend in multi-family residential development has remained very low compared to single-family housing, as shown in Table 8.

Table 8: Residential Development Trends FY11-17

Final Building Permits	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17
Single-Family	200	266	359	341	296	266
Multi-Family	22	0	0	4	1	3
Total	222	266	359	345	297	269
% Multi-Family	9.9%	0%	0%	1.2%	0.3%	1.1%

Affordable Housing Development

The Housing Element helps ensure that sufficient vacant land is designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Unfortunately, the production of new housing affordable to county residents proceeded at a pace that fell below the quantified objectives established in the 2009-2014 Housing Element, as listed in Table 9. The County is currently on track to meet the quantified objectives established in the 2014-2019 Housing Element with over half of the total units constructed in the first two years. Table 9 illustrates *calendar year* information through December 31, 2016, as compared to the 2009-2014 Housing Element Quantified Objective and the recently adopted 2014-2019 Housing Element Quantified Objective.

Table 9: Built Housing Units Compared to Housing Element Objectives for CY10-17

	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
2009-2014 Housing Element Objective*	858	418	924	2,200
Units Built in 2010	100	4	290	394
Units Built in 2011	32	2	133	167
Units Built in 2012	13	2	195	210
Units Built in 2013	8	2	316	326
Units Built in 2014	17	4	352	373
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Number of housing units (below) or above the Housing Element Objective	(688)	(404)	362	(730)
2014-2019 Housing Element Objective*	443	192	457	1,092
Units Built in 2015	17	27	282	326
Units Built in 2016	30	8	234	272
Number of housing units (below) or above the Housing Element Objective	(396)	(157)	59	(494)

* Total number units desired by the Housing Element during the specified period.

Commercial Development Trends

All new, non-residential development are categorized here as “commercial,” including public

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projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last six years, as shown in Table 10:

Table 10: Commercial Development Trends FY11-17

	Valuation of Issued Permits	Percent Change	Final Building Permits	Percent Change
FY11-12	\$27,258,960	12%	57	-40%
FY12-13	\$40,111,609	47%	80	40%
FY13-14	\$30,079,221	-25%	129	61%
FY14-15	\$28,021,865	-7%	124	-4%
FY15-16	\$41,582,425	48%	173	40%
FY16-17	\$55,865,497	26%	121	-43%

Application Hearings

Table 11 lists the number of public hearings held on applications for development and policy decisions. A single application may involve several hearings that are included in the table.

Table 11: Application Hearings FY15-16, FY16-17

Hearing Body and Application Types	FY15-16	FY16-17	Absolute Change
Board of Supervisors — Total	89	103	14
General Plan/Ordinance Amendments	10	21	11
Agricultural Preserves	12	7	-5
Appeals	12	21	9
Other Items	24	15	-9
Consent Items	31	39	8
Planning Commission — Total	97	80	-18
Conditional Use Permit/Dev. Plans	37	25	-12
Minor Use Permits	2	2	0
Variances	5	1	-4
Tract Maps	12	2	-10
General Plan/Ordinance Amendments	9	12	3
Appeal	1	1	0
Other items	1	2	1
Consent Items (time extensions, General Plan conformity reports)	30	35	5

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Hearing Body and Application Types	FY15-16	FY16-17	Absolute Change
Subdivision Review Board — Total	27	36	9
Parcel Maps	14	6	-8
Lot Line Adjustments	3	4	1
Conditional Certificates	2	0	-2
Consent Items (time extensions, public lots)	8	26	18
Planning Department Hearing Items — Total	108	99	-9
Minor Use Permits (subtotal):	99	93	-6
Road Names	0	2	2
Lot Line Adjustments	9	4	-5
Appeal of Admin Fine	0	0	0
Airport Land Use Commission — Total	18	30	12
Project Reviews	18	30	12
TOTAL ALL PROJECTS	339	348	9