

**ATTACHMENT D -Existing Standards that apply in the Paso Robles Groundwater Basin
(Planning Area Standards)**

1. **Definitions.** The following definitions are for the purposes of this Subsection.
 - a. "Net increase" means the expected increase in water use due to proposed development requiring a discretionary permit, taking into account net existing demand.
 - b. "Net existing water demand" is the amount of water used for non-agricultural purposes on the site of proposed development requiring a discretionary permit minus the volume of water returned to the groundwater basin through wastewater return flows. The calculation of net existing water demand is the sole responsibility of the Planning Director using historical water records if available or other means if records are not available.
 - c. "Net new water demand" is the amount of water used for non-agricultural purposes by new development requiring a discretionary permit minus the volume of water returned to the groundwater basin through wastewater return flows. The calculation of net new water demand is the sole responsibility of the Planning Director using water demand factors for the proposed land uses.
 - d. "Water used for non-agricultural purposes" is water that has never been used, whether on or off the site, for an agricultural activity such as cultivation, growing, harvesting and production of any agricultural commodity and appurtenant practices incidental to the production of agricultural commodities.
2. **General plan amendments.** General Plan amendment applications that would result in a net increase in the amount of water used for non-agricultural purposes shall not be approved until a Level of Severity I is certified for the Basin by the Board of Supervisors after adoption of a Resource Capacity Study.
3. **Land divisions.** Divisions of land shall not be approved until a Level of Severity I is certified for the Basin by the Board of Supervisors after adoption of a Resource Capacity Study. Exceptions to this provision may be approved by the Review Authority only when the proposed land division is:
 - a. For a public use or facility (e.g. fire station), or
 - b. Required for conservation purposes and found to be consistent with the Conservation and Open Space Element of the General Plan.
4. **Outdoor water use, discretionary permits.** New development requiring discretionary land use permits is subject to the following requirements:
 - a. Residential uses shall have no more than 25 percent of the area of irrigated, ornamental landscaping planted with turf.

- b. All landscaped areas shall be irrigated with automatic irrigation systems, including irrigation controllers and moisture sensors.
- c. All landscape plantings shall be low-water using.
- d. Non-irrigated, drought resistant landscaping is encouraged in lieu of irrigated landscaping. The portion of a parcel that is not used for structural development, landscaping or driveways is encouraged to be left in a native state.
- e. Rainwater capture or other alternative water systems are encouraged in compliance with Titles 8 and 19 of the County Code, as applicable.
- f. In cases where these standards conflict with other provisions of this Title that are more stringent, the more stringent provisions shall apply.

5. Offset requirements for discretionary permits. New development requiring discretionary land use permits shall offset the resulting net new water demand as follows:

- a. Land use permit applications shall include existing water use data, if it is available, that is sufficient to calculate net existing water demand on the proposed project site. The land use application shall include descriptions of all proposed uses on the site in a level of detail adequate to calculate the proposed project's net new water demand. In any case, determinations of net new water demand, net existing water demand and net increase shall be the responsibility of the Planning Director or designee.
- b. The net new water demand shall be offset at a ratio of 2:1 through participation in water conservation programs listed in subsection c below. Any net existing water demand shall be taken into account in the calculation of required offsets of net new water demand.
- c. Programs to offset water used for non-agricultural purposes may include but are not limited to the following, but in any case, shall conserve only water used or potentially used for non-agricultural purposes:
 - (1) Retiring the development potential of lots in the Paso Robles Groundwater basin through an agreement with the County or qualified land trust.
 - (2) Retrofitting plumbing fixtures in the Paso Robles Groundwater Basin.
 - (3) Purchasing supplemental water for a water supplier that uses groundwater from the main Paso Robles Groundwater Basin.
 - (4) Participating in an approved water conservation program in the Paso Robles Groundwater Basin that results in water savings.
 - (5) Reducing water demand in the Paso Robles Groundwater Basin through other means approved by the Planning Director.
 - (6) Water from the Nacimiento or State Water Projects shall not be used for development in the rural area.

- d. Any required offset of net new water demand shall be completed at the time of final inspection or issuance of a certificate of occupancy unless an alternative completion time (which may be more or less time) is approved by the review authority. In any case, the review authority must find the offsets to be verifiable, permanent and enforceable.
- e. Agricultural Processing uses (as defined in the Land Use Ordinance), including outdoor and other appurtenant water use, shall be exempt from the preceding offset requirements for discretionary permits. Instead, agricultural processing uses shall be subject to project-specific land use and/or water conservation mitigation measures required by the review authority based on environmental review.