

COLAB SAN LUIS OBISPO COUNTY

WEEK OF APRIL 13-19, 2014

**NO BOARD OF SUPERVISORS MEETING ON
TUESDAY APRIL 15, 2014**

**BOARD SAYS: STREAMLINE PERMITS FOR GREEN
ENERGY
WHAT ABOUT HOMES FOR WORKERS?**

**THE REGULATORY GUN IS BEING LOADED
THE 2ND AND 4TH DISTRICT ELECTIONS WILL DECIDE IF
THE TRIGGER GETS PULLED
(See Page 4 Below)**



BOARD OF SUPERVISORS MEETING OF TUESDAY APRIL 8, 2014 (COMPLETED)

Item 10 - Appointments to the new Paso Robles Groundwater Committee (Successor to the previous Blue Ribbon Advisory Committee). The item was on the consent calendar. It should have been scheduled for a hearing because it involved appointments to the new Paso Robles Groundwater Basin Advisory Committee. It turned out that the Public Works Director selected the undesignated representatives (those not representing one of the north county cities/water districts/various business and commodity groups) in a vacuum. The proposed appointments were heavily representative of members who were on the prior existing Blue Ribbon Advisory Committee, which had sunset per the law. Four or five speakers objected. COLAB requested that the matter be withdrawn from the agenda and reset as a hearing item in the future.

Supervisor Arnold tenaciously dissected the issue through a series of questions. She pointed out that several applicants for appointment, who have been very active in attending and speaking during a variety of meetings on the Paso Basin, were not selected.

After considerable discussion, Arnold proposed an expansion of the Committee to include more actual residents from the basin and continuation of the matter until the various procedural requirements for expansion and recruiting of members had been completed. Eventually the other Board members gradually acquiesced to Arnold's sound reasoning. Staff was directed to undertake the required work and return.

Background: The write-up stated in part:

The Paso Robles Groundwater Basin (Paso Basin) Advisory Committee (AC) was formed on January 28, 2014, to advise the Board of Supervisors, acting either as the San Luis Obispo County Flood Control and Water Conservation District or San Luis Obispo County, concerning policy decisions relating to:

- 1. Implementation of the Basin Groundwater Management Plan*
- 2. Development of an "enhanced" Groundwater Management Plan for the Basin*
- 3. Formation of a new water district*
- 4. Transition of an initial County-supported district to an independent district*
- 5. Other policies and ordinances*

Number 4, highlighted in yellow, is significant. There may be delays in obtaining enabling legislation to create a Division 13 California Water District over the Paso Basin. It would appear from the highlighted item that someone contemplates creating a County-dependent district in the meantime and then transitioning it to independence.

The list of proposed appointments by category can be accessed at the link:

<http://agenda.slocounty.ca.gov/agenda/sanluisobispo/3222/UFJHQiBBdHQgMSBSZWNvbW1lbmRlZCBNZW1iZXJzaGlwIFBERiBBLnBkZg==/12/n/26711.doc>

Item 16 - Renewable Energy Study Session. The Board conducted a study session to review the recommendation from the Planning Commission to make it easier to obtain permits for "renewable" energy projects. The County defines renewable energy as wind, solar, and biomass. The idea would be to "streamline" the processing of selected permitting applications for solar panels, windmills, and biomass. Streamlining would include:

- Allowing some categories of permits to be issued on a ministerial basis (by staff instead of having to go through the Planning Commission and/or Board of Supervisors).
- Preparing a master EIR analyzing the areas where the expedited facilities will be encouraged). In turn future applicants could process under the aegis of the master EIR and not have to conduct time consuming and expensive EIRs on their own.

Nuclear and hydro are conspicuously absent because they are considered taboo in the environmentalist creed. You would think that since the environmentalists are always bragging about how

science-oriented they are, they would recognize that nuclear is one of the fundamental renewable resources in the universe.

COLAB noted that “streamlining is good but needs to be expanded to other high priority land use concerns beyond green energy. For example, the expansion of the county’s housing stock is extremely important to facilitate the retention and expansion of the county’s priority business clusters (high tech, health services, innovative industries, and so forth). These industries need a concentration of similar firms to generate enough synergy to attract the required workforce. This in turn requires housing for that workforce.

