

STAGECOACH EXPRESS



VOLUME 11, NUMBER 2

CITY OF ARROYO GRANDE

MAY 2004

PUBLIC INPUT NEEDED ON SPHERE OF INFLUENCE PLANNING

The 2001 General Plan updated the Arroyo Grande Sphere of Influence (SOD), which now includes approximately 500 acres southeast of the City along Highway 101. The area is known as the Frederick/Arroyo Linda Crossroads and Williams properties. One of the objectives of the General Plan is to maintain and enhance the community's character and quality of life through planned and managed growth. It does this by identifying areas appropriate and inappropriate for future growth. A Sphere of Influence is an area identified for potential future development and annexation to a city. The City's General Plan also requires preparation of a Specific Plan and Environmental Impact Report prior to consideration of proposals for potential annexation and development. A Specific Plan sets forth the land uses that will eventually be allowed.

The enclosed survey is intended to obtain public input to be used in future development and evaluation of Specific Plan proposals. No project proposals have been submitted at this time. The objective is to find out what type of land uses you would like to see in that area



in the future. Three public workshops have been held thus far. The input from those workshops was used in developing the survey questions. Everyone is encouraged to complete and return the survey. Please contact the Community Development Department at 473-5420 if you have any questions.

PUBLIC INVITED TO FIRE STATION DEDICATION CEREMONY

The fire station expansion, which the citizens of Arroyo Grande graciously supported through Bond Measure O-02, will be



completed by early summer. The 5500 sq. ft. addition to the existing fire station includes a training classroom, fire sprinklers, dedicated medical clean up area, exhaust removal system, and sleeping quarters for

on duty staff. Dedication will take place at a formal ceremony on Saturday, July 24, 2004 at 11:00 a.m. Everyone is invited and encouraged to attend. Refreshments and tours of the facility will be provided.

CITY HALL STUDY NEARING COMPLETION

The City is nearing completion of the City Hall Complex Needs Assessment and Feasibility Study. Based on input from a series of public workshops, as well as City Council and Planning Commission public hearings, eleven site alternatives have been assessed. The analysis has narrowed the process to consideration of alternate design concepts for a new building or building(s) on all or a portion of the existing City Hall properties in the Village. Concepts include constructing two new buildings or renovating the existing City Hall building and constructing a new office building

"City Hall" continued on Page 4

AGRICULTURE CONSERVATION AND ENTERPRISE SUPPORT PROGRAMS UNDER DEVELOPMENT

The City Council recently approved measures for the development of an Agricultural Conservation Easement Program (ACEP) and Agricultural Enterprise Support Program (AESP). There are a number of components to the two programs, which will be developed in phases over the next two-year period.

The focus of the ACEP will be to link agriculture parcels within the City that do not meet the minimum size requirements



for Williamson Act protection. The Williamson Act provides property tax benefits for property owners that commit their property for agricultural use for a specified period of time. The program will potentially include creation of a land conservancy, education and outreach workshops regarding agricultural conservation easements and other voluntary tax benefit and subsidy programs.

The AESP will work to develop an agriculture friendly business environment within the City of Arroyo Grande and surrounding areas. Ideas include workshops hosted by agriculture educators on topics of small parcel farming and farming on the urban edge, a feasibility study on a potential cooperative produce stand and commercial kitchen, an agricultural directional sign program, and support of "Buy Fresh, Buy Local" and Agritourism groups.

Please contact the Community Development Department at 473-5420 for more information.

FOURTH OF JULY FIREWORKS

Fireworks celebrations are fast approaching and the Arroyo Grande Fire Department would like to remind everyone to take precautionary measures to ensure a safe and accident-free holiday. Safe and sane fireworks are legally available for sale in the City of Arroyo Grande July 1st through July 4th. Refrain from using any fireworks that are not specifically "Safe and Sane" fireworks. Only adults may use fireworks. Never alter, modify or enhance fireworks. Use only as directed. Remember that fireworks are made from explosives, and that they are unpredictable.

