

**SAN LUIS OBISPO COUNTY**  
**DEPARTMENT OF PLANNING AND BUILDING**

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**Monthly Status Report**

May 2014

- 1. Agricultural Cluster Division Policies and Ordinance Standards (All Districts) - [update:3/31/14]**  
On February 17, 2009, The Board of Supervisors authorized the processing of amendments to the Ag Cluster Division and other related policies of the Agricultural Element and associated Ag Cluster Division standards in the LUO. The amendments will address several issues identified by the Board.  
Status: The Planning Commission recommended approval of the amendments to the Board of Supervisors on August 30, 2012. The Board of Supervisors continued the amendments off calendar on December 4, 2012. Staff will report out to the Board in late 2014 on alternatives for continued processing.  
Contact: James Caruso (x5702)  
Asst Dir: Kami Griffin (x5708)
- 2. Agricultural Ponds (District 1). [Update 4/2/14]**  
Grading Permit and CEQA review for five irrigation and frost protection ponds located in the Paso Robles Groundwater Basin area. This includes: 1) a request by J. Lohr Vineyards for two separate 30.7 acre-foot capacity ponds, one located in the rural El Pomar-Estrella planning area and one located east of San Miguel; and 2) a request by Vino Farms for two approximately 50 acre-foot capacity ponds on San Miguel Ranch and two ponds (50 and 34 acre-foot capacity) on the Estrella Vineyard east of San Miguel.  
Status: Staff has recommended the preparation of the EIR for the Vino Farms agricultural ponds. The J. Lohr ponds are on information hold pending the submittal of additional water impact information.  
Contact: Airlin M. Singewald (x5198)  
Supervisor: Bill Robeson (x5607)
- 3. Airport Land Use Plan and Mapping Update (District 3) [update:3/31/14]**  
An update to the mapping contained in the Airport Land Use Plan (ALUP) to move it from an analog to a digital format. Review to occur by the Airport Land Use Commission (ALUC).  
Status: A study session on the ALUC and ALUP was provided to the Board of Supervisors on March 26, 2013. At that study session the Board asked that the ALUC have a comment period on any proposed changes and that the Board be provided an opportunity to comment at that time. The Board has provided comments based on input received at the June 18, 2013 Board meeting. The ALUC has determined the "scope" of proposed amendments working with a subcommittee of the Commission and staff. Meetings with Cal Trans, the City and the subcommittee are occurring. The ALUC meets on the third Wednesday of every month at 1:30 p.m. in the Board of Supervisors chambers in the County Government Center.  
Contact: Bill Robeson (x5607)  
Asst Dir: Kami Griffin (x5708)
- 4. Chevron SLO Tank Farm Remediation and Restoration CUP and EIR (District 3). [Update 3/21/14]**  
Remediation and restoration project for the abandoned tank farm located off of Tank Farm Road, San Luis Obispo  
Status: FEIR complete. Under the MOU the City of SLO is to certify the EIR for future annexation and Airport Area Specific Plan amendment. Certification of EIR tentatively scheduled summer 2014. Updated CUP information submitted by the applicant on March 19. New referrals sent out and agencies have to April 21 to respond.  
Contact: Jay Johnson (x4573)  
Supervisor: Mike Wulkan (x5608)
- 5. Chevron Avila Tank Farm Clean-up / LCP Amend / Dev Plan and EIR (District 3). [Update 4/2/14]**  
Remediation project and general plan /local coastal plan amendment for the abandoned tank farm located in Avila Beach.  
Status: EIR contract approved by Board April 1, 2014. Next steps – schedule kick off meeting and complete IS/NOP then conduct scoping meeting for EIR.  
Contact: Ryan Hostetter (x2351)  
Supervisor: Steve McMasters

