



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

Promoting the wise use of land Helping build great communities

Countywide Water Resource Policy Implementation Strategies

April 2, 2014

Water Resource Advisory Committee



Background

On March 4, 2014 the Board directed staff to complete stakeholder outreach and return with additional information for possible authorization of the following amendments:

- Growth Management Ordinance (GMO)
- Larger Minimum Parcel Sizes
- Merger of substandard parcels
- Transfer of Development Credit (TDC) program



General Strategy Guidance

- Not all programs are appropriate for all areas
- Use RMS to focus on problem areas
- Collaborate with water providers and other stakeholders
- Focus on “bang for the buck”
- Have the vision necessary to see future issues before they develop



DEPARTMENT OF PLANNING AND BUILDING

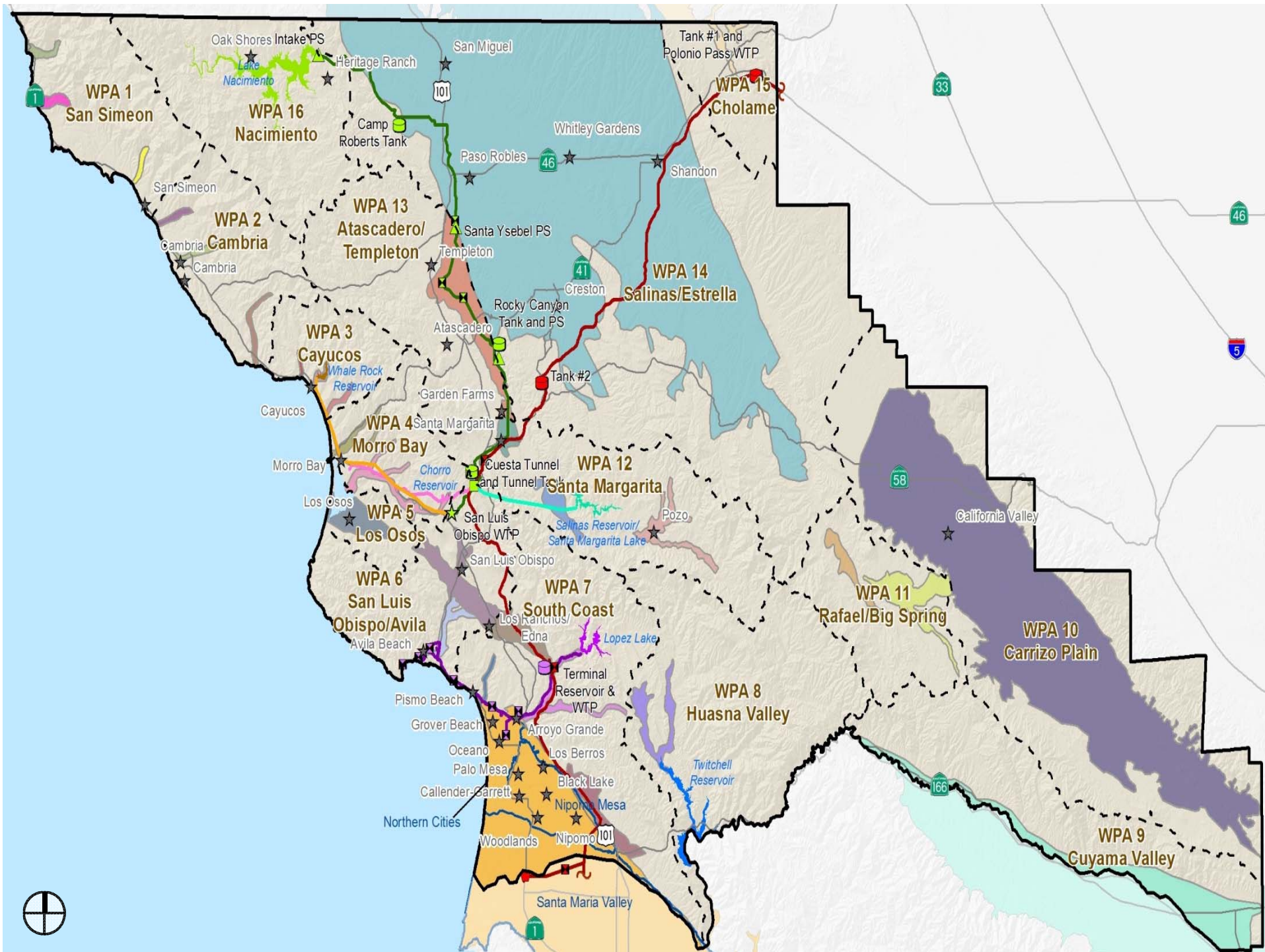
Promoting the wise use of land Helping build great communities

RMS Report

Level of Severity Summary for Water Supply

** Level of Severity (LOS) refers to differing levels of resource deficiencies on a scale of I to III, with III being the most serious level of deficiency.

	LOS	Communities	Main Issues
Nipomo Mesa	III	Nipomo Woodlands Palo Mesa Callendar-Garrett Los Berros	<ul style="list-style-type: none"> - Falling groundwater levels - Multiple water providers - Funding
Los Osos	III	Los Osos	<ul style="list-style-type: none"> - Seawater intrusion - Multiple water providers - Infrastructure problems - Funding
Paso Robles	III	San Miguel Whitley Gardens Creston Shandon Garden Farms Rural Areas	<ul style="list-style-type: none"> - Falling groundwater levels - Individual wells - 80% agricultural use - No management
Cambria	III	Cambria	<ul style="list-style-type: none"> - Limited water resources - Already efficient





Protect Agricultural Water Supplies

COSE Implementation Strategy 1.7.1

Protect agricultural water supplies from competition by incompatible development through land use controls. Potential strategies include:

