

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Monthly Status Report

June-July 2014

- 1. Agricultural Cluster Division Policies and Ordinance Standards (All Districts) - [update:8/1/14]**
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 the future on alternatives for continued processing.
Contact: James Caruso (x5702)
Asst Dir: Kami Griffin (x5708)
- 2. Agricultural Ponds (District 1). [Update 8/1/14]**
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:8/1/14]**
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 have occurred. The city presented their Land Use and Circulation Element update to the ALUC in the summer. 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 8/1/14]**
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 by the City tentatively scheduled for September 2014. Updated CUP information submitted by the applicant on March 19. New referrals sent out and agencies have responded. Tentative Planning Commission date is October 23, 2014.
Contact: Jay Johnson (x4573)
Supervisor: Bill Robeson (x5607)
- 5. Chevron Avila Tank Farm Clean-up / LCP Amend / Dev Plan and EIR (District 3). [Update8/1/14]**
Remediation project and general plan /local coastal plan Dev amendment for the abandoned tank farm located in Avila Beach.
Status: EIR contract approved by Board April 1, 2014. Next steps – kick off meeting occurred on April 28. We have administrative draft of IS and will review in next week and finalize NOP – next step is scheduling scoping meeting when review of IS complete.
Contact: Ryan Hostetter (x2351)
Supervisor: Steve McMasters

- 6. “EmPower” program in San Luis Obispo County (All Districts).** [Update 8/1/14]
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. Staff has been hired and the program was officially launched on August 8, 2014.
Contact: Trevor Keith (x1431)
Supervisor: Dana Lilley (x5715)
- 7. E-Permit for specific PV systems (All Districts)** [Update 8/1/14]
Allow for the issuance of e-permits for certain photovoltaic solar systems.
Status: PV e-permits are live as of May 19, 2014 (2 weeks early). Work is continuing on expansion of this program to include electronic submittal and plan review of larger and more complicated solar projects.
Contact: Cheryl Journey (x1314)
Supervisor: Kami Griffin (x5708)
- 8. Events Ordinance (All Districts) -** [update:8/1/14]
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 8/1/14]
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 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: Waiting for information from applicant before it can be accepted; Final peer review of applicant’s technical work underway; EIR required, but not yet started
Contacts: John McKenzie (x5452)
Supervisor: Ellen Carroll (x5028)
- 10. Housing Element Update (All Districts) -** [update: 8/1/14]
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 Housing Element Update was due on June 30, 2014 to the State Office of Housing and Community Development (HCD). It covers a 5½ year period from January 1, 2014 to June 30, 2019. A public review draft was issued in April. The Planning Commission held a hearing on May 22, and recommended approval (with revisions) to the Board of Supervisors at the continued hearing on May 29th. The Board of Supervisors adopted the 2014 Housing Element at the June 17th Board hearing. The adopted 2014 Housing Element was then transmitted to HCD where it is being reviewed prior to certification.
Contact: Terry Wahler (x5621)
Supervisor: Dana Lilley (x5715)

- 11. Los Osos Habitat Conservation Plan (HCP) – (District 2)** [update: 8/1/14]
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: An Administrative Draft was submitted to USFWS, and comments are expected by early September 2014. The EIR/EA is under contract with Rincon Consultants, which has begun work on the environmental document.
Contacts: Trevor Keith (x1431)
Supervisor: Ellen Carroll (x5028)
- 12. Los Osos Community Plan Update (District 2)** - [update: 8/1/14]
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. Initial public outreach conducted through LOCAC and a staff-prepared on-line community survey. A Public Review Draft Community Plan is expected to be released in early September 2014.
Contact: Kerry Brown (x5713)
Supervisor: Mike Wulkan (x5608)
- 13. Paso Robles Groundwater Basin Urgency Ordinance (Districts 1, 5)** - [update 8/1/14]
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. Residential retrofit program launched April 22, 2014 under a purchase order; the contract with Wallace Group was approved by the Board on June 3, 2014. A status update on the Urgency Ordinance was presented to the Board on July 8, 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) and is expected to be considered by the Board on October 28, 2014.
Contact: James Caruso (x5702)
Assistant Director: Kami Griffin (x5708)
- 14. Phillips 66 Rail Spur (District 4)** - [update 8/1/14]
Development Plan / Coastal Development 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 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. Anticipate public release of Recirculated DEIR September 2014. Currently reviewing Revised Administrative Draft EIR.
Contacts: Murry Wilson (x2352)
Supervisor: Ellen Carroll (x5028)
- 15. Porter Ranch Exploratory Wells (District 4)** . [Update 8/1/14]
Minor Use Permit to allow up to 1 exploratory oil well. Off Alamo Creek Road (near Hwy 166) near southern edge of County; have not determined level of environmental review yet.
Status: Project accepted. Heard by SCAC (3/23/14) - continued with no recommendation pending receipt of additional project information. Environmental determination underway.
Contacts: John McKenzie (x5452)
Supervisor: Ellen Carroll (x5028)

