



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REFERRAL FOR A GENERAL PLAN OR ORDINANCE AMENDMENT

DATE: May 23, 2014

TO: _____

FROM: James Caruso, Senior Planner/Cheryl Cochran, Planner 1

Contact:

James Caruso, Senior Planner
(805) 781-5702
jcaruso@co.slo.ca.us

Cheryl Cochran, Planner 1
(805) 781-1366
ccochran@co.slo.ca.us

PROJECT NUMBER: LRP2013-00012

APPLICANT: County of San Luis Obispo

BACKGROUND:

The Board of Supervisors recently authorized for processing a number of program amendments dealing with county wide water resources. The Department of Planning and Building is currently preparing an initial study pursuant to the California Environmental Quality Act (CEQA) for this project. We would appreciate your review and comment on the proposed project and information. Unless we hear from you within 30 days, we will assume you have no comments.

PROJECT DESCRIPTION:

The County of San Luis Obispo proposes amendments to two County ordinances to establish new landscaping requirements for all new construction, remodels, additions and all other private and public development(s). The proposed new requirements would be all inclusive and would focus on requiring ultra-low water using plantings based on a revised County approved list. The new landscape requirements would also address other outdoor water uses (e.g. water features). All new requirements would also be integrated with existing Low Impact Development (LID) policies of the County.

The proposed project includes two amendment components: 1) amending the Land Use Ordinance (Title 22) and 2) amending the Coastal Land Use Ordinance (Title 23). Amendments to these ordinances would incorporate language requiring applicants for new construction, remodels, additions and all other private and public development to comply with the revised landscape requirements demonstrated through preparation of a landscape plan. Requirements for the preparation of a landscape plan would apply to both urban and rural areas and would be integrated with LID and other outdoor water use policies of the County.

PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE. YOU MAY WISH TO CONSIDER THE FOLLOWING:

- Could use of ultra-low water using plantings potentially increase the risk of fire hazards
- Could use of ultra-low water using plantings potentially contribute to a reduction in overall air quality

- Could use of ultra-low water using plantings potentially affect life-styles of the local population
- Could use of ultra-low water using plantings potentially affect the nursery and greenhouse businesses located throughout the County
- Could use of ultra-low water using plantings increase the use of existing neighborhood and regional park or other recreational facilities

RESPONSE:

If you have "no comments", please so indicate.

Name

Date

Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REFERRAL FOR A GENERAL PLAN OR ORDINANCE AMENDMENT

DATE: May 23, 2014

TO: _____

FROM: James Caruso, Senior Planner/Cheryl Cochran, Planner 1

Contact:

James Caruso, Senior Planner
(805) 781-5702
jcaruso@co.slo.ca.us

Cheryl Cochran, Planner 1
(805) 781-1366
ccochran@co.slo.ca.us

PROJECT NUMBER: LRP2013-00012

APPLICANT: County of San Luis Obispo

BACKGROUND:

The Board of Supervisors recently authorized for processing a number of program amendments dealing with county wide water resources. The Department of Planning and Building is currently preparing an initial study pursuant to the California Environmental Quality Act (CEQA) for this project. We would appreciate your review and comment on the proposed project and information. Unless we hear from you within 30 days, we will assume you have no comments.

PROJECT DESCRIPTION:

The County of San Luis Obispo is considering implementation of a countywide retrofit-on-sale ordinance. The potential amendment would require all pre-1994 properties sold within the unincorporated areas of the County to replace older, high water-using plumbing fixtures (toilets and showerheads) in existing buildings with more efficient models prior to completing real estate transactions.

Retrofit-on-sale ordinances were enacted in 2008 in the Los Osos Groundwater Basin and in the Nipomo Mesa Management Area in response to the adoption of a Level of Severity (LOS III) through the Resource Management System (RMS). These ordinances require properties being sold to remove toilets using more than 1.6 gallons per flush (gpf) and replace them with toilets that use 1.28 gpf or less. Sellers must also replace older, higher water using showerheads with more efficient models. A licensed plumber or home inspector is required to sign a retrofit verification form in order to obtain a County issued Title 8 Water Conservation Certificate for the property to be sold.

APPLICABILITY:

Properties in areas with existing retrofit-on-sale requirements, (the Nipomo Mesa Management Area and the Los Osos Groundwater Basin), and homes built after 1994, when high efficiency toilets were required in new residential buildings, would be exempt from the requirement. Other areas of the County that have gone through extensive retrofit programs (i.e. Cambria) would also be exempt.