- Growth Management Ordinance (GMO)
 - CEQA
- Larger minimum parcel sizes
- Merger of substandard parcels



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Growth Management Ordinance

- Currently establishes limits on annual growth rate
 - Nipomo & Cambria have separate rates

- Potential amendments:
 - Adjust growth rates in urban areas
 - Establish growth rates in rural areas
 - Focus on resource constrained areas
 - Require new development in LOS III areas be water neutral



Larger Minimum Parcel Sizes

- Reduce new development potential in rural areas to reduce pressure on water resources
 - 1990 Rural Settlement Study

- Potential amendments:
 - Increase min. parcel size for new land divisions
 - Agriculture, Rural Lands, Rural Residential

 - Existing COSE policy prohibits new land divisions in LOS II/III areas



Merger of Substandard Parcels

- State Subdivision Map Act “involuntary” merger process
 - Focus on antiquated subdivisions

- Potential alternatives:
 - Utilize planning and area standards to ensure resource availability

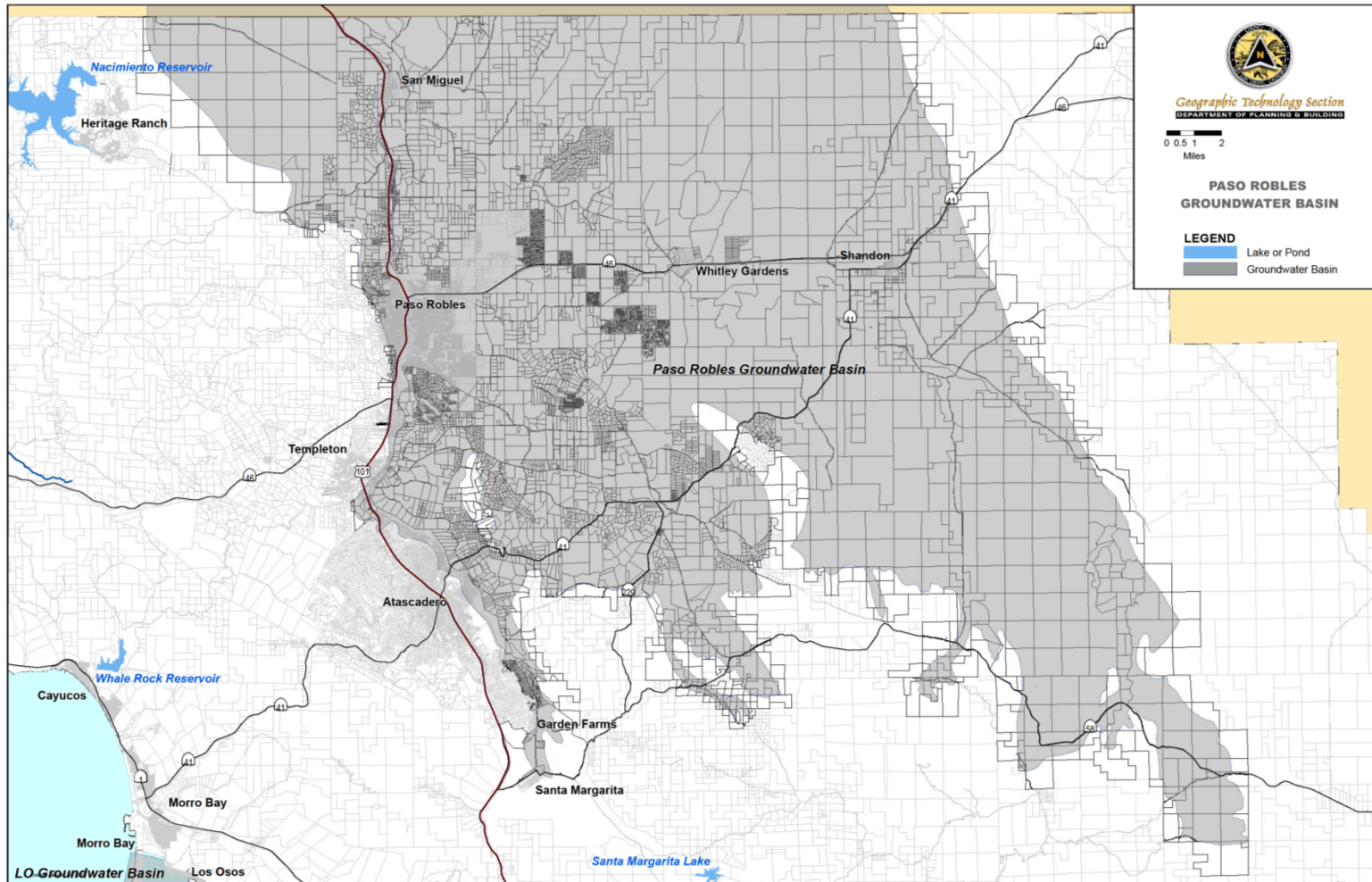
 - Provide community well systems



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Subdivided Lots





DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Protect Agricultural Water Supplies

Board direction from 12-3-2013

- Amend TDC Ordinance to address water
- Potential amendments:
 - Allow TDCs from resource constrained areas
 - Focus on LOS III areas
 - Mandatory credit transfer for new development
 - Reduce development potential of antiquated subdivisions



Protect Agricultural Water Supplies

Agriculture Element Consistency

Potential amendments to various Agriculture Element policies to ensure General Plan consistency:

- **AGP10 (Water Conservation)**
- **AGP11 (Ag Water Supplies)**
- **AGP15 (TDC)**
- **AGP21 (Min. Parcel Size for Division of Ag Land)**



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Recommendation

Receive presentation and provide input on potential countywide water conservation implementation strategies.



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

Promoting the wise use of land Helping build great communities

Questions?