

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Monthly Status Report

May 2015

1. **Agricultural Ponds (District 1).** [Update 4/8/2015]
Grading Permit and CEQA review for seven 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; 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; a request by Truesdale South for a 49 acre-foot capacity pond; and a request by San Juan South for a 49 acre-foot capacity pond.
Status: SWCA is working on an MND for the Vino Farms agricultural ponds. The J. Lohr, Truesdale, and San Juan ponds are on information hold pending the submittal of additional water impact information.
Contact: Airlin M. Singewald (x5198)
Supervisor: Bill Robeson (x5607)
2. **Airport Land Use Plan Update (District 3)** [Update:4/9/15]
Consideration and possible adoption of an Airport Land Use Plan (ALUP) update/amendment for the San Luis Obispo County Regional Airport. Review to occur by the Airport Land Use Commission (ALUC).
Status: Meetings with Cal Trans, the City and the subcommittee have occurred to identify the areas of the ALUP that should be addressed in the draft ALUP update/amendment. On September 5, 2014, the ALUC released an administrative draft ALUP update/amendment that had been completed by the subcommittee. In September 17, 2014, the ALUC began a series of study sessions with the City and the stakeholders to discuss the projected forecast, technical data, and assumptions that would be considered in the preparation of a draft ALUP update/amendment. On December 17, 2014, the ALUC authorized staff to utilize the services of the SLO County Regional Airport's aviation consultant to prepare a fleet mix scenario for noise modeling, consistent with the airport master plan, which would be used to update the aviation noise contours that will be incorporated into the draft ALUP update/amendment. The ALUC also authorized staff to obtain 3 proposals for consultant services to review administrative draft ALUP update/amendment, the work prepared by Johnson Aviation for the City's LUCE update and zoning ordinance amendment, and to report out on how other Counties have approached their ALUP updates/amendments. In January 2015, staff submitted an Airport Capital Improvement Plan Grant to Caltrans to request \$100,000 to hire a consultant to prepare a draft ALUP update/amendment for the SLO County Regional Airport. In March 2015 the ALUC directed staff request a BAR from the BOS for \$150,000 so that the Commission could have the option to obtain consultant services for the peer review and preparation of the ALUP update/amendment. They also provided direction to staff regarding the pre-application referral review for large development projects (i.e., Avila Ranch and San Luis Ranch). 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: Brian Pedrotti (x1172) or Xzandrea Fowler (x1172)
Supervisor: Bill Robeson (x5607)
3. **Avila Golf Course (District 3)** [Update: 4/8/2015]
A request by APR Properties (Rob Rossi) to allow for additional recreation and visitor serving uses at the existing golf resort in Avila Beach. The proposed visitor-serving and hospitality facilities are intended to compliment and support the existing recreation businesses.
Status: Information Hold issued on March 13, 2015.
Contact: --- Terry Wahler (x5621) or Megan Martin (x4163)
Supervisor: --- Steve McMasters (x5096) or Bill Robeson (x5607)
4. **Billig Parcel Map with Concurrent Conditional Use Permit (District 1)** [update 4/7/15]
A request to subdivide an existing 4.89 acre parcel into two parcels of 3.43 acres and 1.46 acres and to request the construction of a 2-story 19,163 sf assisted living facility (located on Parcel 2 – 1.46 acres) and to allow the construction of a 2+story 43,404 sf behavioral health facility (located on Parcel 1 – 3.43 acres).
Status: Environmental review on-going.
Contact: Holly Phipps (x1162)
Supervisor: Bill Robeson (x5607)
5. **Chevron SLO Tank Farm Remediation and Restoration CUP and EIR (District 3).** [Update 4/8/15]

Remediation and restoration project for the abandoned tank farm located off of Tank Farm Road, San Luis Obispo
Status: CUP approved by Planning Commission 10/23/14. Construction anticipated to begin in summer 2015.

Contact: Jay Johnson (x4573)

Supervisor: Bill Robeson (x5607)

6. **Chevron Avila Tank Farm Clean-up / LCP Amend / Dev Plan and EIR (District 3).** [Update 4/02/15]
 Remediation project and general plan /local coastal plan amendment for the abandoned tank farm located in Avila Beach.
Status: Waiting on additional project information from Chevron to complete IS and finalize NOP – next step is scheduling scoping meeting when IS/NOP complete.
Contact: Ryan Hostetter (x2351)
Supervisor: Steve McMasters (x5096)

7. **“EmPower” program in San Luis Obispo County (All Districts).** [Update 4/6/15]
 This program is an expansion of Santa Barbara County’s comprehensive financing program for energy efficiency projects for homeowners. The program covers San Luis Obispo, Santa Barbara and Ventura Counties and offers homeowners the ability to get low interest unsecured loans to complete energy efficiency projects. Grant funding covers the costs of staffing and marketing of the program.
Status: The agreements went to the Board April 1, 2014. The program was officially launched on August 8, 2014. The 2015 contract and additional program staffing was approved by the Board Dec. 9, 2014
Contact: Emma Schoppe (x5982)
Division Mgr: Trevor Keith (x1431)

8. **Freeport-McMoran (previously PXP) –Price Cyn Oil Field Phase V expansion (District 3).** [4/8/15]
 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) at 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 internal 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: Draft EIR nearing completion
Contact: John McKenzie (x5452)
Supervisor: Steven McMasters (x5096)

9. **Los Osos Habitat Conservation Plan (HCP) – (District 2)** [update: 4/8/15]
 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: An Administrative Draft was submitted to USFWS, and staff is in discussion with the Service. The EIR/EA is under contract with Rincon Consultants. Public review on the HCP and the EIR/EA is anticipated to start in December 2015 with project completion January 2017.
Contact: Trevor Keith (x1431)

10. **Los Osos Community Plan Update (District 2) -** [update: 4/8/15]
 An update to the Los Osos Community Plan based on the 2004 update that was subsequently withdrawn from Coastal Commission consideration, The Community Plan will be consistent and coordinated with the draft groundwater Basin Management Plan and the draft Habitat Conservation Plan. The Public Review draft was released January 30, 2015.
Status: The community kick-off meeting held on March 28, 2015 was well attended. EIR consultant to be selected and work started on the EIR in May 2015. Public Hearings anticipated by the end of the year 2015.
Contact: Kerry Brown (x5713)
Division Mgr: Trevor Keith (x1431)

11. **Paso Robles Groundwater Basin Urgency Ordinance (Districts 1, 5) -** [update 4/9/15]
 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 and is being implemented through a residential retrofit program launched April 22, 2014 under a contract with Wallace Group approved by the Board on June 3, 2014. An agricultural water conservation program was developed by the Upper Salinas Tablas Resource Conservation District under contract to the County (contract approved by the Board March 18, 2014) and was considered by the Board on October 28, 2014, but not approved. The item was continued off calendar with direction to staff. Staff will continue to issue agricultural offset clearances as has been done since adoption of the Urgency Ordinance. On February 3, 2015 the Board directed staff to not pursue further development of an Ag Offset program. However, the Board has requested that staff return on February 24, 2015 with an unrestricted discussion regarding the development of an Ag Offset program. Staff returned to the Board on February 24 and they directed staff to begin drafting an agricultural offset program. The new ordinance will require that all plantings in the basin be water neutral, no new vested rights, and will expire when a sustainable groundwater management plan for the Basin is adopted. Planning staff has prepared draft language for these amendments, which have been distributed for public review and comment. Referrals to applicable agencies, departments and advisory groups (including the Water Resources Advisory Committee and the Agricultural Liaison Advisory Board) began in April 2015 and will continue through May 2015. Hearings before the Planning Commission are scheduled for May 14th, May 29th, June 4th and June 11th. Hearings before the Board are tentatively scheduled for June 16th, July 7th, July 14th, and July 21st.
Contact: Xzandrea Fowler (x1172)
Division Mgr: Trevor Keith (x1431)

12. Phillips 66 Rail Spur (District 4) - [update 4/2/15]

Development Plan / Coastal Development Permit to modify the existing rail spur on the southwest side of the Santa Maria Refinery to allow delivery of crude oil by rail car to the plant for processing.

Status: The comment period for the Recirculated Draft EIR for the proposed Rail Spur project has closed and the comment letters have been bracketed and numbered. There were over 20,000 comment letters (most form letters) with 470 letters (2,206 comments) that were not form letters of which 255 letters (1,900 comments) were substantive. The Administrative Final EIR will be complete in late April and we hope to get a final published early May.

Contacts: Ryan Hostetter (x2351)

Supervisor: Steven McMasters (x5096)

13. Porter Ranch Exploratory Wells (District 4). [Update 4/8/15]

Minor Use Permit to allow 1 exploratory oil well located off Alamo Creek Road (near Hwy 166) near southern edge of County.

Status: Project accepted. Heard by SCAC (3/23/14) - continued with no recommendation pending receipt of additional project information. Initial Study under preparation; completion pending additional info (air quality) from applicant in response to APCD. Significant community interest from Huasna Valley residents and others.

Contacts: John McKenzie (x5452)

Supervisor: Steven McMasters (x5096)

14. Post construction stormwater requirements/CZ Grading Ord Revisions (All Districts)-[update:4/9/15]

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. The Coastal Commission has determined that the submittal is incomplete, because there is no provision to correct a Coastal Development Permit exemption for agriculture that the Commission believes is inconsistent with the Coastal Act. Staff has formally requested an extension of time to allow further negotiation with Coastal staff. Coastal staff recommends seeing what the Coastal Commission does with similar issues in the Marin County Local Coastal Program, as that will provide some precedent.