Background: The write-up stated in part:

This grant will enable the adoption of streamlined County policies, regulations and processes that encourage renewable energy development, in particular, small to mid-scale solar and wind energy projects consistent with the Community-wide Results of a Healthy, Livable and Prosperous Community. The proposal will also be of use as a pilot to other county land use jurisdictions that may wish to streamline renewable energy development.

Key provisions of the effort include:

- *The use of local renewable energy resources will be maximized as part of an overall energy portfolio. (COSE Goal E 6)*
- *Evaluate large-scale commercial solar projects (i.e., over 10 megawatts) to favor technologies that maximize the facility’s power production and minimize the physical effects of the project. (COSE Policy E 6.2, Implementation Strategy E 6.2.1)*
- *Encourage and support the development of solar and wind power and other renewable energy systems as commercial energy enterprises, and ... examine the potential for use of previously disturbed sites such as former mine sites, or disturbed urban areas such as parking lots. (COSE Policy E 6.2, Implementation Strategy E 6.2.3)*
- *Encourage distributed energy resources to increase the efficiency of the power and transmission system and use of local renewable fuel sources. (COSE Policy E 6.6)*
- *Designate and protect areas that contain renewable energy resources such as wind, solar, geothermal, and small hydroelectric. (COSE Policy E 6.8)*
- *Where renewable energy resources have been identified and mapped, renewable energy shall be given high priority while balancing the protection of other environmental resources. (COSE Policy E 6.9)*

Note that the item highlighted in yellow above suggests the concept of “greenlining.” Will the County draw buffer zones around potential renewable energy sites, which will prohibit other current or future land uses within their boundaries? For example, you cannot build homes within a stipulated distance from an area designated for windmills. This could become yet another anti-development and property confiscation tool.

Item 19 - Appeal By McDonalds Restaurant Corporation of Refusal of the Planning Commission to Allow Drive-Up Window at its Proposed New Los Osos Facility. The Board sustained the appeal (approved the drive-up window on a 4-1 vote, with Gibson dissenting). This

means that the Board overrode its Planning Commission. About 100 people attended the hearing and approximately 40 spoke. Of these, two-thirds were opposed to the drive-through and/or the entire project. Gibson, who is running to retain his seat on the Board, obviously had to vote against the project. Opposition was largely driven by concerns that the project would generate too much traffic and lead to a change in the visual, economic, and social character of the Los Osos commercial area.

Many opponents have an underlying ideological aversion to McDonalds. They characterize it as a culturally homogenizing corporate juggernaut which sells fattening food and exploits its workers. Their testimony was also laced with the “smart growth” theory that drive-throughs promote auto use, when instead, people should be walking to restaurants. This testimony did not help the opponents, who should have stuck with traffic, water use, neon light pollution, and zoning matters. Had the Board rejected the appeal and denied approval of the drive-through, they would have appeared to sympathize with the ideologues, which in turn would call into question their stand on regulatory expansionism, competition, capitalism, and freedom.

On a narrower note, Supervisor Ray pointed out that the owners of the McDonalds franchises (5 or 6 in the area) are actually residents of her district and are very fine people. The implication is that she was supporting her constituents.

No Board of Supervisors Meeting on Tuesday, April 15, 2014 (Not Scheduled)

There is no meeting scheduled for April 15th. It is the Christian Holy Week and the Jewish Passover, but they have given no reason on the agenda website.

WHY THE SUPERVISORIAL ELECTION IS SO IMPORTANT TO ALL DISTRICTS THE REGULATORY GUN IS LOADED

If the current Board majority remains in power, be ready for the return of the Events Ordinance, a renewed attack on the AG Cluster Subdivision Ordinance, and a whole new set of costly and onerous regulations and laws. The Planning Department monthly status report for March 2014 demonstrates the appalling buildup, which is just waiting to be unleashed if the current situation is sustained. Remember, the Board members are elected by district but govern the whole County once elected. The District 2 and 4 races will impact everyone for decades.

