

TO: James L. App, City Manager  
FROM: Ronald Whisenand, Community Development Director  
SUBJECT: SLOCOG's Community 2050 Regional Planning Blueprint  
DATE: February 26, 2008

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Needs: Hear a presentation by the San Luis Obispo Council of Governments (SLOCOG) and County Planners on current efforts to address regional planning and growth issues and provide input.

Facts:

1. SLOCOG staff has requested an opportunity to make a presentation to the Council and Planning Commission on a County-wide planning effort titled Community 2050. Community 2050 attempts to coordinate planning and growth policies regionally rather than on a community by community basis.
2. Some of the principle goals of Community 2050 include:
  - a. Focusing growth towards urban areas thereby reducing sprawl and the various impacts associated with it;
  - b. Providing a balance between jobs and housing within communities; and
  - c. Preserve resource and agricultural lands that surround cities and urban centers.
3. Community 2050 does not propose regional land use (regulatory) policies but attempts to establish the lines of communications between cities as well as between cities and the County.
4. The County is currently in the process of updating the Conservation Element of the General Plan. Many of the resource protection goals of that planning effort cross over into the Community 2050 Program. The County has therefore requested an opportunity to advise the Council and Planning Commission of their update effort as it may relate to the City of El Paso de Robles.

Analysis &  
Conclusion: Many of the principles and concepts offered in Community 2050 have already found their way into our City policy documents, mainly the 2003 General Plan and the 2006 Economic Strategy. Council's adopted policies discourage sprawl, protect our borders in a rural agricultural setting, and provide a community where residents can "live, work, and shop." Many of our recent planning efforts, such as the Olsen Ranch/Beechwood and Uptown/Town Centre Specific Plans, as well

as our developing Purple Belt Strategy make major steps towards implementing the vision of Community 2050.

One of the key concepts contained in Community 2050 is for cities to maintain a sufficient supply of housing for their workers. This objective, which is often referred to as maintaining a “jobs/housing” balance is an important component of our 2006 Economic Strategy. The City’s recent support for a new allocation method for regional housing is an example of how cities can help achieve a better balance and provide the opportunity for people to live in the town where they work.

Allocating the County’s share of projected State population growth (Regional Housing Needs Assessment, or RHNA) has traditionally used a formula that falls short of directing new housing growth to communities with the highest percentage of jobs. The City’s proposal, which is addressed in more detail in an attached letter dated January 25, 2008, included:

- Using a new “jobs method” of housing allocation for all communities in the County and limiting the County’s allocation to those areas that are served by community service district water and sewer services, thereby discouraging rural sprawl;
- Allocating SLOCOG and Caltrans regional road funding to communities using the same formula (i.e. those with the biggest share of housing receive appropriate funding to mitigate the impacts of the new residents);
- Reallocating County property taxes using a formula that will fund the services (i.e. roads, schools, libraries, recreation, police, fire, water, sewer, etc.) that cities provide; and
- County implementation of policies that discourage sprawl by creating disincentives to residential development outside of appropriate urban centers.

The above measures constitute real steps towards implementing principles contained in Community 2050 and address most community’s desire to house their workers and to curb rural sprawl. Support by the SLOCOG Board for such a housing proposal would show a commitment to true regional planning.

Policy

Reference: 2003 General Plan and 2006 Economic Strategy (policy summary attached)

Options: Provide input to SLOCOG and County staff as appropriate

Attached:

1. SLOCOG Community 2050 Background Material
2. City’s Regional Housing Proposal

3. Summary of Related City Policies

# SAN LUIS OBISPO REGION

## COMMUNITY 2050

The *Community 2050 Blueprint* is a policy framework rooted in the community visions expressed by county residents over the past decade. In the Regional Blueprint effort we have engaged the general public, civic groups, business interests, the agricultural community, environmental groups, and government officials in this process with a focus on the interrelationships between land use, transportation, housing, economy, energy, resources, and the environment.

The ***Community2050 Blueprint*** envisions a future where:

- The overall natural **environment is protected and restored** where necessary.
- Population and employment **growth is focused within urban areas.**
- Within urban areas, **growth is focused in cities.**
- Within cities, **corridors serve as concentrations of jobs, housing, and other activities.**
- A **better balance of job locations and housing** is achieved.
- The continued viability of **agriculture is supported.**
- **Rural development is minimized.**
- **Resource lands are permanently protected.**
- Existing **infrastructure and new investments are used more efficiently.**
- Concrete steps are taken to **reduce carbon emissions** and **minimize the region's contribution to greenhouse gas generation.**

These values are expressed in each of the General Plans of the 7 cities and the County in a number of ways – but were most succinctly expressed in the *1998 Compact* created through the efforts of the *Foundation for Community Design* and the follow-up document *Compact 2000: a Guide for Future Planning*. These efforts used an informed public participation process [over 5000 direct participants] to develop agreed upon 'Visions' that reflect community values at all scales. (SLOCOG and APCD are currently conducting community surveys with almost 2000 participants to-date.) The six key community *Visions* listed in *Compact 2000* are:

- Growth is carefully planned and managed without sacrificing the natural beauty and health of the environment.
- Protect the natural, physical and cultural resources including: Ag Land, Green Belts, Open Space, Coastal Areas Wildlife Habitat, Water Resources
- Develop a Countywide Economic Plan
- The economy emphasizes clean industry, prosperous agriculture and flourishing tourism; it provides a variety of employment opportunities with livable wages and offers affordable housing alternatives.

## *Community 2050*

- All children are assured a high quality education and activities are created to nurture youth development and encourage pride and involvement in their communities.
- County and local governments respond to identified community needs and actively seek and encourage community input and planning

Following publication of the original *Compact* (in addition to the establishment of the respected SLO Community Foundation, the Civic Participation Initiative, and the Living in America Program) efforts centered on developing tracking and reporting “indicators” of community well-being in order to evaluate changes in performance [see the Action for Healthy Communities 2006 Indicator Report for more detail]. Other indicators products included in the regional blueprint efforts include the California Regional Progress Report and the SLOCOG Regional Indicators Report. .

The *Community 2050 Blueprint* is designed to provide the framework and assist in acquiring resources to address - at a regional and subregional scale - community development and application of sustainable growth concepts, strategies, and tools [mostly implemented at the local level] that are rooted in the Smart Growth Principles.

**The goal of the *Community 2050 Blueprint* is to build a regional vision and develop performance measures to:**

- Foster a more efficient regional land use pattern
- Improve mobility through a combination of strategies and investments
- Accommodate adequate housing supply for the full spectrum of the population
- Minimize impacts to valuable habitat and productive farmland
- Establish a process to secure local government and community support

### **What we have done and what we are doing**

Workshops and forums have been held with citizens of San Luis Obispo County to define how people think growth should be accommodated based upon the carefully crafted General Plans of each community with the added emphasis of “smart growth” practices being applied.

- Meetings were held addressing key issues regarding the implementation of smart growth principles as they could apply at the San Luis Obispo region’s scale.
- Strategies for applying smart growth practices were evaluated and ranked. Those strategies receiving support from over 85% of participants are emphasized in the *Community 2050 Blueprint*.
- Identified a number of “Tough Issues” to address.
- Reviewed projections, existing member agency general plan “buildout” capacities, and emerging trends for modeling impacts.
- Revised estimates for population growth have been evaluated and incorporated
- “Urbanized” areas where development will be ‘encouraged’ and areas where development will be ‘discouraged’ have been identified - for further refinement by each subregion.
- A wider community survey to measure public perception on these issues is underway

## *Community 2050*

- A series of maps covering many resources and other data have been prepared.

### **Where we are going**

The Community 2050 Blueprint is about delineating a workable, continuing regional strategy that is built on the basis of coordination, cooperation and collaboration. The blueprint is intended to be a framework for the application of mutually beneficial strategies to accomplish a series of objectives centered on what are commonly known as “smart growth principles” coordinated among responsible agencies that are empowered to take independent action in their respective jurisdictions. Consequently it is critical to fully understand and respect local control while building cooperation between what are sometimes very different responsibilities and objectives.

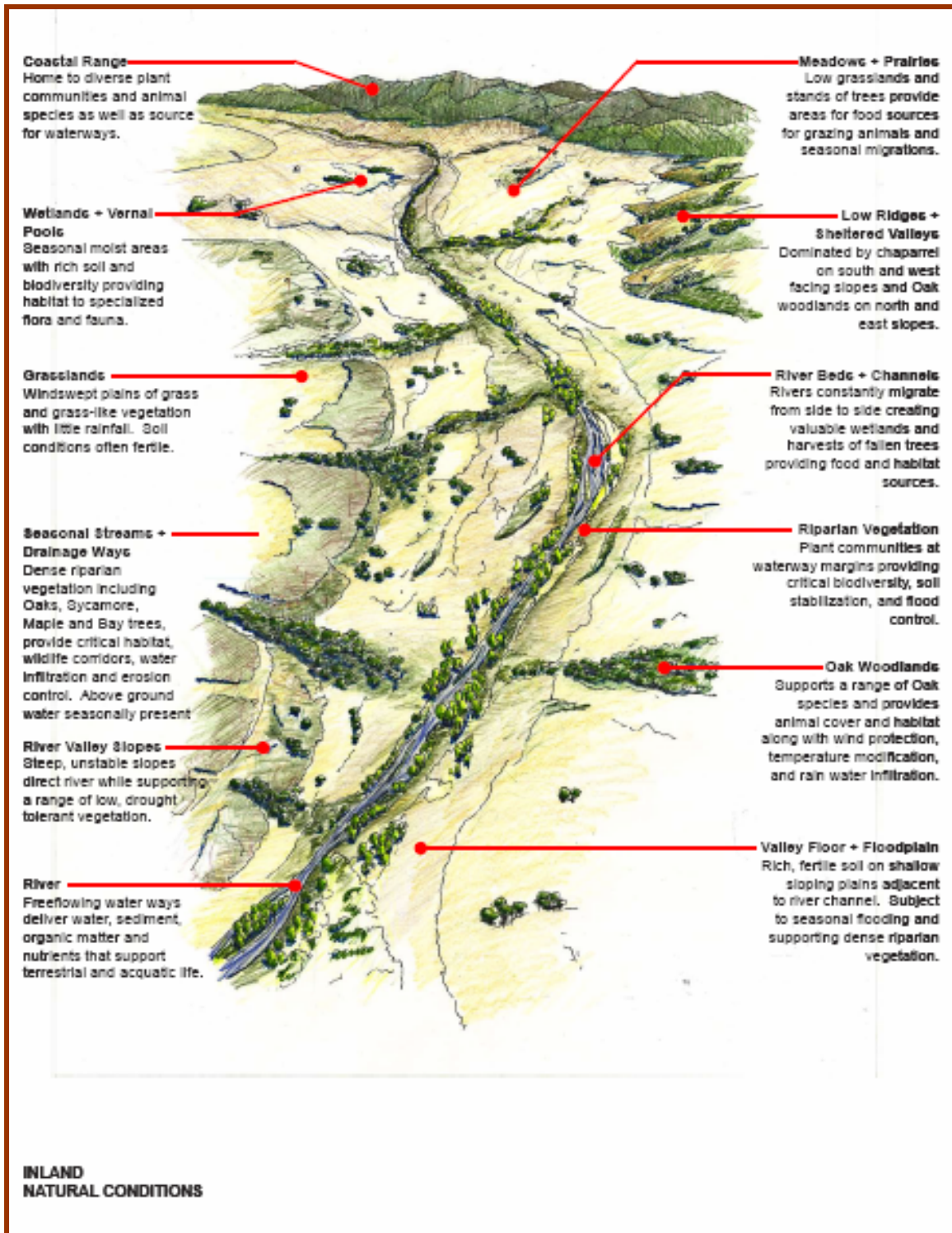
These objectives include:

- A. Improve mobility through a combination of strategies and investments to accommodate anticipated growth in transportation demand and reductions in current levels of congestion;
- B. Reduce dependency on single-occupant vehicle trips, fostering neighborhood and project designs that enable more walking and bicycling for healthier communities;
- C. Accommodate a sufficient housing supply within the region to meet the projected population and workforce needs for the full spectrum of the population...;
- D. Minimize impacts on valuable habitat and productive farmland;
- E. Increase resource use efficiency, including energy, water and building materials conservation; and
- F. Establish a process for public and stakeholder engagement that can be incorporated into future planning processes.

The overall concept of the Community 2050 program is the establishment of a “Framework” and “Forum” for agencies to address these challenges and provide for livability, mobility, and prosperity. Community 2050 provides the opportunity for the agencies in the region to work collaboratively and engage in integrated land use, energy, transportation and community planning

The following discussion outlines the list of issues and concerns that will be addressed – over time – under the *Community 2050* framework. Extensive information exists regarding land use and transportation practices and the Smart Growth principles and strategies for implementation as noted above. Areas involving the economy, energy, and the health, safety and educational domains will be outlined on more general terms for the *Community 2050 Blueprint* and organizations specializing in those areas will be integrated into working groups to provide more detailed analysis and recommendations.

**Schematic Natural Conditions - Inland Area**



## *Community 2050*

The *Community 2050 Blueprint* efforts have focused on the application of strategies that can help actualize the abovementioned visions in the built environment. The *Community 2050 Blueprint* also goes beyond basic 'smart growth' considerations and includes components regarding energy; the relationship between transportation, land use, and greenhouse gas generation; as well as how to address health concerns and schools as community assets.