6. **“EmPower” program in San Luis Obispo County (All Districts).** [Update 5/16/14]  
This program would be an expansion of Santa Barbara County’s comprehensive financing program for energy efficiency project for homeowners. The program would cover San Luis Obispo, Santa Barbara and Ventura Counties and would offer homeowners the ability to get low interest unsecured loans to complete energy efficiency projects. Grant funding will cover the costs of staffing and marketing of the program.  
Status: The agreements went to the Board April 1, 2014. Program staffing was approved by the Board on April 22, 2014. We are in the process of recruiting for the positions.  
Contact: Trevor Keith (x1431)  
Supervisor: Dana Lilley (x5715)
7. **E-Permit for specific PV systems (All Districts)** [Update 3/31/14]  
Allow for the issuance of e-permits for certain photovoltaic solar systems.  
Status: Stock single line diagram and panel configurations are in draft form. The e-permit web page is being built. The pilot e-permit is targeted for May 1, 2014 with full access by June 1, 2014.  
Contact: Cheryl Journey (x1314)  
Supervisor: Kami Griffin (x5708)
8. **Events Ordinance (All Districts) -** [update:3/31/14]  
Amendments to the Land Use Ordinance to replace the “Temporary Events” standards.  
Status: The Board of Supervisors authorized LUO amendments for processing on August 16, 2005 to update regulations for conducting special events. Staff prepared proposed ordinance standards and the Planning Commission began hearings on May 22, 2008. On May 29, 2008 a Commission subcommittee was formed to review and refine the ordinance standards. The amendments were reviewed and discussed at meetings in October, November and December, 2008 and February and July, 2009. On July 30, 2009, the Planning Commission sent a letter to the Board of Supervisor to request direction. On January 12 and August 10, 2010, the Board provided comprehensive direction for the ordinance. Planning Commission held hearings on March 31, and June 9, and June 30, 2011 and they recommended approval on July 28, 2011. Board action on November 8, 2011 continued the amendments off calendar with direction to forward to the Uniquely SLO - Economic Cluster Group. In February and November of 2012, staff met with a committee from the Uniquely SLO Cluster. Planning staff received the report from the Uniquely SLO Cluster in February 2014. The Grand Jury prepared a report on this issue and the Board and Department responded to that report on July 23, 2013.  
Contact: Karen Nail (x5606)  
Asst Dir: Kami Griffin (x5708)
9. **Freeport-McMoRan (previously PXP) –Price Cyn Oil Field Phase V expansion (District 4) .** [Update 3/31/14]  
Request by Freeport McMoran Oil & Gas for a Conditional Use Permit to allow for Phase V development, which would expand production (expected to increase daily oil production from the currently approved 5,000 barrels to 10,000 barrels) of an existing oil field and include the following elements: addition of 8 new well pads, modification of 33 existing pads and the use of other existing pads to provide for up to 450 new wells (oil, steam injection, re-injection, replacement); 100 of these new wells would be ‘replacement’ wells; installation of additional production and steam lines to the new wells; expansion of existing electrical power system; and replacement of one existing pipe bridge over Pismo Creek. No hydraulic fracturing is proposed. Completion of previously approved Phase IV development is ongoing. The project is located on both sides of Price Canyon Road, northeast of the City of Pismo Beach.  
Status: Waiting for information from applicant before it can be accepted; EIR required, but not yet started  
Contacts: John McKenzie (x5452)  
Supervisor Ellen Carroll (x5028)
10. **Housing Element Update (All Districts) -** [update: 3/17/14]  
Update the County’s required Housing Element of the General Plan. The Housing Element is one of the seven required elements of the San Luis Obispo County General Plan. Its purpose is to 1) facilitate the provision of needed housing for all income levels, and 2) meet the requirements of State law (Government Code Section 65583).  
Status: The Board authorized the processing of amendments to the Housing Element of the County General Plan on January 29, 2013. Generally, the County must update its Housing Element to be in compliance with State law every five years. The next Housing Element Update is due on June 30, 2014 to the State Office of Housing and Community Development (HCD). It will cover a 5½ year period from January 1, 2014 to June 30, 2019. Preparation of the update is underway.  
Contact: Terry Wahler (x5621)  
Supervisor: Dana Lilley (x5715)