The full list of the preparations for the coming onslaught is reproduced below. Some of the more egregious initiatives are highlighted in yellow:

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING Monthly Status Report Through the end of March 2014

1. Agricultural Cluster Division Policies and Ordinance Standards (All Districts) - [update:3/31/14]

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 late 2014 on alternatives for continued processing.

Contact: James Caruso (x5702)

Asst Dir: Kami Griffin (x5708)

2. Agricultural Ponds (District 1). [Update 4/2/14] 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:3/31/14]

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 are

occurring. 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

3/21/14]

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. Delays at the City—do not expect certification to happen until summer 2014. Updated CUP information submitted by the applicant on March 19. New referrals sent out and agencies have to April 21 to respond. This will not affect the EIR or the County’s timeline to process the CUP.

Contact: Jay Johnson (x4573)
Supervisor: Mike Wulkan (x5608)

5. Chevron Avila Tank Farm Clean-up / LCP Amend / Dev Plan and EIR (District 3).

[Update 4/2/14]

Remediation project and general plan /local coastal plan amendment for the abandoned tank farm located in Avila Beach.

Status: EIR contract approved by BOS April 1, 2014. Next steps – schedule kick off meeting and complete IS/NOP then conduct scoping meeting for EIR.

Contact: Ryan Hostetter (x2351)

Supervisor: Steve McMasters

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6. “EmPower” program in San Luis Obispo County (All Districts). [Update 4/2/14]

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 kick off and staffing will be reviewed by the Board before April 22, 2014.

Contact: Trevor Keith (x1431)

Supervisor: Dana Lilley (x5715)

7. E-Permit for specific PV systems (All Districts) [Update 3/31/14]

Allow for the issuance of e-permits for certain photovoltaic solar systems.

Status: Stock single line diagram and panel configurations are in draft form. The e-permit web page is being built. The pilot e-permit is targeted for May 1, 2014 with full access by June 1, 2014.

Contact: Cheryl Journey (x1314)

Supervisor: Kami Griffin (x5708)

8. Events Ordinance (All Districts) - [update:3/31/14]

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. The Board responded to the Grand Jury that within a year of the GJ Report, they would determine whether to authorize amendments to bring the Title 8 Outdoor Entertainment Licensing requirements into Titles 22 and 23.

Contact: Karen Nall (x5606)

Asst Dir: Kami Griffin (x5708)

9. Freeport-McMoRan (previously PXP) –Price Cyn Oil Field Phase V expansion (District 4) . [Update 3/31/14]

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 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 info from applicant before it can be accepted; EIR required, but not yet started

Contacts: John McKenzie (x5452)

Supervisor Ellen Carroll (x5028)

10. Housing Element Update (All Districts) - [update: 3/17/14]

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 Board authorized the processing of amendments to the Housing Element of the County General Plan on January 29, 2013. Generally, the County must update its Housing Element to be in compliance with State law every

five years. The next Housing Element Update is due on June 30, 2014 to the State Office of Housing and Community Development (HCD). It will cover a 5½ year period from January 1, 2014 to June 30, 2019. Preparation of the update is underway.

Contact: Terry Wahler (x5621)

Supervisor: Dana Lilley (x5715)

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11. Los Osos Habitat Conservation Plan (HCP) – (District 2) [update: 3/31/14]

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: Jodi McGraw Consulting and County staff are working with County Counsel to finalize the funding. We are estimating submission to Service in late April 2014. The EIR/EA is under contract with Rincon Consultants. We held the scoping meeting on October 8th, 2013. We have finished the Scoping period and Rincon has begun work on the environmental document.

Contacts: Trevor Keith (x1431)

Supervisor Ellen Carroll (x5028)

12. Los Osos Community Plan Update (District 2) - [update: 3/19/14]

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. A LOCAC subcommittee continues to meet to gather public input; meetings will continue into early 2014. The County applied for, but did not receive, a Coastal Commission LCP grant to fund studies that will help in preparation of the Community Plan and its EIR. Draft plan preparation and outreach is continuing. A public review draft Community Plan is expected to be released in summer 2014.

