

4.15 WATER SUPPLY

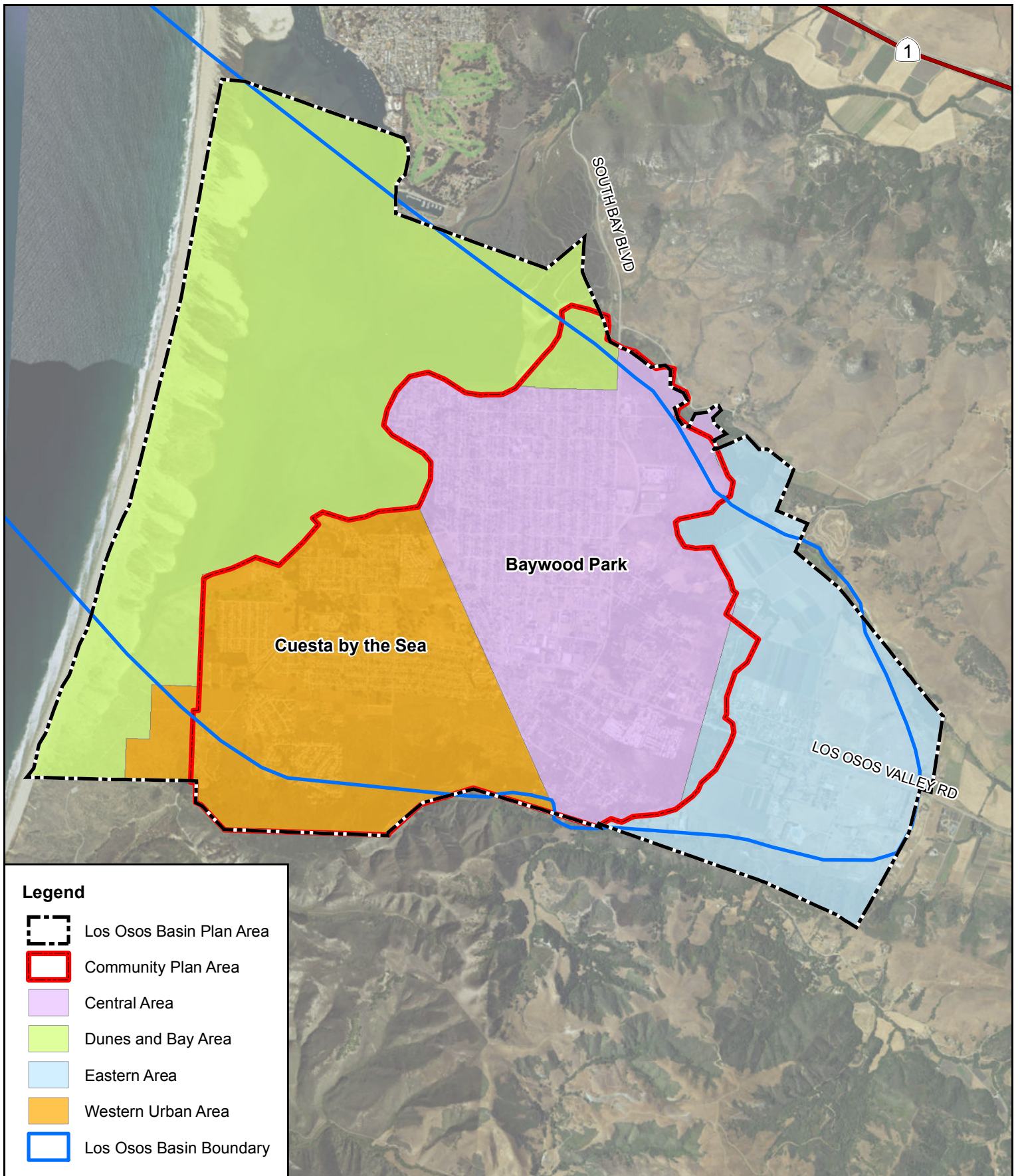
The potential impact to water supply was evaluated by comparing the proposed project to the findings and recommendations of the Updated Los Osos Groundwater Basin Plan (“Basin Plan,” January 2015). The Basin Plan was developed through the groundwater basin adjudication process and made part of the Court’s ruling through the Stipulated Judgment. The Los Osos Community Plan (LOCP) includes standards and policies that require compliance with the Basin Plan and close coordination with the Basin Management Committee, which is charged with enforcing and implementing the Stipulated Judgment, including the recommendations of the Basin Plan. Impacts to water supply were determined to be potentially significant, but mitigable.

4.15.1 Setting

a. Physical Setting. The community of Los Osos relies entirely on the underlying groundwater basin for residential, commercial, agricultural, recreational and institutional water supply. The Los Osos Groundwater Basin (Basin) covers approximately 10 square miles onshore and extends under the LOCP planning area of Los Osos, the adjacent rural area to the east surrounding Los Osos Valley Road to approximately Paradise Lane, and the adjacent bay area and dunes to the northwest and out to the ocean (**Figure 4.15-1**). The Basin is underlain and bounded by relatively impermeable layers on the south, north, and east. The Basin is comprised of several aquifer layers, including the Upper Aquifer and the Lower Aquifer, which are the main sources of municipal and domestic water supplies, and the First Water and the Alluvial Aquifer under Los Osos Creek, which are also used for irrigation water supplies.

The LOCP covers the area identified within the Urban Reserve Line (URL). The proposed project includes minor changes to the existing URL as shown in **Figure 2-2**. There are two major water purveyors in the community, Los Osos Community Services District (LOCSO) and Golden State Water Company. A small mutual water company, S&T Mutual Water Company provides water to the neighborhood of Sunset Terrace. Some areas within the URL utilize private individual wells. There are irrigated agricultural parcels and a few residential properties with private wells immediately adjacent to the URL and LOCP area within the Basin (**Figure 4.15-2**).

Due to water quality degradation of the Upper Aquifer from historic septic system discharges causing an increase in nitrate concentrations, the water purveyors pump from the Lower Aquifer. Section 4.14 contains additional information on the septic system discharges and the wastewater evaluation. Groundwater extractions have exceeded the sustainable yield of the lower aquifer in the western area, resulting in seawater intrusion. The County has certified the Basin to have a Level of Severity III, meaning the basin is at or approaching overdraft conditions. Continued use of the Basin for the area’s water supply is dependent on addressing two main challenges: water quality degradation of the Upper Aquifer, primarily by nitrate; and seawater intrusion into the Lower Aquifer.



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


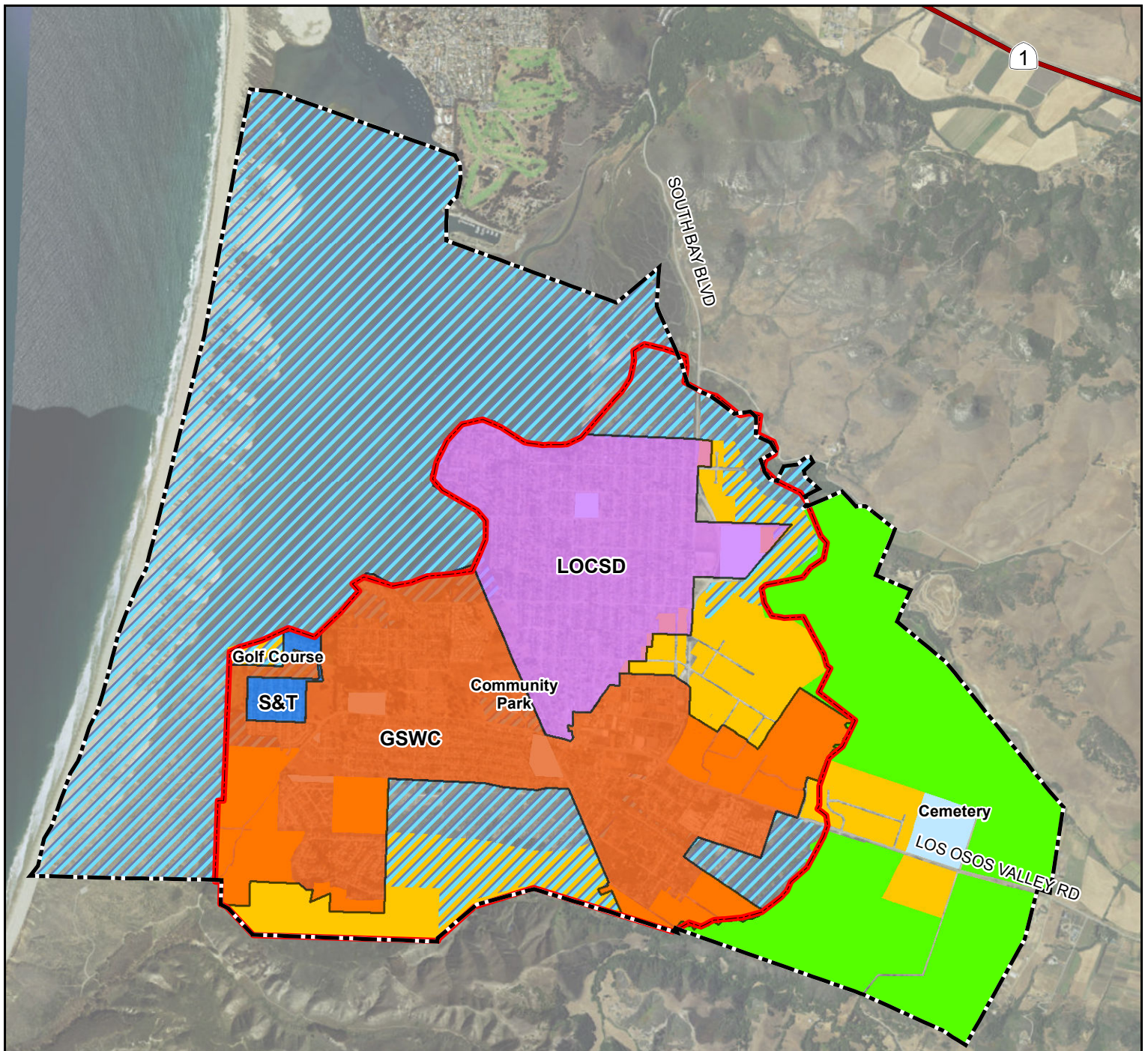
-  Los Osos Basin Plan Area
-  Community Plan Area
-  Central Area
-  Dunes and Bay Area
-  Eastern Area
-  Western Urban Area
-  Los Osos Basin Boundary