- 11. Los Osos Habitat Conservation Plan (HCP) – (District 2)** [update: 5/16/14]  
The Habitat Conservation Plan will ensure mitigation for endangered species, comply with endangered species act and facilitate future development in Los Osos; this is a partially grant funded project.  
Status: Jodi McGraw Consulting and County staff are working with County Counsel to finalize the funding. Estimating submission to USFWS of the administrative draft is late May 2014. The EIR/EA is under contract with Rincon Consultants. Scoping meeting held on October 8, 2013. The Scoping period has finished and Rincon consulting firm has begun work on the environmental document.  
Contacts: Trevor Keith (x1431)  
Supervisor: Ellen Carroll (x5028)
- 12. Los Osos Community Plan Update (District 2)** - [update: 3/19/14]  
An update to the Los Osos Community Plan based on the 2004 update that was withdrawn from Coastal Commission consideration, the Los Osos HCP and water information being completed by Public Works.  
Status: The Board authorized the preparation of this update on December 11, 2012. A groundwater Basin Management Plan draft was released on August 1, 2013. A LOCAC subcommittee continues to meet to gather public input; meetings will continue into early 2014. The County applied for, but did not receive, a Coastal Commission LCP grant to fund studies that will help in preparation of the Community Plan and its EIR. Draft plan preparation and outreach is continuing. A public review draft Community Plan is expected to be released in summer 2014.  
Contact: Kerry Brown (x5713)  
Supervisor: Mike Wulkan (x5608)
- 13. Paso Robles Groundwater Basin Urgency Ordinance (Districts 1, 5)** - [update 3/19/14]  
An urgency ordinance that limits new or expanded irrigated crop production, conversion of dry farm or grazing land to new or expanded irrigated crop production and new development dependent upon a well in the Paso Robles Groundwater Basin unless such uses offset their total projected water use. The ordinance includes certain exemptions and requires the installation of a meter on new wells. The ordinance applies to all properties that overlie the PRGWB except those properties that overlie the Atascadero Sub-Basin and those properties served by County Service Area 16 or the San Miguel Community Services District  
Status: An urgency ordinance was adopted August 27, 2013. The ordinance was extended for a full two years on October 8, 2013. A resolution that provided staff direction relative to vesting was approved by the Board on November 26, 2013. A New Development water conservation program was approved by the Board on February 25, 2014. The Ag water conservation program is under development by the Resource Conservation District under contract to the County (contract approved by the Board March 18, 2014). Residential retrofit program launched April 22, 2014.  
Contact: James Caruso (x5702)  
Assistant Director: Kami Griffin (x5708)
- 14. Phillips 66 Rail Spur (District 4)** - [update 4/2/14]  
Conditional Use Permit to modify the existing rail spur on the southwest side of the Santa Maria Refinery to deliver crude oil to the plant for processing.  
Status: The Department of Planning and Building has determined that the Draft EIR for the proposed Rail Spur project will be recirculated due to comments received during the public comment period for the Draft EIR. In particular, the recirculated draft will address indirect impacts resulting from the project along the railroad's mainline outside of the County's borders. This revised scope of analysis triggers the need to recirculate pursuant to Section 15088.5 of the CEQA Guidelines. The Recirculated Draft EIR will also address all other comments received during the public comment period on the Draft EIR within the revised document.  
Contacts: Murry Wilson (x2352)  
Supervisor: Ellen Carroll (x5028)
- 15. Porter Ranch Exploratory Wells (District 4)** . [Update 3/20/14]  
Minor Use Permit to allow up to 4 exploratory oil wells. Off Alamo Creek Road (near Hwy 166) near southern edge of County; have not determined level of environmental review yet.  
Status: Waiting for information from applicant before it can be accepted. SCAC put projects on their March 23, 2014 agenda to consider.  
Contacts: John McKenzie (x5452)  
Supervisor: Ellen Carroll (x5028)

