



Do you own property in any of these jurisdictions? The following synopsis represents new guidance and regulatory documents that may impact your ability to develop your property. For a detailed explanation go to individual jurisdiction's website or better yet, call us!



STATE REGULATIONS / ALL JURISDICTIONS

<http://www.opr.ca.gov/>

City Continues Strategic Planning – December 2010

<http://www.bsc.ca.gov/default.htm>

The state is updating the California Code of Regulations, Title 24 also referred to as California Building Standards Code used to establish building regulations. The new code will be effective January 1, 2011. ***How will this affect development in your City?***



CITY OF ATASCADERO

www.atascadero.org

City Continues Strategic Planning – December 2010

http://www.atascadero.org/index.php?option=com_content&task=view&id=505&Itemid=1

The City will be redefining their vision for the future, setting policies, goals and objectives and preparing an implementation program.



CITY OF ARROYO GRANDE

www.arroyo grande.org



CITY OF GROVER BEACH

www.grover.org

West Grand Avenue Master Plan – December 2010

<http://grover.org/DocumentView.aspx?DID=1647>

The West Grand Avenue Master Plan (from Ramona Avenue to Rockway Avenue) will establish design guidelines that will be required of future development projects along the entire corridor. This is your opportunity to review and comment on the draft document.

Local Jurisdiction Regulatory News Updates Continued...



CITY OF MORRO BAY

www.morro-bay.ca.us/

Wastewater Treatment Plant Project Update

<http://ca-morrobay.civicplus.com/index.aspx?nid=352>

The City of Morro Bay and the Cayucos Sanitary District (MBCSD) are in the process of upgrading their joint wastewater treatment plant to produce recycled wastewater. Look for the use of this important resource as early as 2014.



CITY OF PASO ROBLES

www.prcity.com

Uptown/Town Centre Specific Plan – Form-Based Code

<http://prcity.com/government/departments/commdev/planning/uptown-plan.asp>

Exciting planning times in the City! The west side of Paso Robles will be re-master planned using Form-Based Code. Form-based codes foster predictable built results by using physical form, versus the typical zoning regulations. There will be a number of opportunities for active community participation. Plan to get involved in this exciting process!

Historic Preservation Update

<http://prcity.com/government/departments/commdev/preservation.asp>

The City will update the current City-wide Historic Inventory and establish a Historic Preservation Ordinance. The background research and draft ordinance is complete and ready for public review and comment. *Is your property on the list?*

Draft Circulation Element

<http://prcity.com/government/departments/commdev/index.asp>

The City is updating the City-wide Circulation Element. This update is designed to support the City's existing and future development and will establish new *traffic impact fees*.



CITY OF PISMO BEACH

www.pismobeach.org

Land Use Element Update

<http://www.pismobeach.org/CivicAlerts.aspx?AID=204>

The City will update their Land Use Element that includes the 18 planning areas in the City. After months of public input the City Council will hold public hearings in 2011. *How will your property be affected?*

Price Canyon Draft EIR

<http://www.pismobeach.org/CivicAlerts.aspx?AID=212>

The City will potentially annex 1,700 acres in the Price Canyon Planning Area into the City.

While a multi-step process, the Draft Environmental Impact Report has been reviewed by the public. Hearings will commence in early 2011.

Local Jurisdiction Regulatory News Updates Continued...



CITY OF SAN LUIS OBISPO

www.slocity.org

New Housing Element

<http://slocity.org/communitydevelopment/houselement09.asp>

The new Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities. ***Will your property / development be affected by the new Housing Element?***

Orcutt Area Specific Plan - More Land Added to the City

<http://slocity.org/communitydevelopment/oasp.asp>

The City recently approved the potential annexation of 230 acres in the Orcutt Area. Future development would potentially include 1,000 housing units and 16,500 square feet of commercial retail and office. The Local Area Formation Commission (LAFCO) will review the annexation request in 2011.



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

2011-2012 Proposed Planning & Building Fee Schedule

<http://www.slocounty.ca.gov/Assets/PL/pdfs/fy1112fees.pdf>

The County has adjusted fees in the Planning and Building Department. Countywide, 436 of the current fees were increased, 436 more were decreased while 86 more were created and 113 were axed. Part of the fee increase is due to an \$11 per hour increase in the hourly rate for staff time spent on permit processing. These fees will be implemented in fiscal year 2011, beginning July 1. ***More fees, better service?***

San Miguel Community Plan Update

http://www.slocounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/

[Plans_in_Process_and_Draft_Plans/sanmiguelplan.htm](http://www.slocounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/sanmiguelplan.htm)

Do you own property in San Miguel? The County Planning and Building Department and the City and Regional Planning Department at Cal Poly are teaming up to update the San Miguel Community Plan. ***Take the online survey attend one of the community workshops.***



COUNTY OF SANTA BARBARA

www.countyofsb.org



CITY OF SANTA MARIA

www.ci.santa-maria.ca.us/home.shtml