The *Community 2050* goals, objectives and programs are based on common community objectives as delineated in the series of workshops conducted in the Inland and Coastside areas of the county. They are based on smart growth principles applied at an appropriate scale for the San Luis Obispo region. Not setting standards top-down – but rather based on the integration of the diverse objectives embodied in the member agency general plans and programs.

The *Community 2050* focus is on achieving better coordination, greater compatibility, increased efficiency, and effective achievement of goals. The strategy entails many components which include being;

- Environmentally sensitive – protecting and enhancing environmental assets
- Economically responsible – providing for infrastructure and service needs
- Socially sound – inclusive of all segments of the community
- Politically acceptable – maintaining local autonomy within the context of a regional partnership.

### **What we have done recently**

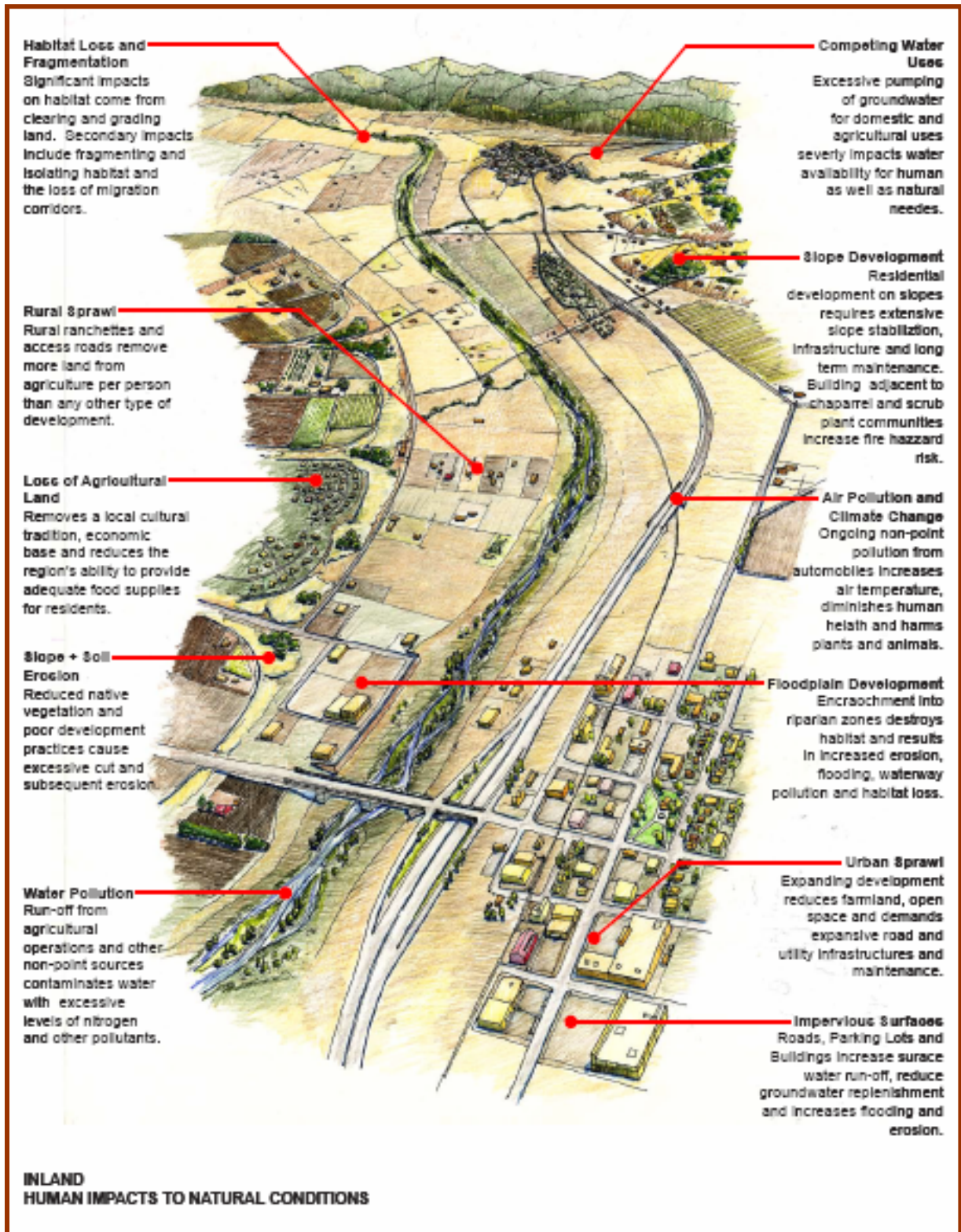
During May and June a series of meeting were held addressing key issues. At the *Coastside* meeting *Former Governor of Maryland Parris Glendening*, president of the *Smart Growth Leadership Institute*, addressed about 100 San Luis Obispo County leaders regarding the use of attentive land use planning, well-designed infill projects and appropriate smart growth policies as a means to address growth impacts and develop healthy, vibrant communities. He discussed ways that new development could add more affordable homes and incorporate green building practices. Governor Glendening noted that this approach is anti-sprawl but not "no growth".

At the *Inland* session *Stefanos Polyzoides*, a founding member of the *Congress for New Urbanism*, and the lead designer on a major project in Paso Robles, discussed strategies to curb sprawl; and, how to incorporate techniques that use infill and development at the edge of communities to preserve and protect resources as well as accommodate growth needs.

These sessions included an evaluation, discussion and participant poll regarding the integration of local planning policies & common vision principles into the *Community 2050 Blueprint*. The groups helped identify common themes and techniques for applying smart growth practices at the San Luis Obispo County scale. Groups rated smart growth concerns and reviewed and discussed policy options and political strategies needed to achieve priority objectives



### Schematic Human Impacts - Inland area



**Over 85% of the participants support or strongly support implementation of the following strategies for each of the following Community 2050 principles.**

**Direct Development Toward Existing Communities**

- Encourage alternative transportation
- Focus development in suitable infill and expansion areas
- Direct growth where supported by transportation, and community infrastructure
- Give priority for future growth to urban over rural areas
- Develop zoning regulations that encourage infill

**Foster Distinctive, Attractive Communities with a Strong Sense of Place**

- Create a sense of defined neighborhoods, towns and region
- Retain agricultural land and valued open space next to communities
- Encourage local context in project designs

**Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**

- Identify and protect environmentally sensitive areas
- Preserve open space land with conservation easements
- Protect the resources for agriculture

**Create Walkable Neighborhoods and Towns**

- Design and construct attractive street and civic environments
- Assure adequate commercial development within large residential areas
- Encourage alternative transportation
- Sufficient density to make smart growth feasible
- Develop community plans that maximizes pedestrian-friendliness
- Design streets with people in mind by providing more sidewalks
- Plan for complete neighborhoods and commercial areas
- Promote pedestrian travel within 5 min times
- Support Safe Routes to Schools
- Require pedestrian interconnections between developments

**Provide a Variety of Transportation Choices**

- Integrate land use plan closely with transportation alternatives
- Fund facilities for biking, walking and transit
- Reduce vehicle miles traveled

**Create a Range of Housing Opportunities**

- Create strong incentives for commercial dev to include housing
- Support modification of existing general plans (major commercial to allow mixed use)
- Require higher density projects to blend within a neighborhood
- Create flexibility for smart growth projects
- Support traditional neighborhood designs
- Create diversity in housing through design (do not segregate by type)

**Encourage Mixed Land Uses**

- Convert shopping centers and strip commercial streets into mixed-use developments
- Utilize mixed commercial-residential buildings to stimulate economic activity

**Take Advantage of Compact Building Design**

- Ensure ready access to open space, plazas, playgrounds, civic places in compact designs
- Seek small-scale uses that are affordable-by-design and efficient in land and energy consumption
- Educate community members about higher residential density and compact building options

**Make Development Decisions Predictable, Fair and Cost Effective**

- Develop clear standards and guidelines to guide the review process
- Expedite review for eligible Smart Growth projects
- Reduce complexities, uncertainty and improve processing times and predictability

**Encourage Community & Stakeholder Collaboration**

- Use forums and media to inform stakeholders about smart growth and the decision-making process
- Conduct community visioning exercises to determine how and where new growth will go

**Strengthen Regional Cooperation**

- Identify the regional values that we share, and develop a vision, solutions and strategies
- Form mutual agreements to implement a regional vision

**Key Problem Issues and Potential Approaches**

Following the Inland and Coastside sessions a meeting was conducted where a number of “Tough Issues” were identified that need to be addressed in order to make meaningful progress. The following is a brief summary of the key problem issues and approaches that were identified by participants as a means to implement a vision that will realistically achieve change.

**“PREACHING TO THE CHOIR”: How do you get greater public engagement and understanding?**

- Develop technical reports (through a technical working group) that identify techniques to achieve particular smart growth principles (i.e. how to protect open space and agricultural land and maintain viable ag operations)
- Develop a model to implement an economic strategy that is both viable and sustainable

**LOCAL CONTROL: What needs to be done to protect local control when working in a regional context?**

- Promote county-wide collaboration to achieve a common goal
- Identify causal factors where there is disagreement between local governments (i.e. city and county) and address those disagreements
- Recognize that money and finances are what bring local governments together.
- Expand process beyond government officials to include key development-oriented stakeholders. These include the landscape architects, bankers, utilities representatives, etc. These people help us create sustainable communities just as much as regulators.
- Outreach to various under-represented stakeholders (as described above) Go to them instead of waiting for them to come to you.
- Understand that there is little economic incentive for the developers/ investors in affordable housing.
- Incorporate more graphic and visual elements into presentations.
- Show trends of developments along urban reserve lines to see how it impacts public opinions.
- Strive to schedule morning meetings instead of evenings, weekends & afternoons. Also, please provide food and refreshments.
- Host more local meetings.
- Obtain local control on tax consequences on property sale to free up land for redevelopment. Work with federal and state government to address these barriers

**HOUSING: identify obstacles and techniques to influence the production of affordable housing**

- Recognize the price variance on different types of housing (condo, apt, town homes, SF etc.) and the market barriers on providing a mix housing types (i.e. contractual arrangements to subdivide an area)
- Investigate more flexibility in zoning ordinance to allow different housing types
- Housing production is driven by economic conditions beyond agency control.
- Insurance companies won't cover apt. SB 435 density bonus law. Zero lot line for apartment housing to overcome insurance issue
- Re-assess parking requirements.
- Promote employer/employee partnerships on property investment.

**ECONOMIC EQUITY: How do you provide for a balanced healthy economy?**

- Investigate historic factors that led to our regional job, tax, and housing imbalance
- Identify as a trend/model that we do not want to repeat.
- Address the lack affordable housing.
- Develop a more effective commodity movement system in and out of the county (e.g. better rail system) to attract and retain businesses that depend on exporting goods out of the county (i.e. wine, packaging, and other manufactured goods).

**CLIMATE CHANGE: How should local agencies start to address this emerging concern?**

- Evaluate the State’s Climate Action Team direction for implementation
- Integrate new standards for the ‘built environment’ to achieve greater efficiency i.e. green building techniques
- Employ strategies to reduce vehicle miles traveled

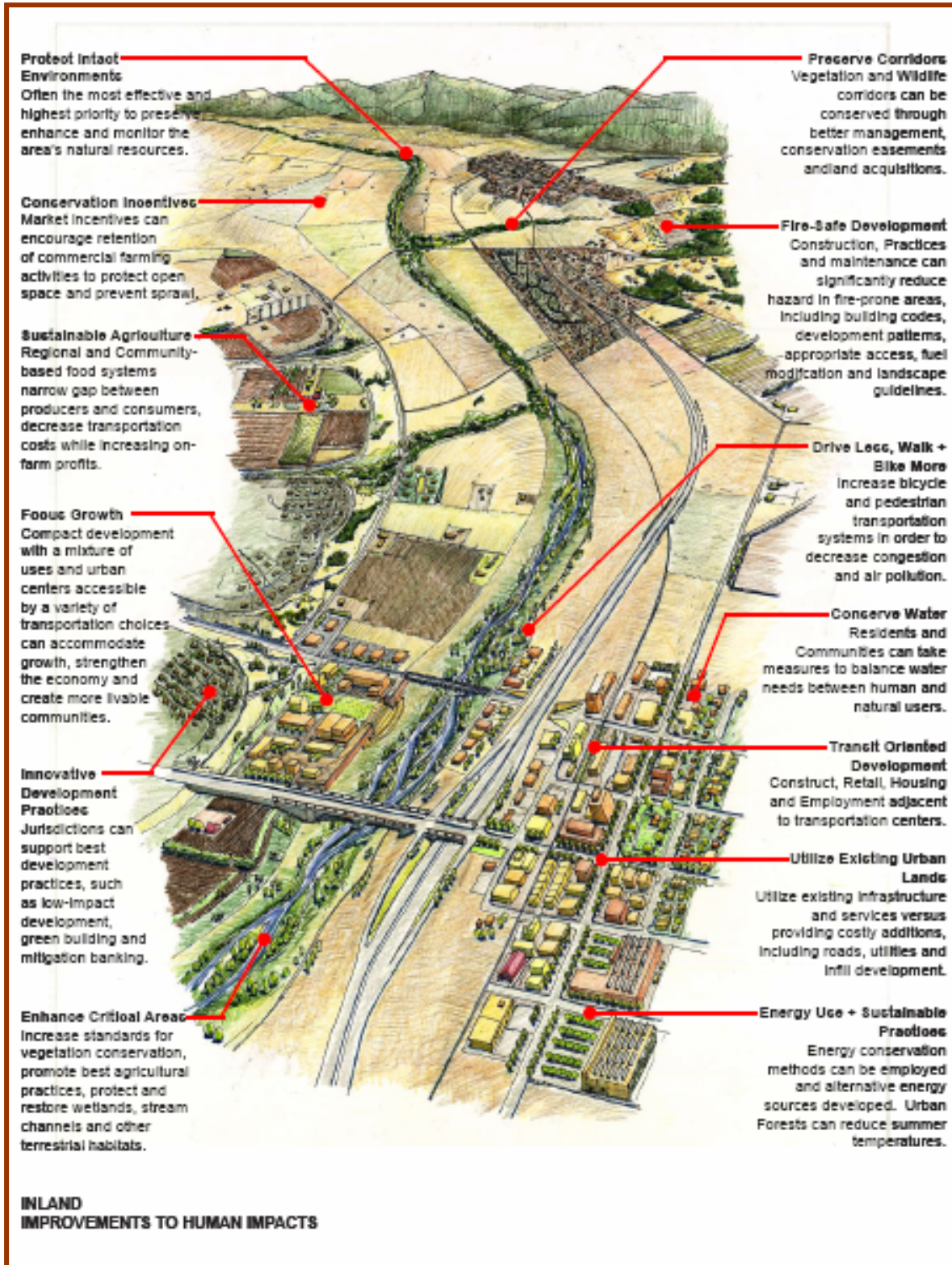
**ACCOUNTABILITY: How do you achieve results?**

- Realize that until we have general plan and zoning codes that will allow us to achieve what we say we want, we will be continuing to face these issues.
- Develop the political will to make these tough decisions.
- Look at the development of multi species habitat conservation plans for guidance on some of our regional issues.

Community 2050 proposes each subregion work to more closely delineate urbanized areas where development will be encouraged and rural areas where development will be discouraged to protect environmental and agricultural resources. In addition, areas where redevelopment and intensification may be appropriate would be identified. Areas along Grand Avenue in Arroyo Grande and El Camino Real in Atascadero are being illustrated with ‘concept plans’ allowing visualization of various smart growth applications. SLOCOG and the project partners are working with member agencies to collect examples of local projects that have been proposed or approved that represent applications of desirable characteristics appropriate for the Central Coast.



**Schematic Improvements Human Impacts - Inland Area**



## **Core Values, Vision, and Guiding Principles**

SLOCOG's role in providing a forum to chart a course for the region is both the challenge and charge of the *Community 2050 Blueprint*. *Community 2050* can delineate a direction for the region, but it does not control local land use decisions. The program is designed to establish an ongoing cooperative means for integrating multi-agency efforts to address three key areas often referred to as *Environment, Economy and Equity* - that we call - Place, Prosperity and People.

***The Community 2050 Blueprint's goal is to build a regional vision and develop performance measures to:***

- Foster a more efficient regional land use pattern
- Improve mobility through a combination of strategies and investments
- Accommodate adequate housing supply for the full spectrum of the population
- Minimize impacts to valuable habitat and productive farmland
- Establish a process to secure local government and community support

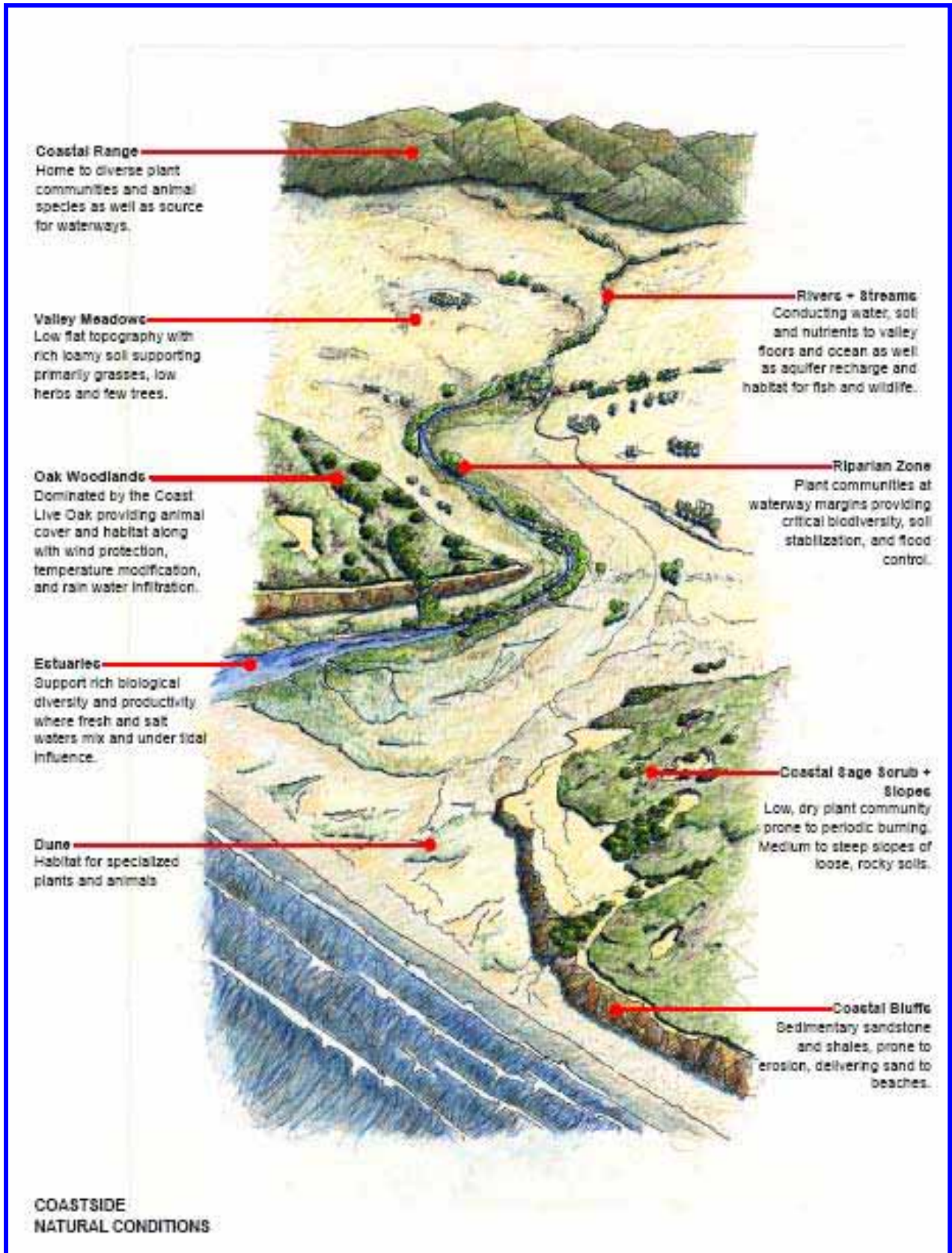
Connecting agencies (service districts, cities, county, regional, state and federal) at the subregional level in discussions about land use, transportation, infrastructure, energy and environmental protection provides a more integrated perspective. This allows all of us the ability to address issues and choices at the level many environmental, economic, transportation, housing and social networks and market function. This process can then be combined at the CSD, city, county (or multi-county) level to further leverage local efforts and enhance/protect the resources of the region.

The *Community 2050 Blueprint* establishes a process that links agencies and interest groups encouraging collaborative work toward achieving a level of integration and success that would not be possible if done alone. From this perspective more cost effective infrastructure development and a strategic 'course-of-action' can be derived by the varied partners in the management of our communities' assets from the local to the federal levels.

As noted recently by Bill Fulton, a leading expert regarding community development:

*"...Implementing smart growth successfully means implementing smart growth slowly. That's the lesson to be learned from cities outside California that have tried to embrace smart growth concepts."*

**Schematic Natural Conditions - Coastside Area**





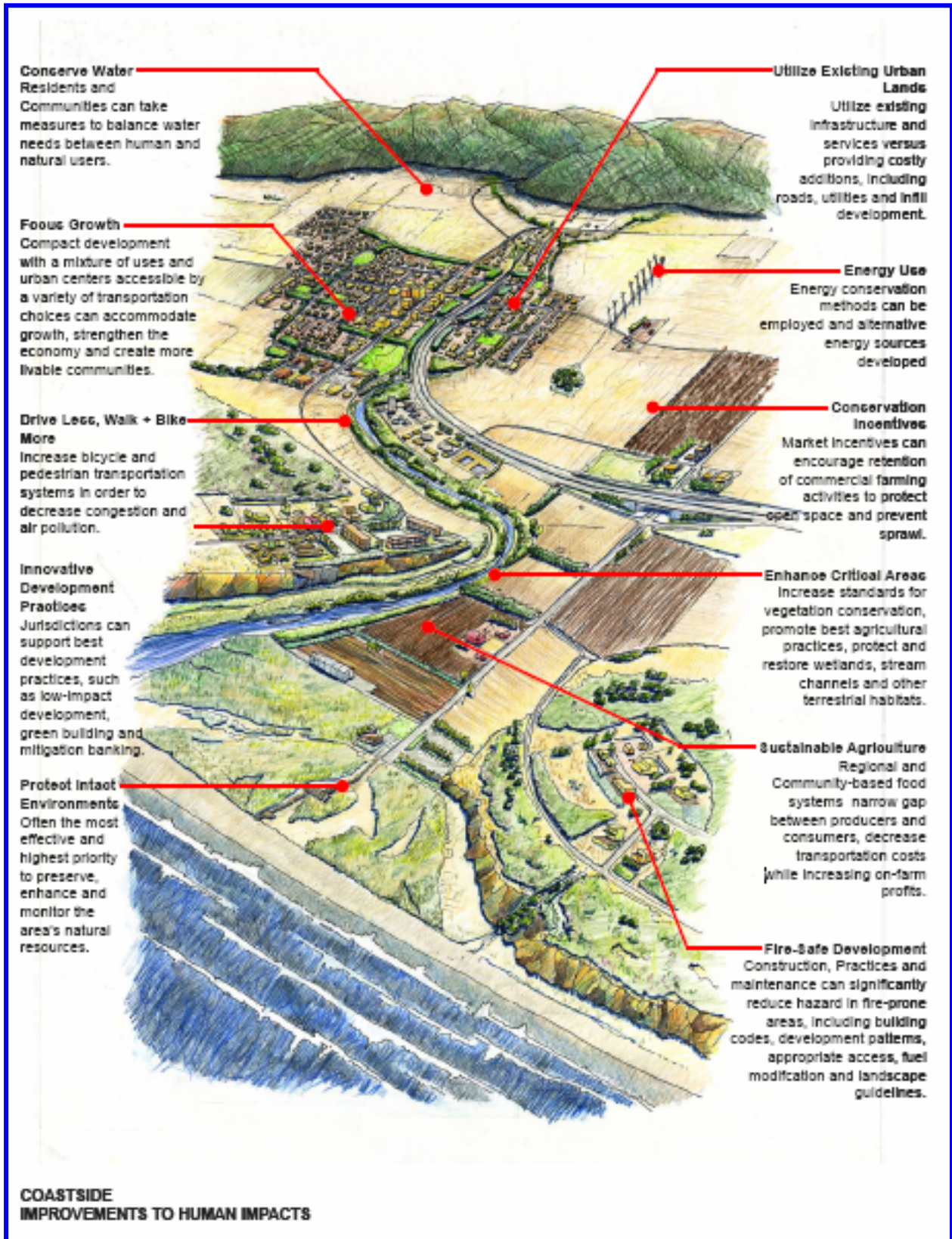
The **Core Values, Vision, Guiding Principles, Objectives, and the Regional Growth Strategy** have been reviewed and discussed in a number of forums, have been accepted by the Elected Official Steering Committees working on and virtually everyone as appropriate “high level” policies and statements. The SLOCOG Board endorsed them and the process is moving into the phase of delineating more fully the details of how these issues and concerns are addressed in the ongoing flow of everyday decisionmaking, funding priorities, and community planning emphasis and acceptance.

SLOCOG’s role in planning and programming transportation funding allows the SLOCOG Board the ability to quickly respond regarding transportation components of the Community 2050 strategies. It is in the other arenas where greater discussion and coordination are being broached by this process that have not traditionally been evaluated and /or coordinated much beyond the “local’ level.

### **Core Values**

- **Growth is carefully planned and managed** without sacrificing the natural beauty and health of the environment.
- **County and local governments respond to identified community needs** and actively seek and encourage community input and planning
- **Open space is preserved and enhanced** as a rich resource of recreational and tourism opportunities.
- **The economy emphasizes clean industry**, prosperous agriculture and flourishing tourism; it provides a variety of employment opportunities with livable wages and offers affordable housing alternatives.
- **All children are assured a high quality education** and activities are created to nurture youth development and encourage pride and involvement in their communities.
- **People continue to have a sense of security and safety** in their communities.

**Schematic Human Impacts - Coastside Area**



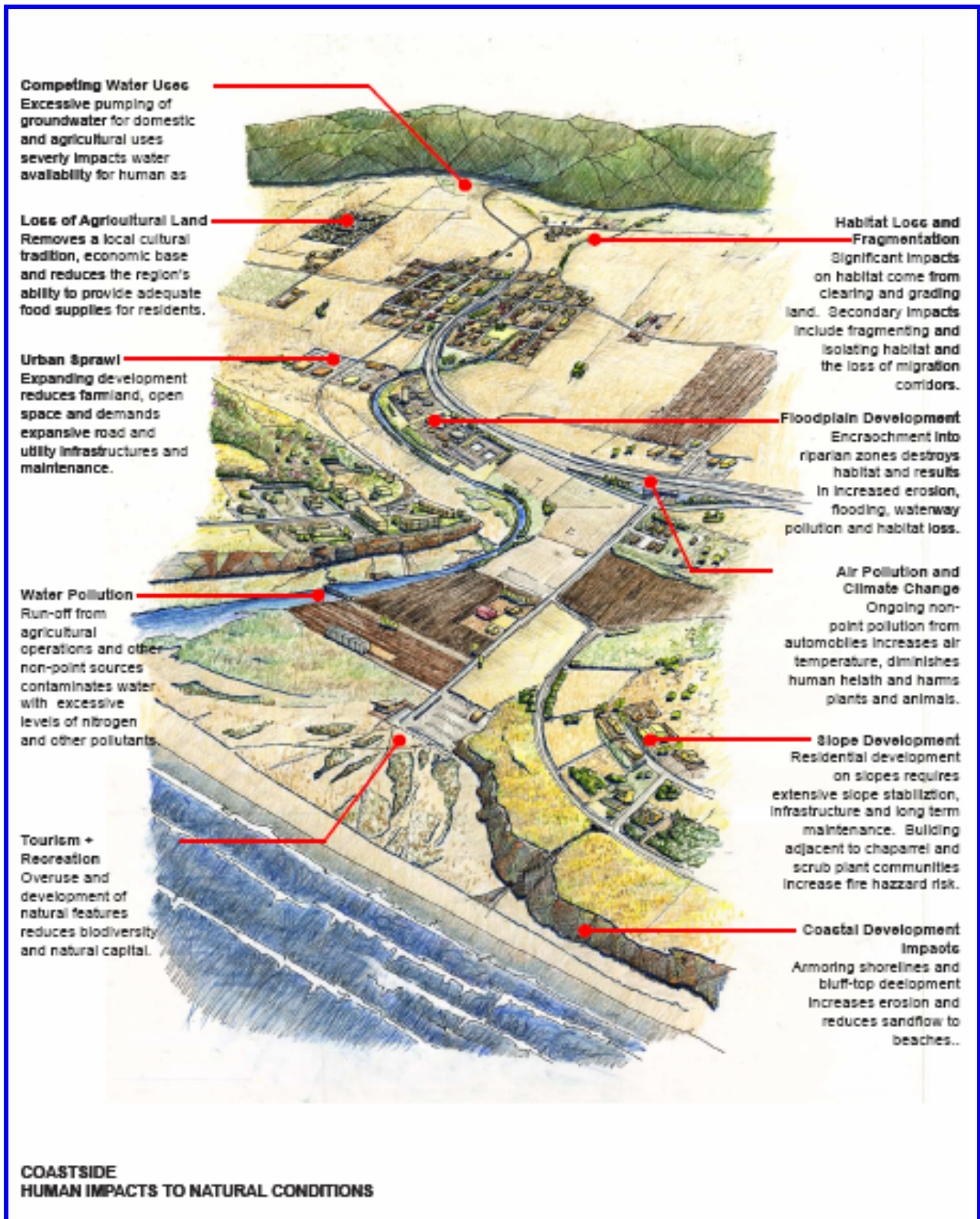
**Guiding Principles**

- **Strengthen Development Towards Existing Communities**
- **Foster Distinctive, Attractive Communities with a Strong Sense of Place**
- **Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**
- **Create Walkable Neighborhoods and Towns**
- **Provide a Variety of Transportation Choices**
- **Create a Range of Housing Opportunities**
- **Encourage Mixed Land Uses**
- **Take Advantage of Compact Building Design**
- **Make Development Decisions Predictable, Fair and Cost Effective**
- **Encourage Community & Stakeholder Collaboration**
- **Strengthen Regional Cooperation**

**Objectives**

- **Basic Needs** - people have the basic necessities of life, including food and decent, safe and affordable housing.
- **Environmental Protection** - plan and manage development to maintain and enhance the health and beauty of the natural environment by living within our natural resources and human abilities.
- **Economics** - people have employment opportunities and support services that enable them to achieve their highest individual level of self-sufficiency.
- **Health** - people practice healthy behaviors, and have access to and use preventive and primary healthcare services that enable them to maximize their physical and mental well being.
- **Public Safety** - All persons feel and are safe in their homes, schools, workplace, and communities.
- **Education** - students enter school ready to learn, and graduate from high school prepared for the workforce or higher education, and have an interest in life-long learning.
- **Social Environment** - All persons have the opportunity to engage in the civic, recreational, and cultural aspects of their communities.

**Schematic Improvements Human Impacts - Coastside Area**



**Community 2050 Blueprint Major Issues**

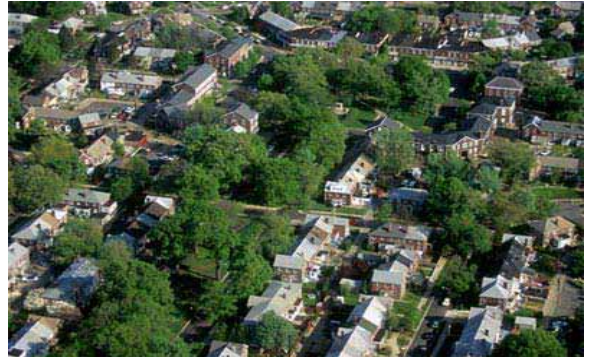
The following outlines the list of issues and concerns that will be more fully addressed in the *Community 2050* framework after each subregion has had the opportunity to provide their direction; and, the County Conservation Element and Rural Plan more fully develops. Extensive information exists regarding land use and transportation practices and the “Smart Growth Principles” and strategies for implementation as noted above. Areas involving the economy, energy, and the health, safety and educational domains are outlined on more general terms at this time and the *Community 2050 Blueprint* will be looking to partner with organizations specializing in those areas.

<p><b><u>Community 2050 Structure</u></b></p>
<p><b><u>Core Values – Vision – Guiding Principles</u></b>                  Blueprint Concept                  Coordination and Integration of Existing Plans &amp; Programs  <b><u>Regional Geographies</u></b>                  Environments &amp; Economies                  Trends                  Outlook</p> <p><b><u>Regional Growth Strategy -</u></b>                  Conceptual Framework of Principles - How the Regional Growth Strategy will be Used</p> <ul style="list-style-type: none"> <li>• Communication / Coordination – Integration of Local &amp; Organizational Efforts</li> <li>• Focus on Urban Areas, Rural and Natural Areas, Infrastructure &amp; Resources</li> </ul> <p><b><u>Place</u></b>  <b><u>Natural Environment</u></b>                  Natural Habitats</p> <ul style="list-style-type: none"> <li>• Water Quality</li> <li>• Air Quality</li> <li>• Priority Conservation Areas</li> </ul> <p><b><u>Urban Form - Land Use</u></b>                  Development Focus within Urban Areas –</p> <p><b><u>Development Patterns and Community ‘Types’</u></b>  <i>Urban Centers</i> – Santa Maria, San Luis Obispo, Paso Robles</p> <p><i>Cities</i> – Arroyo Grande, Atascadero, Grover Beach, Guadalupe, Morro Bay, Pismo Beach,</p> <p><i>Towns</i> - Avila, Cambria, Cayucos, Los Osos, Nipomo, Oceano, San Miguel, Shandon, Templeton,</p> <p><i>Villages</i> - , Creston, Heritage Ranch, Oak Shores, Santa Margarita</p>

<p><b><u>Community 2050 Structure</u></b>  <b><u>[continued]</u></b></p>
<p><b><u>Transportation</u></b>                  Multimodal / Intermodal Network                  Roads, Transit Network, Bike / Ped, Rail, Air                  TDM / TSM</p> <p><b><u>Infrastructure / Government Services</u></b>                  Regional Infrastructure Strategy - Needs                  Water Supply                  Sewage Treatment                  Recycling / Waste Management                  Safety – police, fire                  School Facilities - Libraries</p> <p><b><u>Prosperity</u></b>  <b><u>Economy</u></b>                  Regional Approach to Community Economic Development                  Agriculture                  Tourism                  Retail / Commercial                  Industrial                  Other sectors</p> <p><b><u>Energy</u></b>                  Energy options                  Conservation measures                  Standards</p> <p><b><u>People</u></b>  <b><u>Health</u></b>                  Subregional Settings and Key Issues                  Obesity Task Force and Healthy Communities Initiatives</p> <p><b><u>Safety</u></b>                  Subregional Settings and Key Issues                  Community Design and Defensible Space                  Public safety needs -                  Police / Fire / Emergency Response</p> <p><b><u>Education</u></b>                  Subregional Settings and Key Issues                  Schools as Community Assets</p>

## Housing and Land Use

Unit of Analysis	
101	Open Space
102	Parks
103	Public Facility
104	Hospital Complex
105	Professional Office Building
106	Office Conversion
107	Community Commercial
108	Regional Commercial
109	Downtown Commercial
110	Downtown Commercial Mixed Use
111	Neighborhood Commercial
112	Service Commercial
113	Service Commercial Mixed Use
114	Manufacturing
115	Tourist Commercial - Hotels
116	Manufactured Housing
117	Small Lot Single-Family
118	Medium Lot Single-Family
119	Medium Density Multi-Family
120	High Density Multi-Family
121	Attached Condo Medium Density
122	Attached Condo Medium-High Density
123	Single Family Planned Development



### Housing and Land Use

#### Connecting Land Use and Transportation

The first major theme of Community 2050 focuses on directing growth to urbanized areas and discouraging growth in rural and agricultural areas. The strategy emphasizes improving connections between land use and transportation along the US101 corridor where development is concentrated. A higher priority is recommended to direct transportation improvements and other infrastructure resources toward these areas.

Community 2050 identifies the commercial and multifamily zones in the urbanized areas of the San Luis Obispo region as the focal points for more intensified development.

- **Urban Centers** – San Luis Obispo, Paso Robles, Santa Maria
- **Cities** – Arroyo Grande, Atascadero, Grover Beach, Guadalupe, Morro Bay, Pismo Beach:
- **Towns** - Avila, Cambria, Cayucos, Los Osos, Nipomo, Oceano, San Miguel, Santa Margarita, Shandon, Templeton, San Simeon:
- **Villages** - , Creston, Heritage Ranch, Los Berros, Oak Shores, Palo Mesa, San Simeon:

## *Community 2050*

These categories provide a basis for identifying opportunity areas throughout the region. Using a collaborative process, SLOCOG and local agencies will designate 'focus areas' where better land use and transportation connections can be identified in the next update of the Regional Transportation Plan.

### Using Land Use and Transportation Plans to Guide Other Plans

*Community 2050* can also involve using land use and transportation plans to guide other plans. The various community focus areas will provide guidance to local governments, property owners and service providers on where development should occur from a regional perspective. It will focus attention on these areas as local jurisdictions update their general plans and redevelopment plans, and service providers update their facility master plans. By coordinating planning in this manner, public and private investment in local and regional infrastructure and environmental programs is encouraged and conducted in an efficient and sustainable manner.



**Regional Growth Strategy** – how these areas are proposed to be addressed in conjunction with other North County communities.

The Community 2050 regional growth strategy outlines a **preferred growth pattern** and creates a **framework for regional cooperation and coordination**. Four regional **subareas** are identified in *Community 2050* (North County, South County, North Coast and the Central Area) which provide a structure for how different parts of the community fit into the overall regional vision.

5 key elements of the Regional Growth Strategy

- **Communication / Coordination** – Integration of Local & Organizational Efforts;
- **Framework of Principles** – Principles of 'Smart Growth' and 'Healthy Communities' as key strategies to be used by agencies;
- **Focus on Urban Areas** – Encourage development in urban corridors and activity centers;
- **Rural and Natural Areas** – Discourage development in rural areas and protect natural areas;
- **Infrastructure & Resources** – Provide quality infrastructure and conserve resources

### **Focus on Urbanized Areas**

- Place funding emphasis on urbanized areas supporting blueprint objectives.

The 'Urbanized' areas are proposed to include all of the general plan land use categories except agriculture, rural lands, recreation, and public lands. Residential, commercial, and industrial development would be focused within these areas. Community 2050 participants concur with this principle and discussed issues related to the 'Antique' or "Antiquated" subdivisions and the potential for future expansion outside existing urbanized areas to meet future community long term needs. This issue most particularly impacts the North County. Continued analysis of these areas is underway by the County to outline a course of action.

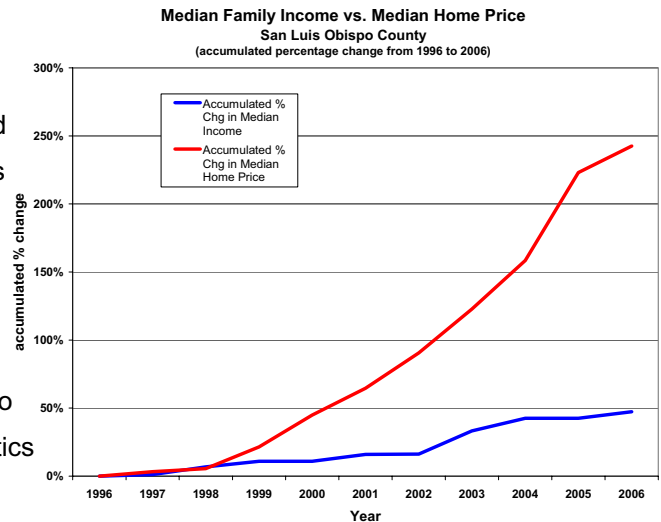
Community 2050 plans to work with the subregions to identify priority areas; key infrastructures projects and estimated costs; and implementation strategies. Transportation and other infrastructure investments would focus support along priority corridors and activity nodes. SLOCOG will look to prioritize transportation infrastructure investments in areas consistent with the Growth Strategy.

