

Water Neutral New Development Phase 1.5 Ordinance Amendments & Phase 2 Environmental Determination

Agricultural Liaison Advisory Board (ALAB)
August 3, 2020



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

1

Presentation Outline

- Background
- Planning Commission Recommendation
- Board of Supervisors Hearing Information



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

2

Background

Water Neutral New Development (WNND) Standards

- Adopted in October 2015
- Require new development in the Paso Basin, Nipomo Mesa, and Los Osos and new irrigated crop production in the Paso Basin to offset new water demand
- Paso Basin standards terminate, to be replaced by the Groundwater Sustainability Plan (GSP) efforts



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

3

Background

WNND Amendments

- Authorized on June 18, 2019
- Intended to extend the termination date for the Paso Basin standards to avoid a gap in water demand management between GSP adoption in 2020 and implementation
- Also intended to improve flexibility and clarity in WNND implementation



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

4

Background

Phase 1 Amendments (adopted November 5, 2019)

- Consistent with previous SEIR
- Extended the termination date and made changes to the Ag Offset Program

Phase 1.5 Amendments (authorized November 5, 2019)

- Require minimal CEQA review

Phase 2 Amendments

- Require additional CEQA review



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

5

Background

Board Direction for Phase 1.5 Amendments

1. Use the State's Bulletin 118 Paso Basin boundary
2. Update the area of severe decline boundary
3. Create a fallowing registration



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

6

Background

Board Direction for Phase 2 Amendments

1. Amend the Ag Offset Ordinance
 - Expand the 5 AFY exemption to 25 AFY
 - Extend the lookback period beyond 5 years
 - Potentially re-allow off-site offsets
2. Revisit Paso Basin GPA and subdivision restrictions
3. Revisit the water offset requirement for the Nipomo Mesa and the Paso Basin (fees and usage assumptions for single family dwellings)



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

7

Background

Planning Commission Hearings

Considered Phase 1.5 Amendments

- February 27, 2020 – Requested additional outreach
- June 11, 2020 – Provided a recommendation



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

8

Planning Commission Recommendation

Provided June 11, 2020 for Phase 1.5 Amendments

- Use the State's Paso Basin boundary and create a petition process to be removed from the Paso Basin boundary
- Retain original area of severe decline boundary and conduct additional studies to establish a new boundary



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

9

Planning Commission Recommendation

Provided June 11, 2020 for Phase 1.5 Amendments

- Clarify how ordinances apply to parcels bisected by Paso Basin and area of severe decline boundaries
- Coordinate with GSAs to create a fallowing program tied to GSP implementation
- Remove the term "de minimis" from Title 22, while maintaining the 5 acre-feet per year (AFY) exemption for unirrigated sites



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

10

Board of Supervisors Hearing

August 18, 2020

- Hearing to consider Phase 1.5 amendments for authorization and an environmental determination for Phase 2 amendments
- The agenda, item documents, and instructions for remote viewing/listening and submitting public comment will be available the Wednesday before the hearing date at: www.slocounty.ca.gov



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov