

Chapter 7 of the Community Plan provides the Planning Area Standards. Planning area standards implement the goals and policies of the plan and the Local Coastal Program. The standards are mandatory requirements that apply to new land uses and proposed development. Section 7.3 Communitywide Standards includes the following standards related to water supply. The numbering and text below has been copied from the Los Osos Community Plan, excluding standards that do not specifically relate to water.

*B. Resource Capacity and Service Availability.*

*1. Verification of water and sewer service. All applications for land divisions and new development shall be accompanied by a letter from the applicable water purveyor and provider of sewer service indicating their willingness and intent to provide service to the new development.*

*2. Water and Wastewater Service Capacity, Land Divisions. New land divisions, other than condominium conversions, shall not be approved unless the Review Authority makes the following findings:*

*a. The development can be accommodated by the sustainable yield of the Los Osos Groundwater Basin without causing seawater intrusion, as identified in the Basin Plan for the Los Osos Groundwater Basin and annual monitoring reports.*

*For the purposes of the above findings, the Review Authority shall consider not only the water and wastewater demands of the development being proposed, but also the water and wastewater demands from existing development and development of all vacant parcels within the Los Osos Urban Services Line.*

*D. Los Osos Groundwater Basin.*

*1. Non-Residential Development. Development of non-residential land uses that use water from the Los Osos Groundwater Basin shall be prohibited until the Board of Supervisors adopts a resolution certifying successful completion and implementation of the following programs from the 2015 Updated Basin Plan for the Los Osos Groundwater Basin, as amended or adjusted through adaptive management described in annual monitoring reports:*

- a. Program "M" – Groundwater Monitoring*
- b. Program "E" – Urban Efficiency*
- c. Program "U" – Urban Water Reinvestment*
- d. Program "A" – Infrastructure Program A*
- e. Program "C" – Infrastructure Program C*
- f. Program "P" – Wellhead Protection*

2. *Residential Development.* The Growth Management Ordinance, Title 26 of the County Code, shall be amended to establish an annual growth rate for new residential units in the Los Osos Urban Area consistent with the available sustainable water supply. Residential units exempt from Title 26 are exempt from this standard (e.g., affordable housing, accessory dwelling units).

a. *Best Available Data.* The annual growth rate shall be established based on the best available data at the time, including the most recent annual monitoring report prepared for the Los Osos Basin Management Committee.

b. *Annual Review.* The adopted annual growth rate shall be reviewed on an annual basis and updated as needed, as follows:

(i) *New Implemented Basin Plan Programs.* When additional Basin Plan programs are implemented, the annual growth rate shall be updated to reflect the estimated increase in sustainable basin yield.

(ii) *Basin Plan Effectiveness.* If the data from the annual monitoring reports prepared for the Los Osos Basin Management Committee indicate that completed Basin Plan programs have been less or more effective in reducing groundwater demand, increasing the perennial safe yield, or facilitating seawater retreat as predicted in the Basin Plan, then the development of new residential units shall be limited or increased accordingly. Modifications made to the Basin Plan programs through the Plan's adaptive management provision shall also be considered.

(iii) *Non-Residential Usage Trends.* If the data from the Basin Plan annual monitoring reports, individual purveyors, or private wells, indicate a significant increase in water demand for non-residential uses (e.g., commercial, agricultural, public facilities) or for residential uses not subject to the growth limitation standards in Title 26 (e.g., affordable housing, accessory dwelling units) that the Basin Plan adaptive management is not mitigating, then the residential growth rate shall be decreased.

3. *Exemptions.* All development approved (pursuant to land use permits or entitlements) prior to the effective date of this standard that complies with Title 19 retrofit requirements shall be exempt from the provisions of these standards in Subsections D.1 and D.2.