Contact: Michael Conger (x5136)

Division Mgr: Trevor Keith (x1431)

15. Renewable Energy Streamlining Program (All Districts) – [update: 4/9/15]

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 conducted initial stakeholder interviews and prepared an opportunities and constraints analysis, together with extensive mapping, which is available on the Department's website. The Planning Commission and Board held study sessions on March 27, 2014 and April 8, 2014, respectively. The draft EIR was released in late November 2014 along with the draft streamlining program. The Planning Commission held a study session on January 8 and public hearings on January 22, February 5, and February 26, 2015. The Board of Supervisors held a public hearing on March 10, 2015 and approved the Program on March 24, 2015. Final billings and the Final report to the CEC are in preparation.

Contact: James Caruso (X5702),
Division Mgr: Trevor Keith (x1431)

16. Resource Management System Revisions (All Districts) – [update: 4/8/15]

Amendments to the Resource Management System (RMS) 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 approved and adopted the amendments on December 16, 2014. The Coastal Framework amendments will be submitted to the Coastal Commission in February 2015. The Biennial Resource Summary Report of the RMS is scheduled for the Board of Supervisors on March 10, 2015.

Contact: Brian Pedrotti (x2788),
Division Mgr: Trevor Keith (x1431)

17. San Miguel Community Plan (District 1) [update: 4/9/15]

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. Staff has met with the community to find consensus on a multi-family design concept for the east ends of 11th and 12th Streets. A consultant has been selected to complete the EIR that was started by staff. The draft EIR and Public Hearing Draft Community Plan are expected to be released in *early summer 2015*.

Contact: Michael Conger, (x5136), Jay Johnson (x4573)
Division Mgr: Trevor Keith (x1431)

18. SLO County Stormwater Management Program, SWMP (All Districts): (Completed in coordination w/ Public Wks)
Implementation of state mandated Stormwater Management Program. [update: 10/31/14]

Comments: 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. The CCRWQCB gave municipalities one year from adoption of the resolution to make changes to their ordinances and begin implementation. Amendments to the LUO and CZLUO have been locally approved that implemented these requirements. A Post Construction Handbook has been developed and posted on our website. Regional Board monitoring occurred in July.

http://www.slocounty.ca.gov/PW/Stormwater/Annual_Report.htm

Contact: Cheryl Journey (x1314); Harley Voss (x2004) (Completed in coordination w/ Public Works)

19. Strategic Growth Principles & Strategies Implementation (All Districts): [update: 4/8/15]

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) Land Use Economic Study completed
- 2) Illustrative Design Model completed (won 2014 Central Coast Section APA award)
- 3) Community Design Model completed
- 4) Infill Development Standards consultant work completed. Great Communities Design Toolkit available for staff use. Streamlining amendments have been drafted. A Land Use Ordinance amendment to disallow mini-storage warehouses in the RMF was approved by the Board on March 24, 2015.
- 5) Complete Communities Survey completed to evaluate infrastructure and public facilities needs to accommodate strategic growth in the communities of San Miguel, Templeton, Oceano, and Nipomo. Staff and the consultant presented the study to the Board on April 1, 2014. Staff made minor revisions in

response to Board direction, and on October 7, the Board received the revised Complete Communities Survey.

- 6) Four technical studies to support the San Miguel Community Plan update. completed. The economic strategy, water study, transportation study/traffic impact fee study, and the public facilities financing plan have been completed.

Contacts: Infill: Jay Johnson (x4573), San Miguel technical studies: Michael Conger (x5136)

Division Mgr: Trevor Keith (x1431)

20. Water Conservation Measures - Countywide (All Districts). [Update 4/9/15]

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. On May 20, 2014, the Board authorized staff to expand the previously authorized new landscape requirement program to include an, "...incentive-based program that will result in landscape water reductions." On July 8, 2014, the Board directed staff to focus efforts on completing the amendments regarding water neutral new development and water waste and returning to the Board prior to expiration of the Urgency Ordinance for the Paso Robles Groundwater Basin. All Board authorized programs are moving ahead with a priority on water neutral new development and water waste prevention. On February 3, 2015 the Board gave direction on the scope of specific program components associated with the development and implementation of the Countywide Water Conservation Program, and directed staff to not pursue further development of an Ag Offset program as a specific program component. On February 24, 2015, the Board voted to direct staff to begin drafting an agricultural offset program. The new ordinance will require that all plantings in the basin be water neutral, no new vested rights, and will expire when a sustainable groundwater management plan for the Basin is adopted. Planning staff has prepared draft language for these amendments, which have been distributed for public review and comment. Currently, the Draft SEIR, which was released on April 1, 2015, is available for public review and comment. The Draft SEIR evaluates the environmental impacts associated with the implementation of the Water Neutral New Development program and the Water Waste Prevention programs components that are being proposed to implement the Countywide Water Program. Referrals to applicable agencies, departments and advisory groups (including the Water Resources Advisory Committee and the Agricultural Liaison Advisory Board) began in April 2015 and will continue through May 2015. Hearings for the proposed Countywide Water Conservation Program before the Planning Commission are scheduled for May 14th, May 29th, June 4th and June 11th. Hearings before the Board are tentatively scheduled for June 16th, July 7th, July 14th, and July 21st.

Contact: Xzandrea Fowler (x1172)

Division Mgr: Trevor Keith (x1431)