Figure 4.15-1: Los Osos Groundwater Basin

Note: Basemap data obtained from County of San Luis Obispo GIS



Legend










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|--|----------------------------|---|--------------------------|
|  | Los Osos Basin Plan Area |  | Agricultural Parcels |
|  | Community Plan Area |  | Community Facilities |
|  | Golden State Water Company |  | Private Domestic Parcels |
|  | LOCSD Water Service Area |  | Conserved Open Space |
|  | S&T Mutual Water Company | | |

Figure 4.15-2: Los Osos Groundwater Basin Water Uses

Note: Basemap data obtained from County of San Luis Obispo GIS

b. Regulatory Setting. The Basin is an adjudicated groundwater basin with a Stipulated Judgment adopted by the San Luis Obispo County Superior Court October 14, 2015. LOCSO initiated the litigation that led to adjudication in 2004 by filing against Southern California Water Company (former name of GSWC), S&T Mutual Water Company, the County, and Sea Pines Golf Course. LOCSO brought the action “for the purposes of protecting the valuable resources of the [Basin], protecting its own rights and interests with respect to the Basin, and to facilities efforts to cooperatively manage the Basin.” The parties to the Action entered into a Standstill Agreement, approved by the Court on May 25, 2004 and stayed all pleadings in the Action to allow the parties to hold settlement discussions. The Standstill Agreement was extended on several occasions. Sea Pines Golf Course was dismissed from the Action in 2006. On August 5, 2008, the Court approved an Interlocutory Stipulated Judgment (“ISJ”) between LOCSO, GSWC, S&T and the County. The ISJ provided that the parties would form a working group to undertake technical studies of the Basin’s water resources and to adopt a Basin management plan that will serve as a physical solution for the management of Basin water resources. In January 2015 the parties finalized the Updated Basin Plan for the Los Osos Groundwater Basin (Basin Plan), which is attached to the Stipulated Judgment and, with the Stipulated Judgment, is intended to serve as a comprehensive groundwater management strategy. The Stipulated Judgment details the establishment and composition of the Basin Management Committee which is charged with administering, enforcing and implementing the provisions of the Stipulated Judgment and the Basin Plan. Annual Reports provide for status of the programs, monitoring results, and adaptive management of the basin.

The Basin Plan establishes several immediate and continuing goals for management of water resources. The most important goals are to halt seawater intrusion and to provide sustainable water supplies for existing and future populations. Outside of the Basin Plan, the County is addressing the water quality degradation through construction and operation of the Los Osos Wastewater Project, a community wastewater collection, treatment and reinvestment project in Los Osos. The Basin Plan calls for reduced pumping from the lower aquifer in the Western Area, a decrease in overall basin water demand, and an increase in water supplies in the upper aquifer and lower aquifer in the central and eastern portions. To access the water supplies, the water purveyors will need to construct new infrastructure including groundwater production wells and distribution pipelines. The Basin Plan analyzes seven potential programs for Basin Management and recommends several programs for immediate implementation and some for potential implementation, if the County and Coastal Commission were to allow future development in Los Osos. Implementation of the recommended combination of programs is anticipated to achieve a sustainable Basin. Please refer to the Impact Analysis for a further discussion of water supply and demand under the Basin Plan, relative to future development in Los Osos.

c. Community Goals Related to Water. The “Vision Statement for Los Osos” approved by the Los Osos Community Advisory Council (LOCAC) on June 22, 1995, describes a community where urban development is contained within the existing URL and growth is controlled at rates sustainable by resources and services. The Vision Statement includes the following goals related to water:

- *All land use policies and plans should be based on sustainable development that meets the needs of current population and visitors without endangering the ability of future populations to meet its needs or drawing upon water or others to sustain community livelihood.*
- *Our water is carefully managed on a holistic basis to provide a clean, sustainable resource for the community. Included in this management plan are:*
 - *Aquifer maintenance, management and recharge, preventing over-drafting of the aquifer and salt-water intrusion into the water supply.*
 - *A septic system maintenance district.*
 - *Management of water extraction and delivery systems.*
 - *Wastewater water management, cleansing and restoration of the lower aquifer or upper aquifer with pumping from upper aquifer for domestic use.*
 - *Graywater reclamation, management and recycling*
 - *Conservation of water is an integral part of the management plan.*
 - *Runoff and storm drainage (in excess of that required to sustain the Estuary fresh-water flows) are managed, where possible, through the use of retention/percolation basins which are an integral part of the landscape and used for recreation purposes.*
 - *Current percolation “pits” in the community have been redesigned to provide for landscaping or recreational uses, and are maintained.*
 - *Agricultural and landscape management practices to reduce water usage and pollution from fertilizers, herbicides and pesticides.*
- *Our waste water treatment facility(s) is based on a natural biological process rather than mechanical system approach to the highest extent possible. These facilities have become a visual and recreational asset to the community, including development of water supply for agricultural or irrigation purposes, and habitat for wildlife.*

4.15.2 Impact Analysis

a. Methodology and Significance Thresholds.

Methodology. Impacts to water supply were assessed by reviewing the estimated water supplies, estimated water demands and proposed water-related programs for the project, and comparing them to the findings and recommendations of the Basin Plan. The Basin Plan encompasses the LOCP area, which generally follows the URL, as well as adjacent areas to the east (primarily agricultural properties) and the west (open space and dunes to the ocean), and has been developed by the ISJ and made part of the Stipulated Judgment.

Significance Thresholds. In accordance with Appendix G of the State CEQA Guidelines, impacts would be significant if development under the Community Plan would result in any of the following:

- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local*

- groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
- *Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or*
 - *Fail to have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements are needed.*

b. Impacts and Mitigation Measures.

Threshold: *Would actions under the Community Plan substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Threshold: *Would actions under the Community Plan require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Threshold: *Would actions under the Community Plan fail to have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements are needed?*

Impact W-1 **Development under the Community Plan is limited to the sustainable capacity of the Groundwater Basin through the Growth Management Ordinance and additional review standards tied to the Basin Plan. Project standards and policies require close coordination with the Basin Plan and the standards are in line with the Basin Plan. However, the Basin Plan contains a level of uncertainty. Planned development will need to work continuously with the Basin Management Committee as additional information becomes available to help ensure sustainable water supplies are available for existing populations and potential new development. Therefore, water use for the project is considered a *Class II, significant but mitigable impact.***

Projected Water Supply. As Los Osos relies entirely on groundwater for water supplies, it is important to assess the sustainable yield of the groundwater basin. For the purposes of the Basin Plan, the sustainable yield for any given year is defined as the maximum amount of groundwater that may be extracted from the Basin without causing seawater to advance further inland and with no active well producing water with chloride concentrations above 250 mg/L. The Basin Plan estimates the current

sustainable yield at ~~2,450~~ 2,760 acre-feet per year (AFY), according to the 2018 Annual Report. Depending on which programs are implemented, the sustainable yield could reach 3,500 AFY or greater. Under the Basin Plan’s recommendation it is estimated that the sustainable yield would increase to 3,000 AFY. The programs recommended for immediate implementation for the existing population are briefly summarized as follows:

- Groundwater Monitoring Program (“M”) - Complete and consolidate data collection on groundwater resources in the Basin, including groundwater level, quality and production data.
- Urban Water Use Efficiency Program (“E”) - County and purveyors will implement regulations and rebate programs to promote efficient water use in Los Osos.
- Urban Water Reinvestment Program (“U”) - Maximize use of basin resources by reinvesting used urban water (treated wastewater, or recycled water) in the hydrologic cycle.
- Basin Infrastructure Program A (“A”) - Infrastructure which increases groundwater production to the upper aquifer without construction of nitrate removal facilities.
- Basin Infrastructure Program C (“C”) - Infrastructure to allow purveyors to shift lower aquifer groundwater production from the Western Area to Central Area.
- Wellhead Protection Program (“P”) – Protect water quality by managing activities within a delineated source area or protection zone around drinking water wells.

The Basin Plan also recommends the following programs for implementation if the County and Coastal Commission were to allow future development in Los Osos:

- Basin Infrastructure Program B (“B”) – Infrastructure to maximize the use of the upper aquifer through construction of additional wells and a community nitrate removal system; and
- Either Basin Infrastructure Program D (“D”) - Infrastructure to allow increase in groundwater production in the Eastern Area, or the Agricultural Water Reinvestment Program (“G”) – Maximize the use of basin resources by reinvesting used urban water (treated wastewater, or recycled water) for agricultural purposes.

Implementation of the programs listed above for immediate implementation (M+E+U+AC+P) and Program B is estimated to achieve a sustainable yield of 3,350 AFY. If Program D is added, the estimated sustainable yield is 3,500 AFY. Program G would not increase the sustainable yield of the Basin, but is estimated to reduce water demand from agricultural properties which are receiving recycled water.

The Basin Plan does not recommend implantation of the Supplemental Water Program (“S”) based on its costs, or the Imported Water Program (“I”) based on cost and water management principles.

Estimated Water Demand. The Basin Plan estimates historical groundwater production across the Basin for the various water users within the Basin from 1970 to 2013, including municipal purveyors,

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private domestic users, community facilities (County Park, Memorial Park, etc.), and agricultural users (outside the LOCP area). The Basin Plan includes a population outside of the LOCP area, and estimates the existing population at 14,600. Groundwater extractions have exceeded the sustainable yield of 2,450 AFY every year since 1979. **Table 4.15-1** summarizes the estimated historical groundwater production between 2006 and 2015 per the January 2015 Basin Plan and the Los Osos Basin Plan Groundwater Monitoring Program 2015 Annual Monitoring Report (Cleath-Harris, September 2016).

Year	Purveyors	Domestic	Community	Agricultural	Total
2006	2,000	200	150	750	3,100
2007	2,030	200	150	750	3,130
2008	1,910	200	140	750	3,000
2009	1,850	200	140	750	2,940
2010	1,620	200	140	750	2,710
2011	1,570	200	140	750	2,660
2012	1,520	200	140	750	2,610
2013	1,470	200	140	750	2,560
2014	1,240	220	140	800	2,400
2015	1,010	220	140	800	2,170

Notes:
 Values are from the Los Osos Groundwater Basin Plan Update Jan 2015 and Los Osos Groundwater Basin 2015 Annual Report (September 2016).
 All figures are expressed in AF and rounded to the nearest 10 AF.
 Domestic groundwater production estimated to include some areas outside of LOCP area.
 Community facilities include Los Osos Memorial Park, which is outside the LOCP area (estimated at 50 AFY)
 Agricultural users within the Groundwater Basin are outside of LOCP area.

The Basin Plan uses the Basin Yield Metric to compare supply and demand and assess Basin sustainability. The Basin Yield Metric is calculated by comparing the groundwater production to the sustainable yield. A ratio greater than 100 indicates the basin is in overdraft, and less than 100 indicates sustainable production. The Basin Plan sets a goal of maintaining a Basin Yield Metric equal to or less than 80 to provide a margin of safety for sustainable production. The Basin Yield Metric for 2013 is 105, indicating current overdraft conditions. The programs recommended for immediate implementation (M+E+U+AC+P) would bring the Basin Yield Metric to 74, when considering no further development. The Basin Yield Metric for 2018 is 74.

Chapter 2 of this EIR provides a detailed project description, including proposed land uses and changes from the previous area plan. **Table 4.15-2** summarizes the residential development and population for existing and buildout conditions.

Table 4.15-2. Residential Development and Population Buildout Summary

	Existing ¹	Buildout ³	Potential Increase
Dwelling Units ²			
Single Family Residential	5,426	6,487	1,061
Multi-Family Residential	895	1,695	800
Total Dwelling Units	6,321	8,182	1,861
Population ⁴	13,906	18,000	4,094

¹ County of San Luis Obispo Department of Planning and Building, based on subset of 2010 Census for Los Osos CDP
² All dwellings in all land use categories
³ Based on County of San Luis Obispo Department of Planning and Building projections summarized in 2-2. All projected residential within RSF, RS and RR categories assumed to be single-family. All projected residential within non-residential categories assumed to be multi-family. Morro Shores Mixed Use assumed to include 265 multi-family and 100 single-family homes.
⁴ Based on 2.2 persons per household, consistent with the 2010 U.S. Census.

The LOCP proposes a total buildout population of 18,000, representing an increase of 4,094 people, or approximately 30% increase over the existing population. This can be compared to the Basin Plan buildout population scenario of 19,850, with 97% of the population estimated to be within the URL (approximately 19,255). The Basin Plan reviewed the land use categories in the area as designated by the Estero Area Plan (EAP). In general, when compared to the EAP, the proposed LOCP envisions substantial decreases in land designated for residential and non-residential development, and corresponding increases in land designated for Open Space. The Basin Plan noted that existing residential usage represents almost 75 percent of all urban water use in Los Osos, which is generally made up of residential, commercial and institutional uses. The Basin Plan estimated that distribution of urban water uses would remain roughly the same. However, monitoring of community growth and water usage, and adjusting assumptions and projections for supply and demand of the groundwater basin, is strongly recommended throughout the Basin Plan.

Depending on the programs implemented, the Basin Plan estimates future buildout demands to range between 2,130 AFY (for no programs) to 3,230 AFY (for implementation of Demand Programs E+U+S).

Proposed Project Water-Related Standards. 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 LOCP, 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.