**Discourage Development in Rural and Natural Areas**

Support discouraging development in agricultural, rural and natural areas in the current update of the Conservation Element of the County General Plan. Ranchette development negatively impacts agricultural viability and discouragement of further encroachment into agricultural areas is consistent with all of the other goals. The concept for development of a “Purple Belt” has been identified in the North County that could be limited to the Paso Robles area - or might be applied along the entire Salinas River Corridor to achieve a greater level of conservation that integrates wildlife habitat corridors as well as recreational, open space and ag preservation values.

**Regional Housing Needs Assessment (RHNA)**

SLOCOG is currently conducting the state mandated Regional Housing Needs Assessment (RHNA) process based on supporting and reinforcing planning principles required by state law and consistent with the *Community 2050* principles. The Methodology Committee has suggested that each subregion evaluate their preliminary assignment and consider how they might work together to address the unique housing demand and characteristics within their respective housing markets.



**Objectives of regional housing needs allocation plan:**

1. Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.
2. Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intraregional relationship between jobs and housing.
4. Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

The Methodology Committee recently recommended that the formula for distribution of these numbers be established at a ratio weighted 60% toward a communities share of jobs and 40% toward share of population.



Community 2050

	Share of Jobs (J)	X	Weight Factor	+	Share of Pop (P)	X	Weight Factor	X	Regional Housing Need ®	=	Jurisdiction Need (N)	+	Vacancy Need Adjustment	=	Total Projected Need (T)
	( J	X	0.6 )	+	( P	X	0.4 )	X	R	=	N	+	V	=	T

The recommended 60 / 40 formula would result in the following distribution

Allocation on 60% Jobs and 40% Population Basis												
	Share of Employment		Share of Population		Regional Housing Need	=	Unadjusted Jurisdiction Need	+	Vacancy Factor	=	Total Jurisdiction Need	
	[ j	x 0.6	+ p	x 0.4	] r	=	n	+		=	T	
Arroyo Grande	[ 8.1%	x 0.6	+ 6.6%	x 0.4	] 4740	=	358	+	11	=	368	
Atascadero	[ 8.8%	x 0.6	+ 10.5%	x 0.4	] 4740	=	449	+	14	=	463	
Grover Beach	[ 3.2%	x 0.6	+ 5.2%	x 0.4	] 4740	=	191	+	6	=	196	
Morro Bay	[ 3.5%	x 0.6	+ 4.1%	x 0.4	] 4740	=	177	+	5	=	182	
Paso Robles	[ 14.6%	x 0.6	+ 11.7%	x 0.4	] 4740	=	639	+	19	=	658	
Pismo Beach	[ 3.2%	x 0.6	+ 3.4%	x 0.4	] 4740	=	157	+	5	=	162	
San Luis Obispo	[ 43.1%	x 0.6	+ 17.0%	x 0.4	] 4740	=	1,548	+	47	=	1595	
Rural County	[ 15.4%	x 0.6	+ 41.4%	x 0.4	] 4740	=	1,222	+	38	=	1261	
							4,740		145		4885	

If the formula was established at a 70 / 30 ratio the following distribution would result.

Allocation on 70% Jobs and 30% Population Basis													# Change Over 60/40 Formula	% Change Over 60/40 Formula
	Share of Employment		Share of Population DOF 2007		Regional Housing Need	=	Unadjusted Jurisdiction Need	+	Vacancy Factor	=	Total Jurisdiction Need			
	[ j	x 0.7	+ p	x 0.3	] r	=	n	+		=	T			
Arroyo Grande	[ 8.1%	x 0.7	+ 6.6%	x 0.3	] 4740	=	365	+	11	=	376	8	2.0%	
Atascadero	[ 8.8%	x 0.7	+ 10.5%	x 0.3	] 4740	=	441	+	14	=	454	-9	-1.8%	
Grover Beach	[ 3.2%	x 0.7	+ 5.2%	x 0.3	] 4740	=	182	+	6	=	187	-9	-4.8%	
Morro Bay	[ 3.5%	x 0.7	+ 4.1%	x 0.3	] 4740	=	174	+	5	=	179	-3	-1.6%	
Paso Robles	[ 14.6%	x 0.7	+ 11.7%	x 0.3	] 4740	=	652	+	20	=	672	14	2.2%	
Pismo Beach	[ 3.2%	x 0.7	+ 3.4%	x 0.3	] 4740	=	156	+	5	=	161	-1	-0.4%	
San Luis Obispo	[ 43.1%	x 0.7	+ 17.0%	x 0.3	] 4740	=	1,672	+	51	=	1723	128	8.0%	
Rural County	[ 15.4%	x 0.7	+ 41.4%	x 0.3	] 4740	=	1,099	+	33	=	1132	-128	-10.2%	
							4,740		145		4885			

If the formula was established at an 80 / 20 ratio the following distribution would result.

Allocation on 80% Jobs and 20% Population Basis													# Change Over 60/40 Formula	% Change Over 60/40 Formula
	Share of Employment		Share of Population DOF 2007		Regional Housing Need	=	Unadjusted Jurisdiction Need	+	Vacancy Factor	=	Total Jurisdiction Need			
	[ j	x 0.8	+ p	x 0.2	] r	=	n	+		=	T			
Arroyo Grande	[ 8.1%	x 0.8	+ 6.6%	x 0.2	] 4740	=	372	+	11	=	383	15	4.0%	
Atascadero	[ 8.8%	x 0.8	+ 10.5%	x 0.2	] 4740	=	432	+	13	=	446	-17	-3.7%	
Grover Beach	[ 3.2%	x 0.8	+ 5.2%	x 0.2	] 4740	=	172	+	5	=	178	-19	-9.6%	
Morro Bay	[ 3.5%	x 0.8	+ 4.1%	x 0.2	] 4740	=	171	+	5	=	176	-6	-3.3%	
Paso Robles	[ 14.6%	x 0.8	+ 11.7%	x 0.2	] 4740	=	666	+	20	=	686	29	4.4%	
Pismo Beach	[ 3.2%	x 0.8	+ 3.4%	x 0.2	] 4740	=	155	+	5	=	160	-2	-1.0%	
San Luis Obispo	[ 43.1%	x 0.8	+ 17.0%	x 0.2	] 4740	=	1,795	+	55	=	1850	255	16.0%	
Rural County	[ 15.4%	x 0.8	+ 41.4%	x 0.2	] 4740	=	976	+	30	=	1006	-255	-20.2%	
							4,740		145		4885			

## **Transportation Issues**

### **Transportation Issues**

The *Community 2050 Blueprint* and other visioning efforts have focused their approach on three themes:

1. Improving connections between land use and transportation plans using smart growth principles;
2. Using land use and transportation plans to guide decisions regarding environmental and public facility investments; and
3. Relying on collaboration and incentives to implement the plans.

The transportation arena is the longest standing area of regional coordination and funding among member jurisdictions due to the federal and state structures for transportation planning and funding. Many of the principles contained in the concepts of Community 2050 regarding funding critical regional priorities based upon consistency with smart growth practices have been integrated in the funding decisions of the SLOCOG Board.

Several key issues stand out in the transportation arena

- Overall Transportation System Improvements - increasing Transportation Choices: Routes and Modes.
- Better Integration of all Transportation Modes
- Increased Efforts to Reduce Demand
- Expanding Bus System.
- Increased Automation, Information, and Convenience.

Areas that are currently under focus to address reducing vehicle miles traveled and the resultant green house gas production are :

### **Maximizing Efficiency of the System**

- ✓ TDM, TSM, ITS

### **Balancing Capital Development Needs**

- ✓ Highway, Streets, and Roads
- ✓ Non Motorized Transportation
- ✓ Public Transportation

### **Some Key Transportation Issues for the North County include:**

- ✓ Increasing Commute Traffic
- ✓ Highway 46 Interchanges at US 101
- ✓ Highway 46 Widening
- ✓ Refined Local Transit Service Connections
- ✓ Increasing Traffic Volumes on US 101 Paso – Atascadero
- ✓ Increasing Rural Roadway Traffic Volumes
- ✓ Various Interchange Capacity Issues along US 101
- ✓ Discontinuous Off-Highway Network (Atascadero- Templeton, Paso Robles-San Miguel
- ✓ Local Road Maintenance



## Assembly Bill (AB) 32

### California Global Warming Act of 2006

#### Assembly Bill (AB) 32

Cities and counties not accustomed to thinking about the greenhouse gas pollution implications of land use and planning decisions are looking at the potential impacts of AB 32. Faced with the argument that agencies and project applicants must assess and reduce greenhouse gas emissions to the extent feasible through the CEQA process, a number of efforts have been initiated. While a statewide strategy has yet to be formally announced it is clear that greenhouse gas concerns will be increasingly important in the near future as the state has legislated ambitious goals.

#### A Greenhouse Gas Emissions Reduction Plan would include:

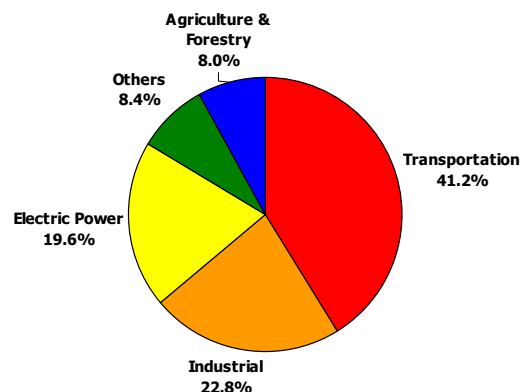
- An inventory of known, or reasonably discoverable, sources of greenhouse gases.
- An inventory of greenhouse gas emission levels in 1990, currently, and projected for 2020.
- A target for reduction of emissions attributable to discretionary land use decisions and internal government operations.

#### Key areas to address include:

- Conservation
- More efficient transportation systems
- Implement Smart Growth/Land Use
- Improve operational efficiency
- Relieving congestion
- Energy efficient building practices



#### Estimated Greenhouse Gas Production by Sector



## **Water Issues**

### **Water**

- SLOCOG will seek funding to co-sponsor a countywide forum regarding development of an Integrated Water Master Plan and will incorporate the results into the *Community 2050 Blueprint*.
- This effort would likely be “headed-up” by the County and Cities along with CSDs that provide water services.

There is concurrence that addressing water issues is critical to orderly development. Interest in developing a more integrated approach was supported. *Community 2050* would provide a forum to initiate discussions regarding the formulation of integrated water management policies and programs. Staff will seek funding to co-sponsor a countywide forum regarding development of an Integrated Water Master Plan and integrate those results into the *Community 2050 Blueprint*.

### **What can Regional Blueprints do about Water?**

- Careful environmental mapping to avoid urbanizing recharge zones, flood-prone areas, wetlands, streams, etc.
- Developing a Water Element integrating all aspects of the water cycle into general plans.
- Linking with Integrated Regional Water Management Plans
- Analyzing the water supply implications of different growth scenarios
- Supporting regional water policies or standards for storm water treatment, recycled water use, water use efficiency (e.g landscape water conservation), etc.
- Helping to identify and implement multiple benefit, high leverage projects (e.g. Nacimiento Project, Salinas River Plan, San Luis Creek Restoration, recharge areas, coastal basins, etc.)

### **Integrated Regional Water Management Plan**

- Protect the local environment
- Support economic growth
- Retain the agricultural base
- Maintain a reliable urban water supply

### **Water Indicators**

- ✓ Aquatic life and swimming uses assessed
- ✓ Spill/Release episodes – Waters
- ✓ Leaking underground fuel tank (LUFT) sites
- ✓ Drinking water supplies exceeding maximum contaminant levels (MCLs)
- ✓ Coastal beach availability – Extent of coastal beaches posted or closed
- ✓ Bacterial concentrations in commercial shellfish growing waters
- ✓ Fish consumption advisories - Coastal waters
- ✓ Statewide water balance summaries (*replaces “Statewide water use and per capita consumption”*)
- ✓ Water use efficiency – Recycling municipal wastewater

## Energy Issues

### Energy Issues

The SLOCOG Board supports addressing energy issues in a more comprehensive fashion. More focus on energy concerns should be evaluated in the development process. *Community 2050* would provide a forum to conduct discussions regarding the formulation of countywide energy policies and programs. SLOCOG, along with APCD and ECOSLO co-sponsored a countywide forum regarding Community Choice Aggregation - an integrated approach supporting alternative energy generation - and is seeking funding for continued detailed evaluations subject to SLOCOG Board direction.