The County will consider whether to enact retrofit-on-sale requirements throughout the entire County, or only in specific areas with certain conditions, such as unmanaged groundwater basins certified at LOS II or III.

The County may also consider additional triggers for retrofit requirements aside from real estate transactions, such as remodels or room additions.

PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE. YOU MAY WISH TO CONSIDER THE FOLLOWING:

- A countywide retrofit-on-sale ordinance could add additional time and costs for sellers of pre-1994 properties
- Should retrofit on sale be instituted for agricultural properties, to require modernization of irrigation systems?

RESPONSE:

If you have "no comments", please so indicate.

Name

Date

Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REFERRAL FOR A GENERAL PLAN OR ORDINANCE AMENDMENT

DATE: May 23, 2014

TO: _____

FROM: James Caruso, Senior Planner/Cheryl Cochran, Planner 1

Contact:

James Caruso, Senior Planner
(805) 781-5702
jcaruso@co.slo.ca.us

Cheryl Cochran, Planner 1
(805) 781-1366
ccochran@co.slo.ca.us

PROJECT NUMBER: LRP2013-00012

APPLICANT: County of San Luis Obispo

BACKGROUND:

The Board of Supervisors recently authorized for processing a number of program amendments dealing with county wide water resources. The Department of Planning and Building is currently preparing an initial study pursuant to the California Environmental Quality Act (CEQA) for this project. We would appreciate your review and comment on the proposed project and information. Unless we hear from you within 30 days, we will assume you have no comments.

PROJECT DESCRIPTION:

This proposed program will look at requirements for offsetting new water demand from new development. "New development" can mean new residences, businesses and irrigated agriculture. Program implementation could include specific areas with water issues such as Nipomo Mesa and the Paso Robles Groundwater Basin. We can also look at water neutral new development on a county wide basis (unincorporated jurisdiction). Water neutral new development is already required in many areas of the county through various measures:

- Cambria
- Los Osos
- Paso Robles GWB (urgency ordinance)

The proposed ordinance would, among other things, continue the urgency ordinance in the Paso basin until an LOS I is determined by the Board.

Additionally, CEQA review for discretionary projects in many areas of the county will result in water neutral development. Wineries in the PRGWB are examples of CEQA review resulting in water neutral development.

PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE. YOU MAY WISH TO CONSIDER THE FOLLOWING:

- Are there unintended consequences of this requirement?
- Could it lead to development directed elsewhere causing new water problems

RESPONSE:

If you have "no comments", please so indicate.

Name

Date

Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REFERRAL FOR A GENERAL PLAN OR ORDINANCE AMENDMENT

DATE: May 23, 2014

TO: _____

FROM: James Caruso, Senior Planner/Cheryl Cochran, Planner 1

Contact:

James Caruso, Senior Planner
(805) 781-5702
jcaruso@co.slo.ca.us

Cheryl Cochran, Planner 1
(805) 781-1366
ccochran@co.slo.ca.us

PROJECT NUMBER: LRP2013-00012

APPLICANT: County of San Luis Obispo

BACKGROUND:

The Board of Supervisors recently authorized for processing a number of program amendments dealing with county wide water resources. The Department of Planning and Building is currently preparing an initial study pursuant to the California Environmental Quality Act (CEQA) for this project. We would appreciate your review and comment on the proposed project and information. Unless we hear from you within 30 days, we will assume you have no comments.

PROJECT DESCRIPTION:

The County of San Luis Obispo is considering the adoption of a water waste ordinance that would limit and/or prohibit certain water using activities throughout the unincorporated areas of the County. This potential ordinance would seek to reduce water waste, implement mandatory water use restrictions and conserve existing water supplies.

Unincorporated areas of the County not located within Community Service District (CSD) boundaries would be the focus of the proposed water waste ordinance. Properties located within CSD areas are already subject to existing water conservation measures and other mandatory water use restrictions. It is possible that CSD areas could be subject to the future ordinance if circumstances so require.