CITY EXPANDS SMALL BUSINESS ASSISTANCE PROGRAM

Utilizing Federal grant funding, the City has partnered with the South Central Coast Small Business Development Center (SBDC) to provide free technical assistance and workshops to business owners, particularly targeting small businesses. The program initially targeted businesses in the Village, but is now being expanded to include E. Grand Avenue. Technical assistance includes personal consulting services regarding topics such as marketing, financing, personnel, development of a business plan, merchandizing, etc. City and SBDC staff have been canvassing the area door-to-door to provide information to businesses regarding the program.



Additional funding for the City's Façade Improvement Grant program was also recently approved by the City Council in order to extend the program another year. Also using Federal grant funding, the program offers matching grants to businesses up to \$5,000 for improvements to building facades, including new signage, landscaping and other related improvements.

For more information, contact the City's Community Development Department at 473-5420.

LET THERE BE LIGHTS PROGRAM

After more than one year of considering alternative designs, estimating costs and coordinating with PG&E for retrofit of existing poles and lanterns, the City will hold a special ceremony along the Creek Promenade adjoining Olohan Alley during summer 2004 to display the first 12 lights being installed and converted in the Village area.

New vintage character fixtures, decorative bases and six new poles will line the promenade between Bridge Street and Short Street adjoining the gazebo and historic swinging bridge. These were made possible by a number of generous sponsors, including County Supervisor Katcho Achadjian, Eddie & Dorothy El Helou, John & Joan McGrath, and the Kiwanis Club of Arroyo Grande Valley. Commemorative brass plaques are being created for each pole.

The next phase of the Village pedestrian lighting system conversion will be along East Branch Street from Bridge and Nevada Streets to Mason Street. An information booth will be in front of the light at E. Branch and Short Streets during the Strawberry Festival. Questions or tax-deductible donations for the "Let There Be Lights Program" can be directed to the Community Development Director at 473-5420.





SPHERE OF INFLUENCE SURVEY

The City of Arroyo Grande appreciates your willingness to take time to assist in shaping the future of the community. The survey is an important part of a process in determining potential future allowed land uses in the City's Sphere of Influence area. Please read the cover of the Stagecoach Express for more background. Complete the survey by marking your response for each statement. When completed, please fold and return the survey to the City by 5:00 p.m. on June 11, 2004. Your participation is important to ensure planning reflects the vision and opinions of the community!

Please circle all items you believe to be true:

1. It is important for future development in the City's Sphere of Influence to:
 - a. Generate job opportunities...
 - b. Generate revenue for City services...
 - c. Be compatible with the character of the community...
 - d. Fulfill a need for services or facilities not currently available in the City or there is a need for more...

Please indicate concepts that you feel would be appropriate or inappropriate for future study for the properties within the Sphere of Influence.

JOB GENERATING / REVENUE GENERATING IDEAS

	Agree	Not Sure	Disagree
2. Quality restaurants, hotels, and bed and breakfast operations (to include tourist destinations).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Research and Development center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. High tech and/or light manufacturing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. A local service commercial area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Automotive repair facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Automobile dealers, including those relocated from the Village.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Specialty medical facilities oriented to personal improvement, i.e. spas, cosmetic enhancements, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Agricultural related businesses, such as farm stands, agritourism, Community Supported Agriculture operations and farm bed and breakfast facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Regional retail shopping center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Destination resort hotel with conference facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Expanded winery operations and tasting rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DESIGNS COMPATIBLE WITH THE CHARACTER OF THE CITY

	Agree	Not Sure	Disagree
13. Design guidelines for future buildings, which are consistent with the Village or Agricultural Heritage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Incorporation of smart growth principles, such as mixed use development, a range of housing opportunities, walkable neighborhoods and communities with a strong sense of place.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. The development of a separate new town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Sustainable housing utilizing low impact materials and technology.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Seek out and utilize design resources from Cal Poly Architecture and City and Regional Planning Departments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Consider and address cumulative environmental impacts from this and other future developments within the city.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Plan for and incorporate public transit routes into any future development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Preserve open space and viewsheds through “hidden development” along Freeway 101.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT WHICH WOULD FULFILL A NEED FOR SERVICES OR FACILITIES THAT ARE NOT CURRENTLY AVAILABLE WITHIN THE CITY OR THERE IS A NEED FOR MORE

	Agree	Not Sure	Disagree
<i>Housing</i>			
21. Rental housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Low-income housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Entry-level housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Mobile home or modular home park.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Workforce housing (moderate income, locally employed).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Market rate single family homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Public Services Facilities</i>			
27. Education (high school and community college) facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Relocation of the “Bus Barn” from Branch and Huasna Roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Childcare facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Medical facilities, such as hospitals and emergency rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Agree	Not Sure	Disagree
<i>Amenities</i>			
31. An equestrian center with related trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Commercial recreation opportunities, such as paintball, skating and bowling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Parks and open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Golf course.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Bike/walking trails connecting the Village to new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Circulation</i>			
36. Investigation of a new route and connection of State Highway 227 and Freeway 101.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37. Maintenance or enhancement of a visitor's first impression of Arroyo Grande from Northbound Freeway 101 should remain one of open space and rural character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38. Phased construction of infrastructure to coincide with development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39. All costs related to needed infrastructure should be paid for through the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40. If reimbursed through tax revenue over time, the City of Arroyo Grande should participate in a partnership to provide some needed regional infrastructure improvements such as El Campo interchange with Freeway 101.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. Infrastructure should be planned for and funded prior to development, especially traffic and circulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42. Preservation of open space areas should be coupled with financial incentives for the property owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



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COMMUNITY RESOURCE CENTER OPENS

The Arroyo Grande Police Department has opened a Community Resource Center at 910 Rancho Parkway in the Five Cities Center. This center will provide a meeting room for Neighborhood Watch Meetings, Juvenile Diversion Hearings, small community meetings, and a recruitment center for the Volunteers Assisting Police Program. The Center will have crime prevention and drug education brochures available to the public. If you would like to visit the center, you may call the Community Services Officer Cheri Hulgán for D.A.R.E. and drug education information at 473-5136. For information or brochures on Crime Prevention and/or volunteering for the Police Department, please call Community Services Officer Michele Stearns at 473-5114.

WEED ABATEMENT SEASON



The City of Arroyo Grande has begun its annual Vegetation Management

Program for weeds and other combustible debris for the 2004 wildland fire season. Weed abatement notices have been mailed to all property owners of Arroyo Grande requesting removal of all fire hazards from their property by Monday, June 14th. Since the area has received little rain this year, the vegetation has dried out sooner than expected and has become combustible. The Arroyo Grande Fire Department urges everyone to cooperate and abate your properties as soon as possible before the deadline. Residents are also required to remove other combustible debris such as junk wood, dead trees, piles of tree limbs, and dead brush. Please help your community deal safely with what promises to be a very dangerous wildfire season.

WATER CONSERVATION PROGRAM - PHASE I

The City recently began the first phase of the Water Conservation Program. Phase I includes installation of low flow plumbing fixtures in single-family residences built prior to 1985 at no cost to property owners. The retrofits include replacement of toilets, showerheads, faucet aerators, and pressure regulator if needed. The program started on the west side of the City where the largest contingent of homes needing retrofit is located. It is estimated that 3,700 homes currently qualify for the program. Retrofit request forms will be mailed in blocks of approximately 300 at a time for the next two to three years. A completely retrofitted home will save an average of 12,800 gallons per year. For more information on the program, call the Public Works Department at 473-5460.



DEVELOPMENT CODE UPDATE

The City is working through an extensive process to update its entire Development Code in order to make all zoning regulations consistent with provisions of the updated General Plan, which is required by State law. During 2002 and 2003, the Planning Commission and City Council adopted Development Code amendments for the Village and Traffic Way areas.

After several workshop sessions in 2004, the Planning Commission is now scheduling similar public hearings to consider rezoning of remaining commercial, office and industrial zoning districts. On June 15, 2004, changes to zoning regarding specific areas on West Branch Street, Camino Mercado, Oak Park Boulevard near James Way, South Halcyon Road, Fair Oaks Avenue, Farroll Road and the Pike at Elm Street will be considered at the Planning Commission public hearing. On June 29, 2004, the Planning Commission will schedule a special meeting and public hearing to consider General Commercial, Office and Industrial zones along East Grand Avenue and El Camino Real for consistency with Mixed Use designations, including recommendations for design guidelines and standards.