- 16. Post construction stormwater requirements/CZ Grading Ord Revisions (All Districts)-[update: 3/31/14 ]**  
 Amendments to The Building and Construction Ordinance (Title 19) and the Land Use Ordinance (Title 22) to implement post-construction stormwater discharge requirements (required to be in place prior to March 6, 2014 pursuant to direction provided by the CCRWQCB) and amendments to Coastal Zone Land Use Ordinance (Title 23) grading requirements to comply with construction-phase discharge requirements in the County's 2007 Stormwater Management Program (SWMP).  
Status: The Coastal Zone grading ordinance amendments reflect the Board's original 2010 adoption, along with modifications made by the Coastal Commission, except for Coastal Commission modifications regarding the agricultural grading exemption. The Planning Commission recommended approval of the amendments on June 13, 2013, and the Board adopted the amendments on December 3, 2013. The amendments have been transmitted to the Coastal Commission for their review and consideration.  
Contact: Michael Conger (x5136)  
Assistant Director: Kami Griffin (x5708)
- 17. Renewable Energy Streamlining Program (Districts 1, 3, 4, 5) – [update: 3/31/14]**  
 Amendments to revise policies, combining designations and ordinances to streamline development of renewable energy projects in areas of the county that meet selected criteria. Also includes preparation of an EIR that evaluates specific areas proposed for a new Renewable Energy (RE) combining designation based on mapping of resources, infrastructure and constraints.  
Status: The California Energy Commission (CEC) has awarded the County a Renewable Energy and Conservation Planning Grant of \$638,152 to fund a Renewable Energy Streamlining Program. On July 9, 2013, the Board approved the grant agreement with the CEC, and on August 13, 2013, a contract was brought to the Board to hire a consultant team to perform the work in conjunction with County staff. The consultant team has conducted initial stakeholder interviews and has prepared an administrative draft opportunities and constraints analysis, together with extensive mapping, which is available on the Department's website. The next steps are to identify an RE Combining Designation the, prepare the draft streamlining program and prepare the EIR. The Planning Commission had a study session on March 27, 2014 and the Board on April 8, 2014. The NOP has been released and a scoping meeting held on April 30, 2014. The entire program will be completed in March 2015.  
Contact: James Caruso (X5702), Mike Wulkan (5608).  
Asst Dir: Kami Griffin (x5708)
- 18. Resource Management System, Growth Management Ordinance (All Districts) – [update: 3/31/14]**  
 Amendments to the Resource Management System (RMS) and the Growth Management Ordinance (GMO) to better link the two in order to deal with resource deficiencies and limitations effectively and in a timely manner. Includes recalculating lead times for responding to resource Levels of Severity.  
Status: The Board authorized processing on April 21, 2009. Draft amendments have been released. Hearings are expected to occur in May and June 2014 at the Planning Commission and Board, respectively.  
Contact: Brian Pedrotti (788-2788),  
Supervisor: Mike Wulkan (5608)
- 19. San Miguel Community Plan (District 1) [update: 3/31/14]**  
 A comprehensive community-based plan update that will help shape new growth and development, enhance the quality of life, and bring vitality to San Miguel. The public hearing draft plan will include a public facilities financing plan.  
Status: Following a successful community outreach process and preparation of an administrative draft plan by the City and Regional Planning Department at Cal Poly, the Board, on November 1, 2011, authorized the community plan update. Following input by a newly-formed subcommittee of the San Miguel Advisory Council, a public review draft was released on June 19, 2013. A community EIR scoping meeting was held on August 12, 2013 and the EIR is being prepared by a team of staff.  
Contact: Michael Conger, x5136, Jay Johnson x4573  
Supervisor: Mike Wulkan x5608
- 20. SLO County Stormwater Management Program, SWMP (All Districts): [update: 3/31/14]**  
 Implementation of state mandated Stormwater Management Program.  
Comments: Year four concluded on March 23, 2011. Annual reports to Regional Board continuing. Joint effort for hydromodification control is underway. On September 6, 2012, the CCRWQCB passed a resolution that established Post-Construction Stormwater Management Requirements for Development Projects. Amendments to the LUO and CZLUO will be required to implement these requirements. The CCRWQCB gave municipalities one year from adoption of the resolution to make changes to their ordinances and begin implementation (see Item Number 16).  
[http://www.slocounty.ca.gov/PW/Stormwater/Annual\\_Report.htm](http://www.slocounty.ca.gov/PW/Stormwater/Annual_Report.htm)  
Contact: Cheryl Journey x1314; Harley Voss x2004 (Completed in coordination w/ Public Works)

**21. Strategic Growth Principles & Strategies Implementation (All Districts):** [update: 3/21/14]

A package of amendments to plans and ordinances that will carry out essential implementation strategies.

Status: Authorized by the Board on November 24, 2009. The following projects have been funded through a grant from California Strategic Growth Council::

- 1) Infill Subdivision Standards study identifying changes to standards that would promote infill development and remove regulatory obstacles to achieving strategic growth (a background report was released and public workshops held in 2012; draft amendments will be available in Summer 2014)
- 2) Complete Communities Survey to evaluate infrastructure and public facilities needs to accommodate strategic growth in the communities of San Miguel, Templeton, Oceano, and Nipomo (background report released March 2012, facilities inventory released August 2012, public workshops occurred in October 2012, funding and financing plan released in December 2013, and community profiles final report was completed in February 2014. A presentation to the Board of Supervisors occurred on April 1, 2014. The item was referred back to staff for some modifications and will return on the Consent Calendar.
- 3) Four technical studies to support the San Miguel Community Plan update economic strategy and water studies completed; transportation study near completion; public facilities financing plan expected early 2014.

Contacts: Infill: Jay Johnson (x4573), Complete Communities: Brian Pedrotti (788-2788), San Miguel technical studies: Michael Conger (x5136)

Supervisor: Mike Wulkan (x5608)

**22. Water Conservation Measures - Countywide (All Districts).** [Update 3/19/14]

Amendments to General Plan policies, the Land Use Ordinance and various other ordinances to implement countywide water resource policies and strategies found primarily in the Conservation and Open Space Element.

Status: On March 4, 2014, the Board authorized processing of 1) ordinance amendments to require water supply assessments for new land divisions and 2) ordinance and General Plan amendments for a countywide water conservation ordinance involving new landscaping requirements, retrofit-on-sale, water wasting, and water neutral new development. In addition, the Board directed staff to report back within 90 days with additional information regarding possible ordinance and General Plan amendments involving the Growth Management Ordinance, larger minimum parcel sizes, merger of substandard rural parcels, and the TDC ordinance. These items are expected to be brought back to the Board on May 20, 2014.

Contact: James Caruso (X5702)

Supervisor: Mike Wulkan (x5608)