The proposed project includes the creation of a new water waste ordinance. The creation of this proposed ordinance would target all water users, including residential, commercial, agricultural, etc., throughout the unincorporated areas of the County. Types of limitations or restrictions may include:

Residential and Commercial Water Users

- No washing of cars without a hose shut off nozzle and/or bucket
- Prohibiting the use of water to clean driveways and walkways
- Require adjustment of irrigation systems so that pavement is not watered
- Watering landscaping only during certain times of the day or only on certain days of the week

- Limiting the use of ornamental fountains
- Must fix plumbing leaks or malfunctions resulting in the loss of water in a timely manner
- Require restaurants, bars and other similar retail establishments to only serve water upon request

Agricultural Water Users

- Limit the use of overhead sprinklers
- Must fix leaking or malfunctioning irrigation systems in a timely manner
- Require development and implementation of irrigation maintenance programs
- Establishment of a communication protocol so the public can report problems

APPLICABILITY:

The County will need to identify the conditions that will trigger these requirements. Possible triggers could be:

- Unmanaged groundwater basins
- Water supply at LOS II or III
- Countywide

PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE. YOU MAY WISH TO CONSIDER THE FOLLOWING:

- Could an ordinance limiting the waste of water potentially contribute to a decrease in overall air quality countywide through dust generation?
- Could an ordinance limiting the waste of water potentially affect life-styles of the local population
- Could an ordinance limiting the waste of water potentially increase the risk of fire hazards countywide
- Should an ordinance limiting the waste of water contain certain exemptions for agriculture under certain conditions
- Should there be a strong enforcement provision?

RESPONSE:

If you have "no comments", please so indicate.

Name

Date

Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REFERRAL FOR A GENERAL PLAN OR ORDINANCE AMENDMENT

DATE: May 23, 2014

TO: _____

FROM: James Caruso, Senior Planner/Cheryl Cochran, Planner 1

Contact:

James Caruso, Senior Planner
(805) 781-5702
jcaruso@co.slo.ca.us

Cheryl Cochran, Planner 1
(805) 781-1366
ccochran@co.slo.ca.us

PROJECT NUMBER: LRP2013-00012

APPLICANT: County of San Luis Obispo

BACKGROUND:

The Board of Supervisors recently authorized for processing a number of program amendments dealing with county wide water resources. The Department of Planning and Building is currently preparing an initial study pursuant to the California Environmental Quality Act (CEQA) for this project. We would appreciate your review and comment on the proposed project and information. Unless we hear from you within 30 days, we will assume you have no comments.

PROJECT DESCRIPTION:

The County of San Luis Obispo proposes amendments to County ordinances to require Water Supply Assessments (WSA) for all new land divisions within Level of Severity III (LOS) certified groundwater basins. LOS refers to the levels of resource deficiencies on a scale of I to III, with III being the most serious level of deficiency. Three groundwater basins within the County have been certified LOS III through Resource Capacity Studies (RCS) adopted by the Board of Supervisors: 1) Los Osos Groundwater Basin, 2) Paso Robles Groundwater Basin, and 3) Nipomo Mesa Management Area. All new land divisions proposed within the above mentioned basins would be subject to the new WSA requirement.

On January 1, 2002, SB 610 (Chapter 643, Statutes of 2001) amended state law to improve the connection between land use decisions and water supply availability. Certain 'projects', as defined in Water Code 10912, proposing to subdivide land are required to prepare a WSA to verify sufficient water supplies 20 years into the future. Verification of water supply includes detailed information of normal, single dry, and multiple dry years. Currently, applications to subdivide land in the County that do not meet the 'project' definition of Water Code 10912, are not required to prepare a WSA.

The proposed project includes three amendment components: 1) amend the Real Property Division Ordinance (Title 21), 2) amend the Land Use Ordinance (Title 22), and 3) amend the Coastal Land Use Ordinance (Title 23). Amendments to these ordinances would incorporate language to require sub-dividers to prepare a WSA within LOS III basins. Requirements for the preparation of WSA's would parallel those of SB 610 with the exception being that the definition of a 'project' would be County specific. As outlined above, a 'project' would be any new land division proposed within any certified LOS III groundwater basins within the County.

PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE. YOU MAY WISH TO CONSIDER THE FOLLOWING:

- Who prepares the WSA's if a public or private water provider does not have sufficient resources to complete the assessment OR there is no water provider?
- Once a groundwater basin LOS has been reduced below III by the Board of Supervisors, a WSA will no longer be required for new land divisions.

RESPONSE:

If you have "no comments", please so indicate.

Name

Date

Phone