- 16. Post construction stormwater requirements/CZ Grading Ord Revisions (All Districts)-[update:8/1/14]**
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. 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 is in discussions with Coastal staff.
Contact: Michael Conger (x5136)
Assistant Director: Kami Griffin (x5708)
- 17. Renewable Energy Streamlining Program (Districts 1, 3, 4, 5) – [update: 8/1/14]**
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 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 NOP was released and a scoping meeting held on April 30, 2014. The draft streamlining program and should be completed in late summer. 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 Revisions (All Districts) – [update: 8/1/14]**
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 authorized processing on April 21, 2009. Draft amendments have been released. The WRAC submitted comments on the draft amendments in early June 2014. The Planning Commission held its first hearing on July 24, 2014; the next hearing is scheduled for Sept. 11, 2014. The Board hearing is expected to occur in November 2014.
Contact: Brian Pedrotti (788-2788),
Supervisor: Mike Wulkan (5608)
- 19. San Miguel Community Plan (District 1) [update: 8/1/14]**
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. Staff is meeting with the community to find consensus on a multi-family design concept for the east ends of 11th and 12th Streets. An EIR scoping meeting was held on August 12, 2013. Staff began preparing the EIR in-house and it will be completed by consultants. An RFP for completion of the EIR was released and proposals are expected by the end of August. Contact: Michael Conger, x5136, Jay Johnson x4573
Supervisor: Mike Wulkan x5608

- 20. SLO County Stormwater Management Program, SWMP (All Districts):** [update: 8/1/14]
Implementation of state mandated Stormwater Management Program.
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. 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). 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)
- 21. Strategic Growth Principles & Strategies Implementation (All Districts):** [update: 8/1/14]
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) 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 study identifying changes to standards that would promote infill development and remove regulatory obstacles to achieving strategic growth. Staff and a consultant have prepared draft Land Use Ordinance amendments and a "Design Toolkit." On Sept. 9, 2014, the Board will hear a presentation on the status of this project and will consider whether to authorize processing of the first phase of amendments focused on streamlining the development review process in several communities.
 - 5) Complete Communities Survey to evaluate infrastructure and public facilities needs to accommodate strategic growth in the communities of San Miguel, Templeton, Oceano, and Nipomo. The final component of the study was released in February 2014 and the entire study is posted on the Department's web site. Staff and the consultant presented the study to the Board on April 1, 2014. Staff is making minor revisions in response to Board direction. The revised study will be brought back to the Board in the summer of 2014 on the consent calendar.
 - 6) Four technical studies to support the San Miguel Community Plan update. Economic strategy and water studies completed; transportation study complete, except traffic impact fee study in process; public facilities financing plan expected in summer 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 8/1/14]
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. On May 20, 2014, staff returned to the Board with additional information regarding additional ordinance and General Plan amendments. The Board declined to authorize processing of those items, but directed staff to consider incentive programs to reduce outdoor water use as part of the amendments authorized on March 4, 2014. 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.
Contact: James Caruso (X5702)
Supervisor: Mike Wulkan (x5608)