- Promote environmentally-friendly renewable and alternative energy sources to ensure reliable supply
  - Lead efforts to make the San Luis Obispo area more self-reliant in its development, selection and use of clean energy
  - Encourage research and development in the alternatives such as biofuels, biomass, solar, wind, and water
  - Evaluate establishing a San Luis Obispo Regional Clean Energy Organization
- 
- ✓ Utilize **energy efficient subdivision and land development** practices.
  - ✓ Urge architects to produce **energy-efficient building designs**.
  - ✓ **Adopt energy efficient homebuilding codes**.
  - ✓ Identify sources of **financing and support for energy projects and programs**.
  - ✓ Develop separate **task forces for residential, governmental and private sector energy efficiency**.
  - ✓ **Explore energy saving opportunities** such as: lighting; indoor climates; hot water; refrigeration; cooking; laundry; and manufacturing and industrial processes.
  - ✓ Reduce transportation fuel costs by: **increasing fuel efficiency**; promoting **efficient use of vehicles**; and **reducing demand for travel**.
  - ✓ Establish **coordination with local energy utilities**.
  - ✓ **Track accomplishments and monitor progress** of energy related projects.



## Community 2050

### Goals, Objectives and Actions

- Inventory global warming emissions in County operations and in the community, set reduction targets and create an action plan.
- Increase the use of clean, alternative energy by, for example, investing in “green tags”, advocating for the development of renewable energy resources, recovering landfill methane for energy production, and supporting the use of waste to energy technology.
- Make energy efficiency a priority through building code improvements, retrofitting agency facilities with energy efficient lighting and urging employees to conserve energy and save money.
- Agencies purchases only Energy Star equipment and appliances.
- Increase the average fuel efficiency of fleet vehicles; reduce the number of vehicles; launch an employee education program including anti-idling messages; convert diesel vehicles to bio-diesel.
- Evaluate opportunities to increase pump efficiency in water and wastewater systems; recover wastewater treatment methane for energy production.
- Increase recycling rates in agency operations and in the community.
- Maintain healthy urban forests; promote tree planting to increase shading and to absorb CO2.



### Why Community Choice?

1. Increasing the use of locally available sources of renewable energy;
2. Increasing local control regarding the region’s energy future;
3. Decreasing emissions and the local communities dependency on fossil fuels and distant sources of energy supply;
4. Reducing price volatility and the cost of electricity to SLO residents and businesses;
5. Provides for economic value through local accountability and investment.
6. Stimulating the local economy, creating jobs, and keeping energy dollars in the community.
7. Brings customer choice and competition to the region and our constituents.
8. Creates a voluntary program that allows each electricity user to make an informed decision on electricity options
9. Affordable distributed energy (DE) is a core strategy in reengineering the nation's energy generation and delivery systems to support increased power demand.

**Feasibility Analysis**

Feasibility studies identify two or three possible routes to meeting a 40% or higher Renewables Portfolio Standard (RPS) and assess the financial implications

The feasibility study will:

- Describe financial implications of CCA,
- Define the range of goals, such as 40% renewables by X date, 50%, etc., and
- Describe the possible generation mix that could meet each of these scenarios.
- Assess the primary sources of renewable energy available.
- Identify the joint powers authority partners.
- Describe possible co-benefits of CCA  
(such as acquiring significant energy-efficiency funding through the CPUC, limiting rate volatility targeted rates to attract business to the county, emergency planning, etc.)
- Describe the risks associated with CCA.

How 'Community Choice' works:

- Communities implement a CCA program under a joint powers agreement called a Community Choice Aggregator.
- Aggregators are not utilities but actually customers that combine the buying power of an entire community.
- An Electric Service Provider under contract with the CCA will manage the generation facilities and energy procurement.
- PG&E continues to manage transmission, distribution and customer billing.



## Infrastructure Maintenance & Development

### Infrastructure Maintenance & Development

- Fund / prepare reports on Performance Indicators

Community 2050 would provide a forum to catalog key infrastructure needs and status. Community 2050 seeks to inventory capitol project needs of member agencies in conjunction with SLOCOG's Planning Directors, Technical Transportation Advisory Committee, and Administrator's Committee.



The local American Society of Civil Engineers (ASCE SLO Branch) are proposing the preparation of a County Wide Infrastructure Report Card. The objectives of the Report Card Project are to:

- Assess the condition, performance, funding and capacity vs. need of the public infrastructure in SLO County.
- Communicate these assessments to members of the public and key decision makers.

*"To prepare an assessment of public infrastructure in San Luis Obispo County in order to build support for dedicated and consistent sources of funding to sustain the infrastructure facilities and systems of the various jurisdictions at efficient and affective levels sufficient to sustain them."*

Community 2050 will support and assist the ACSE effort to prepare a report card on the following issues;

#### ACSE Working Committees

- Bridges/Roads
- Flood Control
- Stormwater Quality
- Drinking Water
- Wastewater
- Transportation





## **Economic Prosperity**

### **Economic Prosperity**

- SLOCOG has discussed the development of a Countywide Economic Development Strategy with the San Luis Obispo County and the Economic Vitality Corporation (EVC) to stimulate the economic vitality of San Luis Obispo County, generate jobs, increase investment in the community and promote the start-up, growth and attraction of business. SLOCOG will seek grant funding in conjunction with EVC, the County and Cities to fund this effort.
- Gauge Interest in a Countywide Economic Development Strategy

*Community 2050* hopes to provide a framework that supports sustainable, economic growth, enhancing our environment, improving service for citizens and increasing value for taxpayers by improving the pace of delivery, improving operation and maintenance and lowering the cost and risk of California 's infrastructure.

### **We Can Guide the Nature of Economic Development**

- ✓ Through Infrastructure Investment
- ✓ Through Transportation Policy
- ✓ Through Urban Design
- ✓ Through Strategic Farmland Planning

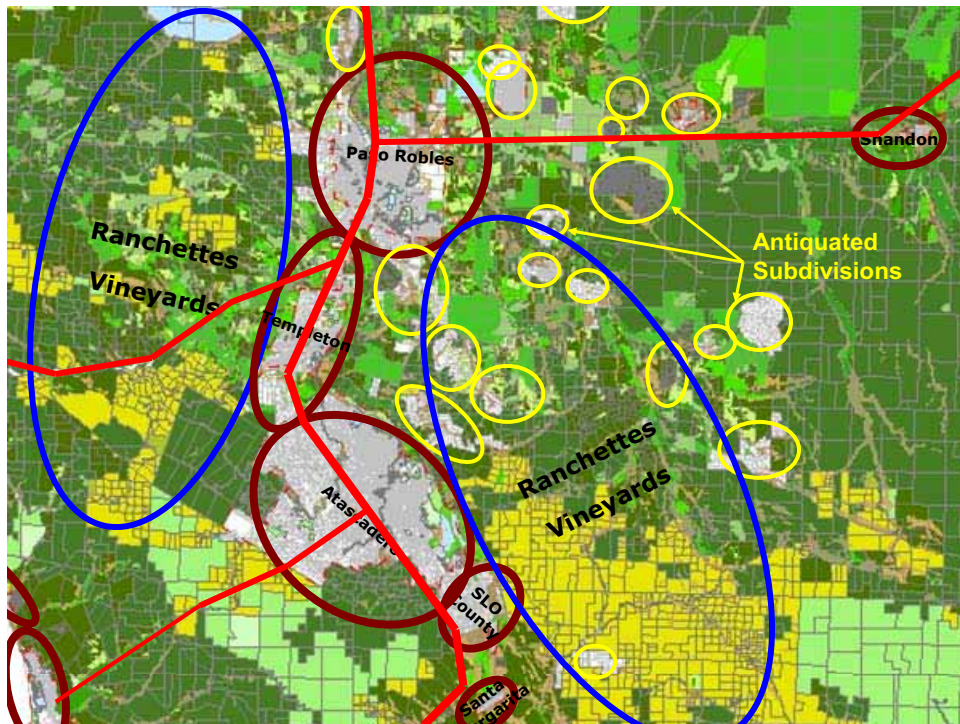
### **Develop a countywide economic strategy and measure progress**

To stimulate the economic vitality of San Luis Obispo County, generate jobs, increase investment in the community and promote the start-up, growth and attraction of business.



Community 2050

Indicator	Purpose	Linkages
% employment in locally-owned and operated businesses	To evaluate investment that stays within the community. A healthy economy results from "plugging the leaks."	Linkages to social well-being, civic participation, education.
Distribution of personal income	To evaluate the disparity between haves and have nots.  Communities are weakened by concentrations of poverty and unequal opportunity.	Low incomes can be linked with child poverty, poor health, education levels, levels of civic participation, and inequitable distribution of services and opportunities.
Percent of households paying 30% or less of income on rent	To evaluate affordable housing in the community. Communities members have diverse needs; adequate affordable housing is necessary to foster economic sustainability.	Linkages to social well-being, economic stability, health and welfare issues, poverty.
Number of enterprises adopting ISO 14000 standards	To measure the progress of industry to incorporate standards to improve processes which lead to greater environmental protection.	Linkages to resource conservation, health, education
Income disparity between urban centers and outlying areas (suburbs)	Indicates urban decay and suburban sprawl	Linkages to land use, resource consumption, education, poverty, crime and safety, environmental justice.



## Communication / Coordination Emphasis

### Communication / Coordination Emphasis

- North County Subregional Forum with Atascadero, the county and CSDs

This emphasis is consistent with SLOCOG's Joint Powers Agreement description of the purpose and authority for the agency as a "...forum for planning/discussion of areawide issues, preparing regional plans and programs, serving as the regional agency for federal and state programs, and addressing other areawide issues as mutually desired, Development of an efficient and effective multi-modal transportation system...and, maximizing state and federal funding. " concerns were expressed that the process needed to move forward more quickly and information regarding the issues needed to be more widespread. Community 2050 will be sponsoring a "countywide" all cities/County session to report on trends and indicators and take collective action on the *Community 2050 Regional Blueprint*.



### **Using Incentives and Collaboration to Implement the Plan**

Consistent input supported *Community 2050* "making it happen" using incentives and collaboration. Some of the key implementation strategies include:

- Providing funding and other incentives for smart growth development in key areas throughout the region;
- Offering guidance and providing a forum for discussions regarding how local efforts and programs can be better aligned with regional goals and policy objectives;
- Placing a greater emphasis on subregional planning and implementation programs that bring together federal, state, regional and local agencies, and stakeholders to solve problems within specific communities in the region; and
- Improving collaboration with neighboring counties in order to mutually benefit from their varied resources.



## **Regional Indicators**

*Community 2050* uses indicators from a number of sources where data is already collected and disseminated. Selected measures will be featured at different stages of the program to focus on key issues and may also emphasize different groups of indicators between subareas as conditions warrant. This results in a more comprehensive approach to assessing the quality of life in the region and will enable organizations that allocate resources to address more effectively critical community concerns. The indicators developed in conjunction with Action for Healthy Communities are derived from a wide variety of sources including state and local government agencies and countywide telephone surveys which included interviews with 504 randomly selected adults in San Luis Obispo County and used the same techniques and questions as the 1999, 2001 and 2003 telephone surveys.

The following performance indicators are tracked by the agency/Organization indicated by the bullet style:

- *SLOCOG Performance Indicators Report*
- ★ *California Regional Progress Report*
- ◆ *Action for Healthy Communities*

Each *Community 2050* program area (Transportation/Land Use, Energy/Greenhouse Gas Reduction, Water, Economic, etc) will focus on different sets of indicators. The *Community 2050* blueprint will assist in the reporting and disseminating of these indicator sets.

### **Performance Indicators**

#### **Transportation**

- Means of Travel to Work
- Travel Time to Work
- Average Vehicle Occupancy
- Park and Ride Lots
- Transit Services
- Passenger Rail Service
- Commercial Airline Service
- Bicycle & Pedestrian Facilities
- Vehicle Miles of Travel
- Local Streets and Roads Condition
- State Highway Accident Rates
- State Highway Traffic
- Traffic on Major Local Roads
- New Permits: Multi-Family vs. Single Family
- Means of Transportation to Work
- Increase in Transit Ridership
- ★ Vehicle Miles of Travel per Household
- ★ Daily Vehicle Hours of Delay

#### **Energy**

- ★ Decrease in Fuel Consumption
- ★ Residential Energy Consumption – Electricity
- ★ Residential Energy Consumption – Natural Gas
- ★ Non-residential Natural Gas Consumption
- ★ Non-residential Electricity Consumption

#### **Environment**

- ★ Ozone – Decrease in Days Exceeding 8-hr Standard
- ★ Impaired Water Segments
- Protected Open Space

#### **Natural Environment**

- ◆ Air Quality
- ◆ Energy Use
- ◆ Growth Patterns
- ◆ Traffic Volume
- ◆ Water Consumption and Quality

#### **Health**

- ◆ Exercise
- ◆ Obesity
- ◆ Physical Health
- ◆ Tobacco Use
- ◆ Teen Alcohol Abuse
- ◆ Teen Birth Rate
- ◆ Access to Health Care
- ◆ Primary Health and Dental Care
- ◆ Student Physical Fitness
- ◆ Immunization Rate

The following lists the regional in  
Support the development and application of green  
community standards

- ✓ Community design
- ✓ Building design
- ✓ Governmental and private sector energy efficiency

### **Regional Indicators**

#### **Regional Population**

Percent change in population versus state's percent change in population over the same period of time 2000 and 2007

Source: State of California, Department of Finance, Table E-5 ??

#### **Race/Ethnic Population**

Total share of non-white population 2007

Source: State of California, Department of Finance, "Race/Ethnic Population with Age and Sex Detail"

#### **Race/Ethnic Population**

Percent change of non-white population 2000-2007

Source: State of California, Department of Finance, "Race/Ethnic Population with Age and Sex Detail"

### **PLACE**

#### **Efficient Development**

##### **Ratio of New Building Permits**

Multi-Family Unit Permits to Single Family Unit Permits 2000 and 2006

Source: Construction Industry Research Board, California Building Permit Date by Building Category, 2000 and 2006

##### **Ratio of Jobs to Housing Units**

Number of jobs divided by number of housing units; *output shows where there are more housing units than jobs or more jobs than housing units 2000 and 2005, as available*

Source: California Employment Development Department, U.S. Census Bureau, American Community Survey 2005

#### **Movement of People and Goods**

##### **Vehicle Miles of Travel per Household**

Percent change in household VMT for each time period 1990-2000 and 2000-2005

Source: California Department of Finance, Population and Housing Estimates, 1990, 1995, 2000, 2005; Caltrans, 2006 California Motor Vehicle Stock, Travel and Fuel Forecast

##### **Daily Vehicle Hours of Delay**

Total number of daily vehicle hours of delay, by Caltrans District 1998-2004

### **Performance Indicators**

#### **Public Safety**

- ◆ Violent and Property Crimes
- ◆ Domestic Violence
- ◆ Juvenile Criminal Activity
- ◆ Child Abuse Reports
- ◆ Adult Safety Perceptions
- ◆ Student Safety Perceptions
- ◆ Disaster Preparedness

#### **Jobs**

- ◆ Per Capita Income
- ◆ Net Business Formation – with Employees
- ◆ Net Business Formation – without Employees

#### **Education, Health, Quality of Life**

- ◆ Educational Share; High School or More
- ◆ Share of Population with Asthma
- ◆ Share of Overweight/Obese Population
- ◆ Violent Crime Rate
- ◆ Property Crime Rate

#### **Basic Needs**

- ◆ Lacking Basic Needs
- ◆ Homelessness and Shelter Overcapacity
- ◆ Affordable Housing Units
- ◆ School Meals Program

#### **Social Environment**

- ◆ Voter Participation
- ◆ Charitable Giving
- ◆ Volunteer Participation
- ◆ Youth Activities
- ◆ Discrimination

#### **Education**

- ◆ Student Educational Performance
- ◆ High School Dropout Rates
- ◆ College Preparation

#### **Housing & Economic**

- Conversion of Ag Lands to Urban/Built-up Uses
- Share of 1<sup>st</sup> Time Buyers of Median Priced Home
- ★ Housing Renters with Costs > 35% of Income
- ★ Housing Owners with Costs > 35% of Income
- ★ Ratio of Jobs to Housing Units
- ◆ Housing Affordability
- ◆ Unemployment
- ◆ Availability of Affordable Childcare
- ◆ Personal Income
- ◆ Economic Well-Being

## Community 2050

Source: Caltrans, 2004 State Highway Congestion Monitoring Program Report

### Transportation Choices

#### **Transit Ridership**

Percent change in total annual passengers: Bus, Trolley Bus, Demand Response Vehicle, and Other 1999-2004

Source: Transit Operators and Non-Transit Claimants Annual Report 1999-2000 and 2004-2005

#### **Commute: Means of Transportation**

Percent difference: 2005 from 2000; for (a) Car, Truck, or Van; Drove Alone; (b) Car, Truck, or Van; Carooled; (c) Worked at home; (d) Public Transportation (excluding Taxi); (e) Taxi, Motorcycle, Bicycle, Walked or Other Means 2000 and 2005

Source: American Community Survey

### *Resource Use*

#### **Fuel Consumption**

Percent change in gasoline and diesel consumption 2000-2006

Source: Caltrans, 2006 California Motor Vehicle Stock, Travel and Fuel Forecast

#### **Residential Energy Consumption**

Electricity and natural gas consumption per household 2001-2005

Source: California Energy Commission; California Department of Finance, Population and Housing Estimates

#### **Natural Gas Consumption**

Natural gas consumption by consumer class: industrial, commercial, agricultural and water pumping, percent change in million therms 2001-2005

Source: California Energy Commission

#### **Electricity Consumption**

Electricity consumption by consumer class: industrial, commercial, agricultural and water pumping, percent change in million kWh 2001-2005

Source: California Energy Commission

### *Protected Lands*

#### **Agricultural Lands**

Percent change in acres of agricultural land converted to urban and built-up uses 1996-2004

Source: California Department of Conservation, State Farmland Mapping and Monitoring Program

#### **Protected Open Space**

Percent change in acreage 2003-2005

Source: Public and Conservation Trust Lands

### *Air & Water Quality*

#### **Air Quality: Ozone Pollution**

Percent change in number of days exceeding state 8-Hour Standard, measure whether air quality is improving or decreasing 1998-2005

Source: California Air Resources Board, 2007 Air Quality Data DVD

#### **Impaired Water Segments**

Number and percent change by Regional Water Quality Control Board 2002-2006

Source: ?

### *Housing Affordability / Burden*

#### **Housing Affordability**

Percent of first time buyers that can afford to purchase a median priced home 2003-2006

Source: California Association of Realtors

#### **Housing Affordability**

Percent of households with housing costs greater than 35% of income 2005

Source: U.S. Census Bureau, American Community Survey 2005

**PROSPERITY**

*Employment Change*

**Employment Growth**

Percent change in total nonfarm jobs 1997-2005

Source: California Employment Development Department, 1997-2005

**Employment Growth in Major Clusters / Industry Sectors**

Measure of addition or loss of employment for major clusters / industry clusters 2001-2004

Source: California Regional Economics Project, California Economic Base Report, 2006

*Income*

**Real Median Household Income**

2005 (dollars) and 2000-2005 percent change, comparison to state real median household income

Source: U.S. Census Bureau, American Community Survey 2005

**Real Per Capita Income**

2004 (dollars) and 2000-2004 percent change

Source: Per Capita Income by County, California, 1994-2004 (Residence Adjusted), U.S. Department of Commerce, Bureau of Economic Analysis

*Innovation*

**Net Business Formation**

Firms with Employees, percent change, 2001-2005

Source: California Employment Development Department, Labor Market Information Division

**Net Business Formation**

Firms without Employees, percent change, 1997-2004  
1997-2004

Source: U.S. Census Bureau, Nonemployer Statistics 1997 and 2004

**PEOPLE**

*Access to Opportunity*

**Education Attainment**

Share of population by highest level of education: High School, Bachelor, Graduate/Professional 2000 and 2005

Source: American Community Survey, U.S. Census Bureau

*Health*

**Share of Population with Asthma**

2005 share/ranking and difference from 2001 and 2005

Source: 2001 and 2005 California Health Initiative

**Share of Population Overweight / Obese**

2005 share/ranking and difference from 2001 and 2005

Source: 2001 and 2005 California Health Initiative

*Public Safety*

**Felony Offenses**

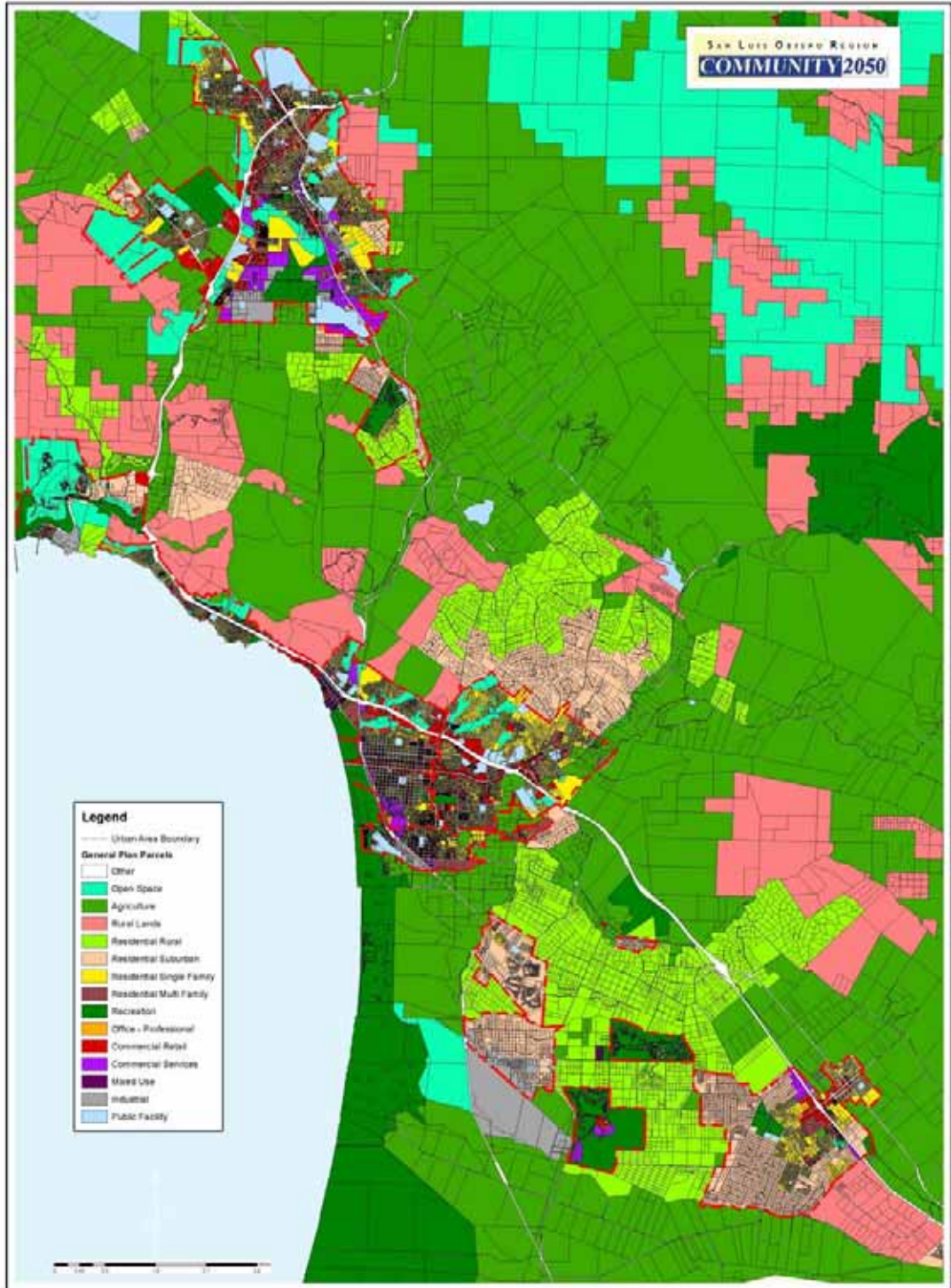
Violent Crime, rate per 100,000 population; comparison of 2000 violent crime rate to 2005 violent crime rate 2000 and 2005

Source: California Department of Justice, California Crime Index 2000 and 2005

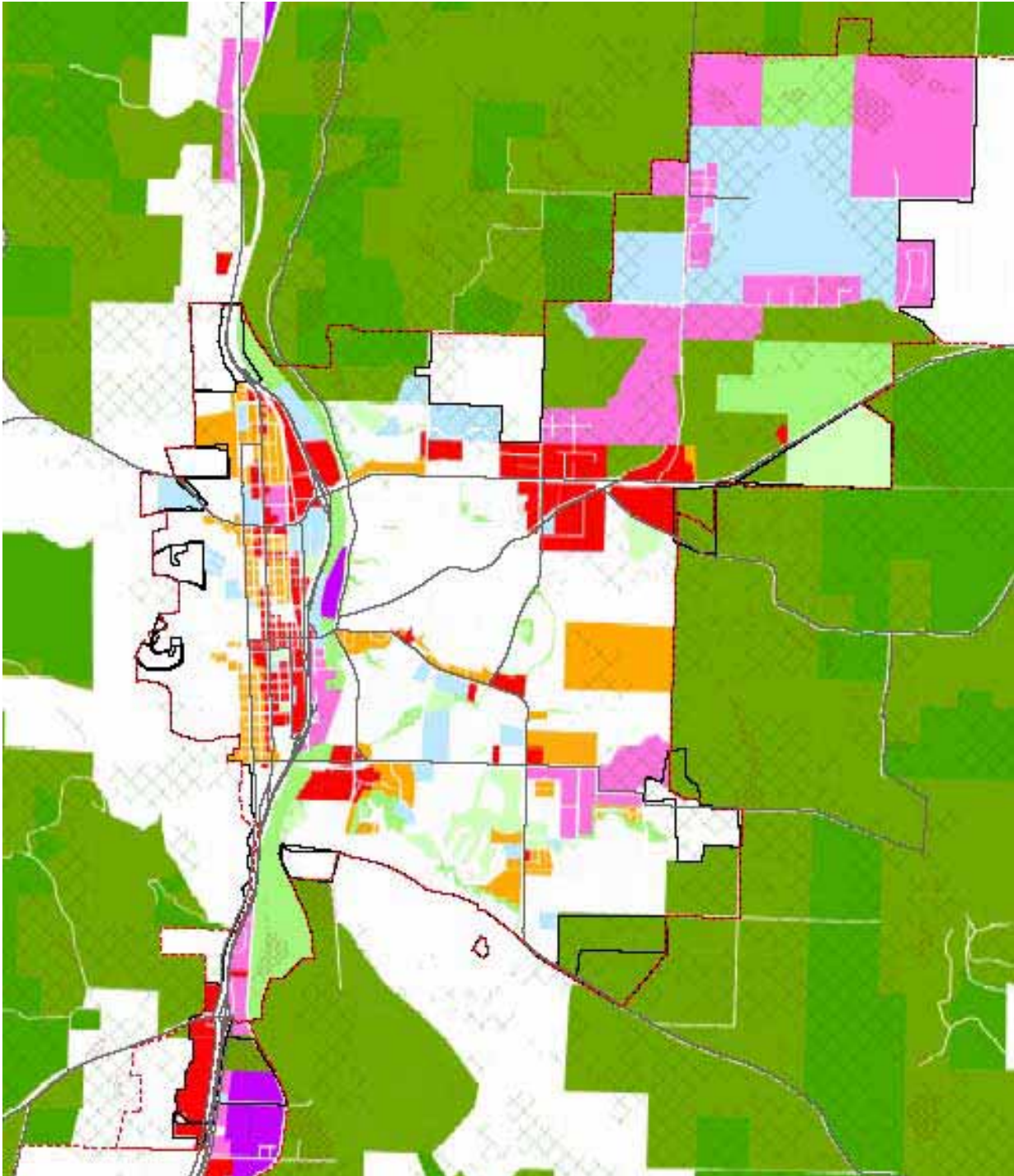
Property Crime, rate per 100,000 population; comparison of 2000 property crime rate to 2005 property crime rate 2000 and 2005