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. Basin Plan Compliance. Development of land uses that use water from the Los Osos Groundwater Basin shall be prohibited until the Board of Supervisors determines that successful completion and implementation of specific programs identified in the Los Osos Basin Plan (“Basin Plan”) have occurred. The following programs from the Basin Plan must be successfully completed and implemented to address existing resource constraints prior to development of new dwelling units or commercial uses:

a. Program “M” – Groundwater Monitoring

b. Program “E” – Urban Efficiency

c. Program “U” – Urban Water Reinvestment

d. Program “A” – Infrastructure Program A

e. Program “P” – Wellhead Protection

f. At least one of the following additional programs:

Program “B” – Infrastructure Program B

Program “C” – Infrastructure Program C

Program “S” – Supplemental Water Program

2. Amendments to Title 26. Development of new dwelling units that use water from the Los Osos Groundwater Basin shall be prohibited until 1) a growth limitation for the Los Osos Groundwater Basin is established in Section 26.01.070.k of the Growth Management Ordinance to reflect current basin conditions and the successful completion of the programs identified in the Basin Plan and 2) the Board of Supervisors determines that the specific programs identified in the Basin Plan and required by these standards as a prerequisite for additional development have been successfully completed and implemented and are effective as follows:

a. The Basin Plan program(s) shall be completed to the satisfaction of the Director of Public Works, in consultation with the Los Osos Groundwater Basin Watermaster.

b. As part of the review for the Basin Plan effectiveness, the County shall consider data collected as part of the Groundwater Monitoring program (Program “M”). If the data indicate that completed programs have not been 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 accordingly.

c. As part of the review for Basin Plan effectiveness, the Board of Supervisors shall consider trends in commercial development and commercial water demand to ensure that such demand is not growing beyond a proportional relationship with the community’s population.

3. Growth limitation standards. Development of new residential units that use water from the Los Osos Groundwater Basin shall be prohibited until successful implementation of all programs identified in Subsection D.1. Once this has been achieved, Section 26.01.070.k of the Growth Management Ordinance may be modified to allow development of new residential units as follows:

a. Implementation of one additional program.

(i) Implementation of Program “B”. Upon successful implementation of Program “B,” an additional 1,230 residential units may be constructed within the Los Osos Groundwater Basin.

(ii) Implementation of Program “C”. Upon successful implementation of Program “C,” an additional 680 residential units may be constructed within the Los Osos Groundwater Basin.

(iii) Implementation of Program “S”. Upon successful implementation of Program “S,” assuming groundwater desalination producing 250 acre-feet per year, 550 residential units may be constructed within the Los Osos Groundwater Basin.

b. Implementation of more than one additional program. In the event that more than one additional Basin Plan program is pursued, additional residential dwelling units may be constructed within the Los Osos Basin. The number of additional units allowed shall be as indicated in the following table, which are in addition to those indicated in Subsection 3a:

Previously Implemented Program	New Program(s) to be Completed	Additional Dwelling Units
B	C	260
	C + D	1,030
	C + S	1,550

Previously Implemented Program	New Program(s) to be Completed	Additional Dwelling Units
	<i>C + D + G</i>	<i>3,020</i>
	<i>C + D + S</i>	<i>2,020</i>
<i>C</i>	<i>B</i>	<i>1,110</i>
	<i>B + D</i>	<i>1,580</i>
	<i>B + S</i>	<i>2,100</i>
	<i>B + D + G</i>	<i>3,570</i>
	<i>B + D + S</i>	<i>2,570</i>
<i>S</i>	<i>Additional S (+500 AFY = 750 AFY)</i>	<i>1,590</i>
	<i>B + C</i>	<i>2,230</i>
	<i>B + C + D</i>	<i>2,700</i>
	<i>B + C + G</i>	<i>3,620</i>

4. 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, 2 and 3.

Evaluation of Proposed Project Water-Related Standards. The LOCP water-related standards are generally based on the Draft Basin Plan. Standards B1 and B2 require commitment from the water purveyor for service of new developments and determination of water capacity and service availability for all land divisions. Standard D1 requires compliance with the Basin Plan as determined by the Board of Supervisors.

The LOCP requires that Programs M+E+U+A+P and at least one of B, C, or S be successfully completed prior to development of land uses that use water from the Basin (Standard D1). The Basin Plan recommends these same initial programs plus Program C to address existing deficiencies (M+E+U+AC+P). Since the LOCP includes the requirement for successful implementation of programs identified in the Basin Plan, it is assumed that Program C will be implemented to address existing deficiencies.

Standard D2 consists of Amendments to Title 26 to establish a Growth Management Ordinance to reflect current basin conditions and prohibit new development until successful implementation of the of the programs required in the Basin Plan. It also requires the determination from the Board of Supervisors, in coordination with the Los Osos Groundwater Basin Watermaster (now known as the Basin Management Committee), that the programs required by the Basin Plan and the LOCP Standards have been successfully completed before development of projects that would use water from the Basin can be approved.

Standard D3 is a Growth Limitation Standard that indicates the number of allowable additional dwelling units that may be developed after successful implementation of specific programs. It requires that the programs identified in D1 are completed first (Programs M+E+U+A+P, plus at least one of B, C, or S), then describes the number dwelling units that may be developed upon successful implementation of these and additional programs. **Table 4.15-3** summarizes the estimated population based on the additional allowable dwelling units listed in Standard D3.