Contact: Kerry Brown (x5713)

Supervisor: Mike Wulkan (x5608)

13. Paso Robles Groundwater Basin Urgency Ordinance (Districts 1, 5) - [update 3/19/14]

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 1, 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. 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).

Contact: James Caruso (x5702)

Assistant Director: Kami Griffin (x5708)

14. Phillips 66 Rail Spur (District 4) - [update 4/2/14]

Conditional Use 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 Department of Planning and Building has determined that 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 within the revised document.

Contacts: Murry Wilson (x2352)
Supervisor Ellen Carroll (x5028)

15. Porter Ranch Exploratory Wells (District 4) . [Update 3/20/14]

Minor Use Permit to allow up to 4 exploratory oil wells. Off Alamo Creek Road (near Hwy 166) near southern edge of County; have not determined level of environmental review yet.

Status: Waiting for info from applicant before it can be accepted; on SCACs 3/24 agenda to consider item Contacts: John McKenzie (x5452)

Supervisor Ellen Carroll (x5028)

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16. Post construction stormwater requirements/CZ Grading Ord Revisions (All Districts)- [update: 3/31/14]

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.

Contact: Michael Conger (x5136)

Assistant Director: Kami Griffin (x5708)

17. Renewable Energy Streamlining Program (Districts 1, 3, 4, 5) – [update: 3/31/14]

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 administrative draft opportunities and constraints analysis, together with extensive mapping, which is available on the Department's website. The next steps are to identify an RE Combining Designation the, prepare the draft streamlining program and prepare the EIR. The Planning Commission has a study session on March 27, 2014 and the Board on April 8, 2014. 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, Growth Management Ordinance (All Districts) –

[update: 3/31/14]

Amendments to the Resource Management System (RMS) and the Growth Management Ordinance (GMO) to better link the two in order 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. Hearings are expected to occur in May and June 2014 at the Planning Commission and Board, respectively.

Contact: Brian Pedrotti (788-2788), Mike Wulkan (5608).

Asst Dir: Kami Griffin (x5708)

19. San Miguel Community Plan (District 1) [update: 3/31/14]

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. A community EIR scoping meeting was held on August 12, 2013 and the EIR is being prepared by a team of staff.

Contact: Michael Conger, x5136, Jay Johnson x4573

Supervisor: Mike Wulkan x5608

20. SLO County Stormwater Management Program, SWMP (All Districts): [update: 3/31/14]

Implementation of state mandated Stormwater Management Program.

Comments: Year four concluded on March 23, 2011. 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). http://www.slocounty.ca.gov/PW/Stormwater/Annual_Report.htm

Contact: Cheryl Journey x1314; Murry Wilson x2352; Ellen Carroll x5028 (Coordination w/ Mark Davis Public Works)

21. Strategic Growth Principles & Strategies Implementation (All Districts): [update: 3/21/14]

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) Infill Subdivision Standards study identifying changes to standards that would promote infill development and remove regulatory obstacles to achieving strategic growth (a background report was released and public workshops held in 2012; draft amendments will be available in Summer 2014)

2) Complete Communities Survey to evaluate infrastructure and public facilities needs to accommodate strategic growth in the communities of San Miguel, Templeton, Oceano, and Nipomo (background report released March 2012, facilities inventory released August 2012, public workshops occurred in October 2012, funding and financing plan released in December 2013, and community profiles final report was completed in February 2014. A presentation to the Board of Supervisors occurred on April 1, 2014. The item was referred back to staff for some modifications and will return on the Consent Calendar.

3) Four technical studies to support the San Miguel Community Plan update economic strategy and water studies completed; transportation study near completion; public facilities financing plan expected early 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 3/19/14]

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. In addition, the Board directed staff to report back within 90 days with additional information regarding possible ordinance and General Plan amendments involving the Growth Management Ordinance, larger minimum parcel sizes, merger of substandard rural parcels, and the TDC ordinance. These items are expected to be brought back to the Board on May 20, 2014.

Contact: James Caruso (X5702)

Supervisor: Mike Wulkan (x5608)

WHO DO YOU WANT REPRESENTING YOU ON THESE MATTERS?

IT MAY BE SETTLED IN THE NEXT 50 DAYS