Source: California Department of Justice, California Crime Index 2000 and 2005

Community 2050









# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

January 25, 2008

Ron DeCarli, Executive Director  
San Luis Obispo Council of Governments  
1150 Osos St. Ste 202  
San Luis Obispo, CA 93401

Re: Regional Housing Needs Allocation

Dear Ron:

In its General Plan, Economic Strategy, and current City Council Goals, the City of Paso Robles has committed itself to a future dedicated to enhancing its sense of place and in managing natural resources in order to ensure a future quality of life for its citizens. The future envisioned by these documents would include, but not be limited to:

- Redirecting growth to achieve a compact urban form featuring mixed uses and higher residential densities within City Limits; sprawl would be actively discouraged; land development and transportation systems would achieve connectivity among neighborhoods, and alternative modes to the use of the automobile such as walking, cycling, and transit would be encouraged and facilitated.
- Protecting and enhancing agriculture and open space surrounding the City, most notably that related to the wine industry, and establishing meaningful community separators.
- Reducing consumption of natural resources (energy, air quality, water, and agricultural land to name but a few) and encouraging recycling of resources.

Enclosed with this letter is a summary of those policy and action statements from the City's General Plan, Economic Strategy, and City Council Goals that support such efforts.

To implement the vision described above and in the enclosed policy and action statements, the City has undertaken the following activities:

- Preparation of the Uptown/Town Centre Specific Plan to guide the future of the City's historic West Side core. This plan will consider expanding mixed uses, intensified residential density, walkable/interconnected neighborhoods, alternative transportation mode improvements, resource management practices (e.g. LEED standards).
- Preparation of specific plans for greenfield areas (Chandler Ranch and the Olsen Ranch/Beechwood Area) that incorporate traditional neighborhood design and resource management principles.
- Preparation of a Purple Belt Plan to preserve agricultural resources surrounding the City and enhance the City's position as a center for the wine industry. The 150 acre agricultural conservation easement recently acquired by the Land Conservancy of San Luis Obispo County at Turley Vineyard was the first step toward realization of this dream.

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- Updating its Urban Water Management Plan, participating in the Nacimiento Water Project, and developing reclaimed water systems.
- Initiating introduction of LEED principles throughout the City: in municipal facilities, in new development, and in redevelopment.

### Regional Housing Needs Allocation Proposal

An opportunity to take another step in the realization of the vision described above is presented in the Regional Housing Needs Allocation. Most jurisdictions in the County have adopted or are considering similar policy statements to help them improve their environments. The County of San Luis Obispo's strategic growth efforts are an excellent example. The collective goal of these efforts is to prevent rural sprawl and its impacts and to direct our growing county population to urban centers.

Sprawl is the biggest obstacle to attaining a development pattern that protects the environment and allows communities to maintain their unique identity by preserving their borders in open space or agricultural uses. In such a development pattern, residents are increasingly forced into longer commutes to their place of employment. This increases consumption of energy, consumption of natural resources to extend utilities, emission of air pollutants, consumption of agricultural land, impacts to biological resources, fiscal resources to provide geographically-dispersed services, and so on. The land development pattern that counteracts such impacts is a compact, mixed use environment in which residents can live in close proximity to their places of employment and utilize alternative modes of transportation.

The City of Paso Robles recommends that shares of the Regional Housing Need be determined on the basis of location of jobs, and not on the number of residents. A proposal to give 100% weight to the number of jobs has been broached by the Technical Advisory Committee for the Regional Housing Needs Allocation. The City of Paso Robles believes that 100% is not enough to reverse the land use regulations and fiscal decisions that have fostered sprawl. A model should be developed in which those communities where the percentage of total county jobs exceeds the percentage of total county residents should receive the greatest number of housing unit allocations. However, such a proposal must be supported with fiscal compensation to fund the infrastructure improvements needed for the desired development pattern. Therefore this proposal is made subject to the following conditions:

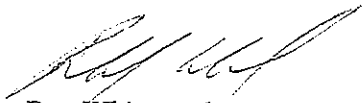
1. The new "jobs method" of allocation shall apply to all communities in the County without exception. The County's allocation will be limited to areas served with both sewer and water via a community services district.
2. SLOCOG shall adopt policies and procedures that guarantee that those jurisdictions receiving the highest number of dwelling units will receive larger allocations (in proportion to their relative Regional Housing Need Allocation) of infrastructure funds than jurisdictions who receive the lower numbers of dwelling units, from CalTrans and other sources, that are determined or recommended by SLOCOG.
3. The County of San Luis Obispo shall reallocate property taxes, both prospective (in future annexations) and historical (for past annexations) to those jurisdictions whose percentage of county

jobs exceeds their percentage of population in proportion to their relative Regional Housing Need Allocation.

4. The County of San Luis Obispo shall adopt disincentives to residential development outside of incorporated cities and areas served with both sewer and water via a community service district. Such disincentives would include, but not be limited to: adoption of parcel size criteria that prevents creation of ranchettes; a more-stringent annual growth cap; financial disincentives such as a “sprawl fee” which would be used to fund infrastructure improvements directly related to fostering compact urban development, open space protection and agricultural preservation.

The City of Paso Robles believes that the time has come for SLOCOG’s jurisdictions to demonstrate their commitment to resource management and compact urban development with concrete action.

Sincerely,



Ron Whisenand  
Community Development Director

- c. City Council  
City Manager  
Planning Commission  
Members of the Technical Advisory Committee

**City of Paso Robles**  
**Policies and Actions from the General Plan, Economic Strategy, and City Council Goals**  
**Pertinent to Regional Housing Needs Allocation**

The policies and action statements listed below are excerpted from the City of Paso Robles's General Plan (2003), Economic Strategy (2006), and City Council Goals (2007) which support the basis for the City's proposal for the assigning shares of the Regional Housing Needs Allocation on the basis of each jurisdiction's ratio of jobs to population.

*General Plan (2003)*

*Land Use Element*

- Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced.
- Create a distinct "Purple Belt" surrounding the City by taking actions to retain the rural, open space, and agricultural areas.
- Take steps to ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. Oppose the creation of new parcels within the County.
- Implement strategies that help preserve or protect agriculture beyond the City limits.
- Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.

*Conservation Element*

- Conservation of resources within and near Paso Robles contributes to the City's quality of life and community image. Residents and visitors alike share their excitement about the many features that make Paso Robles a special place to live or visit. The "sense of place" in the community is derived, in part, from its natural resources and history. The City will rehabilitate and enhance the environmental quality of the planning area through long-term protection of the environment, resource planning management, and minimizing the degradation of nonrenewable resources. Special protection will be given to unique or endangered resources in the Paso Robles planning area without undue burden on individual rights. Preservation of public services, air quality, vegetation and wildlife, mineral resources, and visual resources, historic and archeological resources, as well as energy will ensure that the city remain an attraction for visitors, tourists, and new residents.

*Economic Strategy (2006),*

- Maintain safe, healthy and attractive physical environment;
- Encourage and enrich urban culture and center (downtown) focus;
- Establish cohesive, compact and livable community for individuals and families;
- Preserve, enhance, and provide access to key natural features/places;
- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;

**City of Paso Robles**  
**Policies and Actions from the General Plan, Economic Strategy, and City Council Goals**  
**Pertinent to Regional Housing Needs Allocation**

- Develop and implement form based code and architectural design, “green” building, and historic preservation/reuse standards;
- Increase labor force residents in the City;
- Preserve energy and natural resources;
- Increase intensification, supply, and range of housing to attract and accommodate a skilled labor force;
- Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment;
- Promote the City as a center of high value agriculture and industry;
- Develop, fund and implement the “purple belt” plan;
- Showcase the Paso Robles wine appellation and industry as the emerging center of world class wines.

*City Council’s Goals (2007-2009)*

- Encourage compact, mixed use & pedestrian oriented development
- Develop “green” building standards (LEED)
- Establish action plans to achieve Economic Strategy
- Commit resources to the Economic Strategy
- Promote the PR Appellation, wine & vineyards
- Promote tourism
- Prepare a comprehensive Housing Strategy
- Prepare Uptown Plan
- Prepare a Town Centre Expansion/Revitalization Plan
- Complete Chandler Ranch Area Specific Plan (CRASP) & Olsen/Beechwood Specific Plans (OBSP), Gateway Standards, and Purple Belt Plan
- Form an Energy Conservation Task Force
  - Perform energy audits
  - Encourage solar power
  - Encourage energy efficiency
  - Adopt US Council of Mayors’ Climate Protection Agreement

## Ed Gallagher

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**From:** jlopes@co.slo.ca.us  
**Sent:** Thursday, January 17, 2008 4:24 PM  
**To:** undisclosed-recipients  
**Subject:** Strategic Growth into County General Plan - Continued County Planning Commission Hearing Jan. 24

**Attachments:** PC\_hearing\_1-24-08\_Memo.doc; ExhLRP2005-00013-F\_Framework\_Inland\_RevisedPHD.pdf; ExhLRP2005-00013-G\_Framework\_Coastal\_PC\_Editing\_1-24-08.pdf



PC\_hearing\_1-24-08\_Memo.doc; ExhLRP2005-00013-F\_Framework\_Inland\_RevisedPHD.pdf; ExhLRP2005-00013-G\_Framework\_Coastal\_PC\_Editing\_1-24-08.pdf

Next Thursday, January 24, 2008, the County Planning Commission will continue reviewing proposals to include "strategic growth" within the County General Plan. These policies combine strategic planning approaches with smart growth concepts for more compact, efficient and environmentally sensitive development. The intended result is to achieve more complete and livable communities that better utilize energy, land, water and fiscal resources. These concepts emphasize community-centered growth that provides people with travel, housing and employment choices that are close to job centers and public facilities. The proposed amendments include the following strategic growth principles:

### Strategic Growth Principles

1. Preserve open space, scenic natural beauty and sensitive environmental areas.  
Conserve energy resources. Conserve agricultural resources and protect agricultural land.
2. Strengthen and direct development towards existing communities.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Create walkable neighborhoods and towns.
5. Provide a variety of transportation choices.
6. Create a range of housing opportunities and choices.
7. Encourage mixed land uses.
8. Take advantage of compact building design.
9. Make development decisions predictable, fair and cost-effective.
10. Encourage community and stakeholder collaboration.
11. Strengthen regional cooperation.

The Planning Commission has tentatively concluded its review of amendments to Framework for Planning for the Coastal Zone in the attached Exhibit G. It will be considering the addition of these policies to the Inland Framework for Planning, see attached Exhibit F. These exhibits are revised from the original public hearing draft with editing from the Planning Commission and staff. Footnotes identify the people or groups whose suggested changes were tentatively approved by the Planning Commission.

A new proposed Schedule for Implementing Strategies is in the attached memorandum as well as at the end of the exhibits. The table lists the implementing strategies that are common to both documents with priorities and time frames for starting them, as well as other information. They are linked to implementation programs that the County may initiate to complete groups of related strategies.

A Revised Mitigated Negative Declaration (MND) was issued on January 10, 2008, to clarify the impact analysis of the proposed amendments from the original MND. The Revised MND can be obtained by contacting Marti Fisher, Secretary of the Environmental Division, phone # 781-5010. It can be viewed and downloaded by clicking on the following webpage:

[http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/Proposed\\_Negative\\_](http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/Proposed_Negative_)

Declarations\_-\_Reports\_2008.htm

Then click on 01January and then 01-10-08 County Framework for Planning Amend. Revised Negative Declaration.

This hearing may be continued to February 28, 2008 if time does not allow for completion. If you have any questions or comments, please contact me at the addresses or phone number below. Comments to the Planning Commission can be addressed to me or to the Secretary, Ramona Hedges at the department address or email <rhedges@co.slo.ca.us>. Feel free to copy this email to others or use in any publications. Please reply if you would like to be removed from this maillist.

James Lopes, AICP  
Planner III

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(See attached file: PC\_hearing\_1-24-08\_Memo.doc) (See attached file:  
ExhLRP2005-00013-F\_Framework\_Inland\_RevisedPHD.pdf) (See attached file:  
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