Combination of Programs	New Program(s) to be Completed	Additional Dwelling Units Allowed	Cumulative Additional Dwelling Units	Approximate Additional Population¹	Estimated Total Population (LOCP)²
M+E+U+AC+P	-	-	680	1,496	15,402
M+E+U+ABC+P	B	1,110	1,790	3,938	17,844
M+E+U+ABCD+P	B + D	1,580	2,260	4,972	18,878
M+E+U+ABC+S+P	B + S	2,100	2,780	6,116	20,022
M+E+UG+ABCD+P	B + D + G	3,570	4,250	9,350	23,256
M+E+U+ABCD+S+P	B + D + S	2,570	3,250	7,150	21,056

1 Approximate additional population assumes 2.2 people per dwelling unit.
 2 Estimated total population (LOCP) assumes an existing population of 13,906.

Standard D4 provides an exemption from Standards D1, D2, and D3 for all approved development prior to the effective date of this standard that complied with Title 19 retrofit requirements. Major development in the Los Osos community has generally been stalled due to the Regional Water Quality Control Board’s cease and desist order for septic system discharges within the Prohibition Zone. Refer to Section 4.15 for more on the wastewater project and wastewater impact evaluation. The Title 19 Retrofit-to-Build program, approved on April 22, 2008, requires all new development that uses water from the Los Osos Groundwater Basin to retrofit older plumbing fixtures in existing homes and businesses to save twice the amount of water the new development will use. Effective March 10, 2014, retrofit credits can no longer come from the Prohibition Zone. According to County Planning and Building Department, approximately 1 to 2 residential homes have been constructed per year.

The Basin Plan evaluates various combinations of programs and provides an estimate of the marginal sustainable population if the programs are successfully implemented. The marginal sustainable population is the estimated additional population (above the existing population) that would be sustainable based on water supply using a Basin Yield Metric of 80. Assuming an existing Basin Plan population of 14,600 and 97 percent within the URL (Section 1.2 of the Basin Plan), the total sustainable population within the URL can be estimated (**Table 4.15-4**). The Basin Plan reviews Program “S” (Supplemental Water Program), but does not recommend the program due to cost consideration, and did not include it in the detailed analyses. It is assumed, because of the previously discussed

requirements to implement programs recommended by the Basin Plan, that Program “S” will not be implemented unless the Basin Plan is revised to recommend it at some point in the future.

Table 4.15-4. Summary of Sustainable Population for Proposed Programs (Basin Plan)				
Combination of Programs	New Program(s) to be Completed	Marginal sustainable population (Basin Plan)¹	Estimated Total Sustainable Population (Basin Plan)²	Estimated Total Sustainable Population within URL (97%)³
M+E+U+AC+P	-	1,620	16,220	15,733
M+E+U+ABC+P	B	4,290	18,890	18,323
M+E+U+ABCD+P	B + D	5,430	20,030	19,429
M+E+U+ABC+S+P	B + S	NE	NE	NE
M+E+UG+ABCD+P	B + D + G	10,190	24,790	24,046
M+E+U+ABCD+S+P	B + D + S	NE	NE	NE

1 Marginal sustainable population (Basin Plan) per Table 49 of Basin Plan is the estimated additional population beyond existing that would be sustainable based on water supply, using a Basin Yield Metric of 80. It does not account for the buildout limit.
 2 Estimated total sustainable population (Basin Plan) assumes existing population of 14,600.
 3 Estimated total sustainable population within URL (97%) is per the Basin Plan and can be compared to the estimated total population per the LOCP, since the LOCP area coincides with the URL.
 NE = Not evaluated in the Basin Plan. Program S was not recommended in the Basin Plan due to cost and not included in the detailed analyses.

The LOCP covers the area within the URL, with minor changes that are not expected to significantly impact population estimates. **Table 4.15-5** provides an evaluation of the proposed project, comparing the estimated total population per the LOCP with successful completion of the various combinations of programs to the estimated total sustainable population within the URL per the January 2015 Basin Plan. It should be noted that the assessment in the January 2015 Basin Plan carries a certain level of uncertainty that is thoroughly discussed in the Basin Plan (Section 6.4). The identified sources of uncertainty include the hydraulic model with imbedded assumptions and limited available information, modeling limitations, potential increase in agricultural production, effectiveness of the Urban Water Use Efficiency Program (U), unexpected population growth or decline, climate variability, and natural hazards.

Table 4.15-5. Evaluation of Proposed Project				
Combination of Programs	New Program(s) to be Completed	Estimated Total Population (LOCP)¹	Estimated Total Sustainable Population within URL (97%)²	Are there sufficient water supplies for the proposed project (per Jan 2015 Basin Plan)?
M+E+U+AC+P	-	15,402	15,733	Yes
M+E+U+ABC+P	B	17,844	18,323	Yes
M+E+U+ABCD+P	B + D	18,878	19,429	Yes

Table 4.15-5. Evaluation of Proposed Project				
M+E+U+ABC+S+P	B + S	20,022	NE	Undetermined
M+E+UG+ABCD+P	B + D + G	23,256	24,046	Yes
M+E+U+ABCD+S+P	B + D + S	21,056	NE	Undetermined
1 Marginal sustainable population (Basin Plan) per Table 49 of Basin Plan, does not account for the buildout limit, and uses Basin Yield Metric of 80. 2 Estimated total sustainable population within URL (97%) is per the Basin Plan, assumes existing population of 14,600, and can be compared to the estimated total population per the LOCP, since the LOCP area coincides with the URL. NE = Not evaluated in the Basin Plan. Program S was not recommended in the Basin Plan due to cost and not included in the detailed analyses.				

The LOCP proposes that the Growth Management Ordinance may be modified after successful implementation of the initial recommended programs per the Basin Plan. The proposed modifications include specific numbers of allowable new dwelling units that could be developed upon successful implementation of various programs or combinations of programs. As shown in **Table 4.15-5**, based on the analyses and conclusions in the Basin Plan, it is estimated that the proposed additional dwelling units could be supported by the Basin water supplies. However, the Basin Plan also acknowledges several sources of uncertainty. Because of this, continued data gathering and assessment of the Basin, its water resources and sustainable yield will be required. This effort is described in the Continuing Goals (Basin Plan Section 2.4) and supported by the Groundwater Monitoring Program (“M”). The proposed specific number of dwelling units should be reviewed in coordination with an updated understanding of the sustainable yield of the Basin before modifications are implemented. Based on the analysis in **Tables 4.15-3 through 4.15-5**, it is estimated that Program B, in addition to the baseline programs (M+E+U+AC+P), will be sufficient to accommodate the population proposed by the LOCP (18,000), and Programs D, S, and G may not be required.

Mitigation Measures. The following mitigation measure will help ensure compliance with the Basin Plan and the latest understanding of the Basin as it is developed through ongoing groundwater monitoring, Program M.

W-1(a) Modifications to LOCP Growth Management Provisions. The first paragraph of Standard D.3, Growth limitation standards, shall be modified to include biannual review of Title 26 and the Basin Plan Reports by Planning and Building Department to help ensure consistency with findings from the Basin Plan, as follows:

Development of new residential units that use water from the Los Osos Groundwater Basin shall be limited to be consistent with the findings of the Los Osos Groundwater Basin Plan and annual reports. After successful implementation of all programs identified in Subsection D.1, Section 26.01.070.k of the Growth Management Ordinance may be modified to allow development of new residential units as described in the following sections. The Growth Management Ordinance, status of development, and availability of water supply

shall be reviewed on a biannual basis by the San Luis Obispo County Department of Planning and Building through the Resource Management System. The Growth Management Ordinance shall be modified as required to be consistent with the findings of the Los Osos Groundwater Basin Plan and Annual Reports.

Plan Requirements and Timing. The Planning and Building Department shall add the recommended policy to the LOCP prior to Plan adoption.

Monitoring. Planning and Building shall ensure that the above language is included in the LOCP prior to adopting the plan.

Residual Impacts. Program level impacts to water supply would be less than significant with mitigation.

c. Cumulative Impacts. The LOCP accounts for all of the expected growth in the Los Osos area, as it functions as a General Plan and Local Coastal Plan. Therefore, cumulative water impacts are addressed in the analysis above. As future applications for individual Community Plan projects are submitted at a project level of detail, the precise evaluation of future project cumulative impacts would be coordinated through individual project-level development and environmental review.

d. Subsequent Environmental Review for Future Development Projects in the Community Plan Area. Pursuant to CEQA Guidelines Section 15183, additional CEQA review is not required for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. **Table 4.15-6** describes conditions under which future development in the Community Plan Area would require additional CEQA review, pursuant to Section 15183.

Table 4.15-6. Conditions Under Which Future Development in the Community Plan Area Would Require Additional CEQA Review	
Condition	Impact to Address
<i>The future project is inconsistent with underlying General Plan and zoning designations</i>	W-1
<i>The future project is inconsistent with Community Plan policies</i>	W-1
<i>The future project would result in a water supply impact that is peculiar to the project or parcel. An effect is not considered peculiar if uniformly applied development policies or standards previously adopted by the County would substantially mitigate the environmental effect.</i>	Impact that is peculiar to the project or parcel
<i>The future project would result in an impact or impacts not analyzed above, including off-site or cumulative effects.</i>	Impacts other than W-1
<i>The future project would result in an impact or impacts analyzed above, but at a higher level of severity as a result of substantial</i>	Worsened W-1, as applicable

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new information not known at the time the EIR was certified.

This may include one or more of the following circumstances:

- *Basin Plan programs do not increase the sustainable yield as estimated.*
- *Actual groundwater production is greater than estimated.*
- *Significant increase in agricultural production.*