These public hearings will enable the Planning Commission to make recommendations to the City Council, who will schedule similar public hearings in July and August 2004. Public attendance and input is encouraged. Please contact the Community Development Department at 473-5420 for more information.

FATHER-DAUGHTER DATE NIGHT



The City of Arroyo Grande Parks, Recreation and Facilities Department, Wells Fargo, and Spencer's Fresh Markets

present a night for fathers and daughters. It will be an evening of dinner, dancing, contests, king and princess crowning, and fun! The event will be held Saturday, June 12, 2004 from 6 p.m. to 9 p.m. at the South County Regional Center. The cost for the event is \$40.00 per couple and \$18.00 for each additional daughter. Ages 4 through adult are welcome for this semi-formal affair. Couples can register at the Arroyo Grande Recreation Division office, 1221 Ash Street before Wednesday June 9, 2004. For ticket information call 473-5476.

SUMMER CHILDCARE PROGRAMS

PLAYGROUND

Come join the fun and games with your friends at Elm Street Park Community Center, 1221 Ash Street, Arroyo Grande! This supervised program for children ages 5-13 includes sports, crafts, field-trips, contests and much more. The program operates Monday through Friday from 9 a.m. to 4 p.m. starting June 21st. The cost is \$14.00 per day or \$7.00 for half day (9:00 a.m. - 12:30 p.m. or 12:30 p.m. - 4:00 p.m.) For more information, please call 473-5476.



CHILDREN IN MOTION

This summer childcare program is being offered at Ocean View Elementary School, 1208 Linda Drive, Arroyo Grande, starting Wednesday, June 16th for children ages 5 to 13. Children will participate in a variety of activities, including sports, crafts, games, music, field-trips, contests and much more! The program operates Monday through Friday from 7:00 a.m. to 6:00 p.m. The cost is \$2.50 per hour with an \$11.50 registration fee per family for new participants. Pre-registration is required. For more information, please call 473-5484.

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in the area currently occupied by the Public Works and Building Departments.

A number of issues have been identified regarding the existing facilities, including space, condition of the structures and ability to comply with Americans with Disabilities Act (ADA) requirements. The design concepts will be presented to the City Council at the June 22, 2004 meeting, along with a proposed implementation plan. Due to funding considerations, the purpose of the study is to develop a long-range plan for construction of the project. However, everyone's input is important at this time because the objective is to reach agreement on a plan that the community will support so staff can begin working towards successful implementation.

YOUR LOCAL GOVERNMENT

Your presence and participation at City meetings are contributions to good government! The following Council, commissions, committees, and boards meet at City Council Chambers, 215 East Branch Street:

CITY COUNCIL

2nd and 4th Tuesday, 7:00 p.m.

PLANNING COMMISSION

1st and 3rd Tuesday, 6:00 p.m.

PARKS AND RECREATION COMMISSION

2nd Wednesday, 6:30 p.m.

SENIOR ADVISORY COMMISSION

1st Wednesday, 3:00 p.m.

ARCHITECTURAL REVIEW COMMITTEE

1st Monday, 3:15 p.m.

TRAFFIC COMMISSION

Monday previous to 3rd Tuesday, 7:00 p.m.

DOWNTOWN PARKING ADVISORY BOARD

Meets as needed

TRAFFIC WAY

After completing Historic District Design Guidelines and Standards and new Development Code amendments for the Village Core Downtown and Village Mixed Use Districts during early 2003, the City prepared similar proposals for the Traffic Way and Station Way area during late 2003. Traffic Way Mixed Use District zoning encourages architectural designs from the 1920's to 1940's period when the corridor was the State Highway route before the Freeway. The land use regulations and design guidelines will accommodate auto sales and services, as well as visitor commercial and office uses. Several development proposals for improvement of the corridor are anticipated during the next few years to enhance this important gateway to the Village area.



City of Arroyo Grande

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We welcome your comments and suggestions.

Please call 473-5414

or send e-mail to

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